



Community Development Department

MINUTES

SPECIAL MEETING OF THE DESIGN REVIEW BOARD

7:30 p.m.
Thursday, July 5, 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 June 6, 2018 meeting: Thompson; 2nd: Chuaqui.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

3. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported

4. Public Hearing: 802 Elm Street – Design Review of a Duplex

Application: PL16-0084

Applicant: Jimmy Fong

Location: 802 Elm Street

Zoning: RD (Duplex Residential)

General Plan: Medium Density Residential

APN: 503-244-014

Request: Design review of a new duplex created by an addition to an existing structure.

CEQA: Section 15301 – Class 1 Existing Facilities.

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.

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

Development Services Manager Margaret Kavanaugh-Lynch presented the staff report and answered questions from the Board.

The applicant, Jimmy Fong presented the project and answered questions form the Board.

The public hearing was opened.

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 include a skylight over the entry landing of the upper story dwelling unit.
- Prior to issuance of a Building Permit, the applicant shall revise the elevation and floor plans as appropriate, so that a second window opening is added to the second story on the southern elevation. The purpose of this modification is to ensure the window openings on the first and second stories on this elevation (towards the rear) align vertically.

Motion: Chuaqui; 2nd: Riley.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

5. Study Session: Baxter Creek Apartments

Application: PL17-0028

Applicant: Charles Oewel, 11965 San Pablo LLC

Location: 11965 San Pablo Avenue

APN: 513-340-059

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Request: Design Review Board study session for a proposed 146-unit project.

CEQA: As part of the review of the project, the project will be evaluated for consistency 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.

Mark Rhoades of Rhoades Planning Group and the project architect, Joe DeCredico, presented the project and answered questions from the Board.

The public hearing was opened.

The following speaker addressed the Board:

Howdy Goudey, 635 Elm Street, El Cerrito, CA

The public hearing was closed.

Board members provided comments for the consideration of development team.

6. Staff Communications

Staff updated the Board that there will be a regular meeting in August.

7. Adjournment

9:30 p.m.