



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, May 2, 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, and John Thompson.

1. Staff Communications

Glenn Wood has resigned from the Design Review Board.

Election of Chair, and Vice Chair. Motion to nominate Carl Groch as Chair, Patrick Riley as Vice Chair: Thompson; 2nd Chuaqui.

Vote:

Ayes: Chauqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

2. Comments from the Public

The following speakers addressed the Board:

Mary Selva, Richmond Annex Neighborhood Council
Garland Ellis, Richmond Annex Neighborhood Council
Dave Harris, Richmond Annex Neighborhood Council

3. Approval of Minutes

Motion to approve the minutes of the April 4, 2018 meeting: Chuaqui; 2nd Thompson

Vote:

Ayes: Chauqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

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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4. 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.

5. 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.

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:

Garland Ellis, Richmond Annex Neighborhood Council
Emily Akey, PO Box 11, Alamo, CA
Mary Selva, Richmond Annex Neighborhood Council
Howdy Goudey, 635 Elm Street, El Cerrito
Dave Harris, Richmond Annex Neighborhood Council

The public hearing was closed.

The Design Review Board approved the project with Option A for the additional landscaping, and no par course along the Jefferson Avenue elevation.

Motion to approve the project with Option A for the landscaping along Jefferson Avenue:
Thompson; 2nd: Chuaqui.

Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Absent: None
Abstain: None

Public Hearing – 10167 San Pablo Avenue

Application: PL17-0006
Applicant: Charles Oewel
Location: 10167 San Pablo Avenue
APN: 501-034-003
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 62 residential units.
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 and 15182.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

Joe DeCridico, 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 Goudey, 635 Elm Street, El Cerrito

The Design Review Board continued the project to June 6, 2018 in order to see the proposed project with the following revisions to the project:

Motion to continue the project to June 6, 2018: Chuaqui; 2nd: Thompson.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Absent: None

Abstain: None

6. Adjournment
9:43pm