AGENDA

REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, February 6, 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 January 24, 2019 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).
City of El Cerrito  
Design Review Board Meeting Agenda

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.

5. Staff Communications

6. 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.
MINUTES
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
   No speakers addressed the Board.

2. Approval of Minutes
   Motion to approve the minutes of the December 5, 2018 meeting: Riley; second: Thompson.
   Vote:
   Ayes: Chuaqui, Groch, Li, Riley, Thompson
   Noes: None
   Abstain: None
   Absent: None

3. Board Member Communication/Conflict of Interest Disclosure
   Boardmember Chuaqui reported that the project team for the Polaris Apartments project had contacted him. Chair Groch reported that he previously worked for Dahlin Group.

   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).
   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.
Motion to continue the item to the February 6, 2019 meeting: Chuaqui; second: Thompson.
Vote:
Ayes: Chuaqui, Groch, Li, Riley, Thompson
Noes: None
Abstain: None
Absent: None

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: The project is within the San Pablo Avenue Specific Plan area, for which a Programmatic Environmental Impact Report was certified. The project is exempt from environmental review pursuant to Government Code Section 65457(a), CEQA Guidelines Section 15182, and Public Resources Code Section 21155.4.

Consulting Planner, Carla Violet presented the staff report and answered questions from the Board.

Scott Thomsen, the project architect, and Lisa Vilhauer, the applicant, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
Margrit Cavenecia, 557 Kearney St
Lisa Vilhauer responded to the comments.

The public hearing was closed

Motion to approve the project with the following additional conditions of approval:
1. Prior to issuance of a building permit, the project plans shall be updated with the following changes:
   a. Extend the awning at the San Pablo Avenue entrance outward, to the maximum extent possible.
   b. Add variation to the exterior tile finish and utilize a running bond pattern for the tile.

2. Prior to issuance of a building permit, the applicant shall reconfigure the upper floors to eliminate unit entries within stairwells, if determined feasible by the Building Official.
3. The transformer shall be placed underground, if feasible. If not feasible, it shall be screened with landscaping to the greatest extent possible.

4. The Zoning Administrator may approve landscape changes along the rear property line to alleviate neighbor concerns regarding a visual buffer of the project.

Motion: Thompson; second: Riley
Vote:
Ayes: Chuaqui, Groch, Li, Riley, Thompson
Noes: None
Abstain: None
Absent: None

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.

Acting Planning Manager, Sean Moss presented the staff report, and answered questions from the Board.

The applicant, Paul Van Konynenburg, the project architect, Brett Bailey, and the project landscape architect, Bruce Jett, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
John Dalrymple
Patrick Marasco, Nation’s

The public hearing was closed.

Motion to approve the project: Thompson; second: Riley.
Vote:
Ayes: Chuaqui, Groch, Li, Riley, Thompson
Noes: None
Abstain: None
Absent: None

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.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Board.

The applicant, Lisa Vilhauer, and the project architect, Kris Baitx, presented the project and answered questions from the Board.

The public hearing was opened.

The public hearing was closed.

Motion to approve the project with an additional condition of approval that the beige architectural feature at the top of each section of brick veneer shall be deleted from the plans prior to issuance of a building permit: Riley; second: Thompson.

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

8. Staff Communications  
Staff updated the Board regarding upcoming agenda items and upcoming City Council items.

9. Adjournment  
10:25 p.m.
On January 24, 2019, the Design Review Board continued this item to February 6, 2019.

The environmental document for the project is not complete at this time.

Therefore, staff recommends that the Design Review Board receives public comment, provides comments to the applicant, and continues the item to a future meeting.
**Parking Information**

- Provided underground with stacker.
- Proposed long-term spaces in garage storage area, stacked.

**Residential Parking Requirement**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Proposed</th>
<th>Long-Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 per unit max.</td>
<td>77 spaces</td>
</tr>
<tr>
<td>Long-term</td>
<td>216 units</td>
<td>220 spaces</td>
</tr>
</tbody>
</table>

**INFORMATION REQUIREMENT**

- Bicycle Minimum: 0.54 per unit.
San Pablo Avenue Facade Articulation Diagram

| Push 1 | 927.00 SF |
| Push 2 | 1,124.00 SF |
| Push 3 | 914.20 SF |
| Push 4 | 671.80 SF |
| Push 5 | 746.50 SF |
| Pull 1 | 764.00 SF |
| Pull 2 | 90.90 SF |
| Pull 3 | 254.50 SF |
| Pull 4 | 1,117.40 SF |
| Pull 5 | 87.30 SF |
| Total | 8,287.00 SF |
| Total Façade Area | 16,521.00 SF |
| Articulation % Required | 50% |
| Articulation % Achieved | 50.2% |

MECHANICAL SCREEN WALL
10' BEYOND PARAPET

TOP OF ELEVATOR PARAPET
+94'-0"

PARAPET
+85'-2"

TOP PLATE
+82'-6"

LEVEL 08
+72'-4"

LEVEL 07
+62'-2"

LEVEL 06
+52'-0"

LEVEL 05
+41'-10"

LEVEL 04
+31'-8"

LEVEL 03
+21'-6"

LEVEL 02
+11'-4"

GROUND
+0'-0"

This drawing is the property of the architect and may not be used or reproduced in any manner without the permission of the architect.

Copyright 2016 Joe DeCredico Studio Architects & Planners

JDeS Project Number
Issue Date:

POLARIS
APARTMENTS @
11965 SAN PABLO

EL CERRITO, CALIFORNIA

UPDATED APPLICATION 01.16.2019

TIER 2
APPLICATION
02/22/17
GROUND FLOOR AND UPPER FLOOR TRANSPARENCY CALCULATIONS

| WINDOW TYPE A | WINDOW TYPE B | WINDOW TYPE C | WINDOW TYPE D | WINDOW TYPE E | WINDOW TYPE F | WINDOW TYPE G | WINDOW TYPE H | WINDOW TYPE I | WINDOW TYPE J | WINDOW TYPE K | WINDOW TYPE L | WINDOW TYPE M | WINDOW TYPE N | WINDOW TYPE O | WINDOW TYPE P |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

MECHANICAL SCREEN WALL
10' BEYOND PARAPET

TOP OF ELEVATOR PARAPET
+94'-9"

PARAPET +52'-2"

LEVEL 08
+72'-4"

LEVEL 07
+62'-2"

LEVEL 06
+52'-0"

LEVEL 05
+41'-10"

LEVEL 04
+31'-8"

LEVEL 03
+21'-6"

LEVEL 02
+11'-4"

GROUND
+0'-0"

This drawing is the property of the architect and may not be used without the permission of the architect.
Copyright: 2016 Joe DeCredico Studio Architects & Planners
600 7th Ave, Suite 203
Berkeley, CA 94710
jdecredico@gmail.com
www.jdecredico.com

FACADE DIAGRAMS
G-005
SHADOW STUDY - DECEMBER 21ST @ 1:30 P.M.

SAN PABLO RIGHT OF WAY FROM CALTRANS DRAWING
POLARIS
APARTMENTS @
11965 SAN PABLO

EL CERRITO, CALIFORNIA

TIER 2
APPLICATION
12/19/18

WALL SECTION
DETAILS
A-302
A. WOOD VENEER RESIN PANELS AT RECESSES

B. INTEGRAL COLOR SMOOTH STUCCO AT PRIMARY FACADE

C. SMOOTH STAINED CONCRETE AT BUILDING BASE WALLS

D. METAL PANEL SIDING AT EXTERIOR FACADE BAYS

E. LOCATION OF PUBLIC ART ON BUILDING WALL AT GREENWAY

F. HORIZONTAL POWDER COATED METAL GUARDRAILS AT BALCONIES

G. DARK BRONZE ANODIZED ALUMINUM STOREFRONT AND DOORS

H. DARK BRONZE VINYL WINDOWS AND DOORS, TYPICAL
BAXTER CREEK: RAIL INTERPRETIVE SIGN / GATEWAY ELEMENT

INSECT HOTEL

BIRD HOUSES

TREE STUMPS

BUTTERFLY AND BIRD NATIVE PLANTING

INTERPRETIVE TRAIL MARKER

INTERPRETIVE TRAIL MARKER

BIRDS OF BAXTER CREEK

RED-BREASTED NUTHATCH
BLACK-CAPPED CHICKADEE
WHITE-CROWNED SPARROW
AMERICAN GOLDFINCH
BLACK PHOEBEE
KESTREL
EGRETS, AND GREAT BLUE HERONS.

Snowy egrets, the larger great heads -- as well as pure white ducks -- males with bright green insects and small animals. Kestrel often hovers, hunting hoarse whistles. The little Red-tailed hawks soar with draw many birds to this area.

Open space and varied habitats fond of willows and creeksides. Yellow warbler, particularly small all-yellow bird is likely a finches. A black-and-white head and chest are likely house Brownish birds blushing red on western tanager. A goldfinch, while black on wings punctuating the yellow indicate

Many small gray and brown birds that likes watersides. Crowned sparrow, another bird striped cap indicates a white-finch. A black-and-white head and chest are likely house Brownish birds blushing red on western tanager. A goldfinch, while black on wings punctuating the yellow indicate

A very small, plain grey bird is fond of willows and creeksides. Yellow warbler, particularly small all-yellow bird is likely a finches. A black-and-white head and chest are likely house Brownish birds blushing red on western tanager. A goldfinch, while black on wings punctuating the yellow indicate

On land, the black phoebe creeps and flutters along trunks nuthatch. Hunting insects as it calling nasally is a red-breasted The stubby-tailed grey bird slight crest, an oak titmouse. Likely a bushtit or, if it has a cheeks and a black cap and chin. Backed chickadee has white travel together. The chestnut-backed chickadee has white
ENTRANCE AND PERIMETER ENLARGEMENT

PARK ENLARGEMENT

STREETSCE ENLARGEMENT

COURTYARD AND PAR COURSE ENLARGEMENT

LANDSCAPE PLANTING PLAN, ENLARGEMENTS

BAXTER CREEK APARTMENTS @ 11965 SAN PABLO

EL CERRITO, CALIFORNIA

PGAdesign
444 17th Street
Oakland, CA 94612
main 510 465 1284
www.PGAdesign.com
tel 510 465 1284
url PGAdesign.com

08/10/2018

L-102
PRE-FAB GFRP PLANTER
OUTDOOR KITCHEN
BBQ AND SINK
FIREPLACE
OUTDOOR SOFA SEATING
SHARED ENCLOSED LIBRARY

COURTYARD PLANT PALETTE

Aeonium 'leo'
Simia Aeonium

Lomandra longifolia 'breeze'
Chard Mat Rush

Nandina domestica 'lemon lime'
Lemon Lime Nandina

Phormium 'jack spratt'
Jack Spratt Phormium

SITE ELEMENTS

SOFA SEATING
LIBRARY
PRE-FAB PLANTERS

FIREPLACE
DINING TABLE AND CHAIRS
OUTDOOR KITCHEN WITH TRELLES

CONCRETE PAVERS ON PEDESTAL
DINING TABLE AND SEATING
TRELLIS WITH VINE
OUTDOOR SOFA SEATING
PRE-FAB GRASS PLANTER
FIREPLACE
OUTDOOR SOFA SEATING
DINING TABLE AND SEATING
TRELLIS WITH VINE
OUTDOOR KITCHEN BIRDBATH AND SINK
CONCRETE PAVERS ON PEDESTAL

ROOF DECK LANDSCAPE

LEVEL 2 DECK LANDSCAPE

LEVEL 2 DECK LANDSCAPE

PGAdesign 444 17th Street, Oakland, CA 94612
main 510 465 1284  www.PGAdesign.com
tel 510 465 1284  url PGAdesign.com
444 17th Street, Oakland, CA 94612

08/10/2018

LANDSCAPE LEVEL 8

L-201