MINUTES

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, October 3, 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
   Bill Kuhlman discussed El Cerrito’s upcoming Restaurant Week.

2. Approval of Minutes
   Motion to approve the minutes of the September 5, 2018 meeting: Chuaqui; 2<sup>nd</sup>: Riley.
   Vote:
   Ayes: Chuaqui, Riley, Thompson
   Noes: None
   Abstain: Groch
   Absent: None

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

   Application: PL17-0107
   Applicant: Charles Oewel, 921 Kearney LLC
   Location: 921 Kearney St
   APN: 503-233-032 and 503-233-007
   Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
   General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
   Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 69 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 project architect, Joe DeCredico, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
Karl Malamud Roam, 817 Kearny Street, El Cerrito, CA
Scarlett Hebrith, 833 Kearny Street, El Cerrito, CA
Howdy Goudey, 635 Elm Street, El Cerrito, CA
Michael Ely, 907 Kearny Street, El Cerrito, CA
Mark Hartwell, 902 Kearny Street, El Cerrito, CA
Craig Dukes, 841 Kearny Street, El Cerrito, CA
Gina Calicura, 808 Kearny Street, El Cerrito, CA
Janice Woo, 6410 Waldo Ave., El Cerrito, CA
Alejandro Luna, 6402 Waldo Ave., El Cerrito, CA
Sean Stevens, 837 Elm Street, El Cerrito, CA

The public hearing was closed.

Motion to continue the project to November 7, 2018: Riley; 2nd: Thompson.

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

5. Study Session: Polaris Apartments
Application: PL17-0028
Applicant: Charles Oewel, 11965 San Pablo, LLC
Location: 11965 San Pablo Ave
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 144-unit 8-story project.
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.

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 speakers addressed the Board:
Howdy Goudey, 635 Elm Street, El Cerrito, CA
Robin Mitchell

The public hearing was closed.

Board members provided comments for the consideration of development team.

6. **Study Session: Hampton Inn Hotel**

   - **Application:** PL15-0110
   - **Applicant:** MAYUR N LLC,
   - **Location:** 11615 & 11645 San Pablo Avenue
   - **APN:** 513-353-012 & 513-353-014
   - **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 128 room hotel.
   - **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.

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

The project architect, Arvind Iyer, 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, CA
Bill Kuhlman, 6404 Lagunitas Ave., El Cerrito, CA

The public hearing was closed.

Board members provided comments for the consideration of development team.

7. **Staff Communications**

Development Services Manager Margaret Kavanaugh-Lynch informed the Board that she would be leaving her position at the City of El Cerrito.

8. **Adjournment**

   10:45 p.m.