AGENDA

SPECIAL MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Thursday, January 24, 2019
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, Wenlin Li, Patrick Riley, and John Thompson.

1. Comments from the Public
   (Each speaker is limited to a maximum of 3 minutes)

2. Approval of Minutes
   Approval of the minutes of the December 5, 2018 meeting.

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.

   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 consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 8-story building containing 144 residential units pursuant to the California Density Bonus Law (Government Code Sections 65915 – 65918).

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 Sean Moss, 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: smoss@ci.el-cerrito.ca.us
5. **Continued Public Hearing: 10192 San Pablo Avenue – Tier II Design Review**

   **Application:** PL18-0068  
   **Applicant:** Lisa Vilhauer, Branagh Land, Inc.  
   **Location:** 10192 San Pablo Avenue  
   **APN:** 504-012-036 and 037  
   **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 the revised design review of a new 5-story building containing 26 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.

6. **Public Hearing: Tier IV Design Review - Griffin on San Pablo Avenue**

   **Application:** PL17-0134  
   **Applicant:** Bavak El Cerrito LLC  
   **Location:** 11048/11060 San Pablo Ave  
   **APN:** 502-411-021  
   **Zoning:** Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
   **General Plan:** Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
   **Request:** Design Review Board consideration of Tier IV Design Review for two 6-story buildings, including a total of 173 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(c) and 15182.

7. **Public Hearing: Tier I Design Review – 10300 San Pablo Avenue Revision**

   **Application:** PL18-0176  
   **Applicant:** Lisa Vilhauer, The Little Hill LLC  
   **Location:** 10300 San Pablo Avenue  
   **APN:** 503-392-028  
   **Zoning:** Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
   **General Plan:** Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
   **Request:** Design Review Board consideration of Tier I Design Review of proposed material and color changes to a previous Design Review Board approval of Tier IV Design Review (PL16-0139) of two new residential buildings containing a total of 30 residential units and 2 live-work and containing a total of 32 parking spaces in a combination of surface parking and garages.

   **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.
8. Staff Communications

9. Adjournment

Appeals:
A decision of the Design Review Board may be appealed to the Planning Commission, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of the applicable appeal fee with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.