MINUTES

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, June 6, 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. Comments from the Public
   No comments were received

2. Approval of Minutes
   Motion to approve the minutes of the May 2, 2018 meeting: Thompson; 2nd: Riley.
   Vote:
   Ayes: Chuaqui, Groch, Riley, Thompson
   Noes: None
   Abstain: None
   Absent: None

3. Board Member Communication/Conflict of Interest Disclosure
   Nothing was reported

4. Continued 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.

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.

10890 San Pablo Avenue, El Cerrito, CA 94530   Tel: (510) 215-4330
E-mail: mkavanaugh-lynch@ci.el-cerrito.ca.us
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.

The applicant, Charles Oewel, and the project architect, Joe DeCredico, presented the project and answered questions from the Board.

The public hearing was reopened.

The following speakers addressed the Board:
Howdy Goudey

The public hearing was closed.

Motion to approve the project with the additional of the following conditions of approval:

- Prior to issuance of a Building Permit, the applicant shall modify the plans to delete the roof overhang over the balconies of units 602, 607, 611 and 613, creating a roof recess in these locations.
- Prior to issuance of a Building Permit, the applicant shall revise the roof plan so that it is consistent with the floor plans.

Motion: Thompson; 2nd: Riley.
Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Abstain: None
Absent: None

5. **Public Hearing – 10135 San Pablo Avenue**

*Application: PL16-0005*
*Applicant: Tom Zhang*
*Location: 10135 San Pablo Avenue*
*APN: 510-034-001, and 510-034-002*
*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 72 residential units, 4,435 square feet of ground floor commercial space, and new public open space.*

*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.*

Consulting Planner Elizabeth Dunn presented the staff report and answered questions from the Board.
The applicant, Tom Zhang, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
Cameron Carr, 6024 Avila St
Robin Mitchell
Howdy Goudey

The public hearing was closed.

Motion to continue the project to a date uncertain: Thompson; 2nd: Riley.
Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Abstain: None
Absent: None

6. Staff Communications
   Staff updated the Board the next meeting on July 5, 2018.

7. Adjournment
   9:48 p.m.