



Community Development Department

MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, April 4, 2018
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair: Carl Groch; Board Members: Ben Chuaqui, Patrick Riley, John Thompson, and Glenn Wood.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the minutes of the February 7, 2018 meeting: Thompson; 2nd Wood

Vote:

Ayes: Groch, Thompson, Wood

Noes: None

Abstain: Chuaqui, Riley

Absent: None

3. Board Member Communication/Conflict of Interest Disclosure

This time on the agenda is reserved for Board Members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

4. Public Hearing – 10810 San Pablo Avenue

Application: PL16-0119

Applicant: Mauricio De la Pena, Trachtenberg Architects

Location: 10810 San Pablo Avenue

APN: 503-010-015

Zoning: Transit Oriented Mid Intensity Mixed Use district (TOMIMU)

General Plan: Transit Oriented Mid Intensity Mixed Use district (TOMIMU)

COMMUNICATION ACCESS INFORMATION

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Margaret Kavanaugh-Lynch, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

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City of El Cerrito
Design Review Board Meeting Minutes

Request: Design Review Board consideration of a Tier IV Design Review proposal of a four story residential building containing a total of 40 units, and 32 new garaged parking spaces. Rooftop open space is proposed on the Kearney Street elevation.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

Consulting Planner, Elizabeth Dunn, presented the staff report and answered questions from the Board.

Mauricio De la Pena, applicant and architect for the project, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Howdy Goudy, 635 Elm Street, El Cerrito, CA

The public hearing was closed.

The Design Review Board provided revisions to the project to: 1) Add construction joints on all cement plaster walls that work with the placement of the windows; and 2) Consider adding additional glazing in front of the Amenity Center along the Kearney Street elevation to the extent feasible, as determined by a Structural Engineer.

Motion to approve the item with the revisions: Wood, 2nd: Thompson.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson, Wood

Noes: None

Absent: None

Abstain: None

Public Hearing – 10963 San Pablo Avenue

Application: PL17-0084

Applicant: Buddy Williams, Studio KDA Architects

Location: 10963 San Pablo Avenue

APN: 509-110-015, 017

Zoning: Transit Oriented Mid Intensity Mixed Use district (TOMIMU)

General Plan: Transit Oriented Mid Intensity Mixed Use district (TOMIMU)

Request: Design Review Board consideration of a Tier II Design Review proposal of a five story residential building containing 50 units, and 34 new garaged parking spaces. A public plaza is proposed along the Jefferson Street elevation.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

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Consulting Planner, Elizabeth Dunn, presented the staff report and answered questions from the Board.

Buddy Williams, applicant and architect for the project, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Blair Akey, PO Box 11, Alamo, CA

Frank Biafore, El Cerrito resident, and employee of Playland Not At The Beach

Howdy Goudy, 653 Elm Street, El Cerrito, CA

The public hearing was closed.

The Design Review Board continued the project to May 2, 2018 in order to see the proposed project with the following revisions to the project: 1) create a level entry into the commercial spaces along San Pablo Avenue, and further engage the ground floor commercial space; 2) revise the public open space along Jefferson Avenue and create more landscaping; 3) create more articulation along the roofline of the southern elevation; and 4) warm up the southern elevation with addition colors.

Motion to continue the item to May 2, 2018: Riley, 2nd: Thompson.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson, Wood

Noes: None

Absent: None

Abstain: None

5. Staff Communications

None

6. Adjournment

9:40pm