



Community Development Department

**MINUTES**  
**REGULAR MEETING**  
**OF THE**  
**DESIGN REVIEW BOARD**

**7:30 p.m.**  
**Wednesday, December 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 November 7, 2018 meeting: Riley; second: Thompson.

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: Polaris Apartments (formerly Baxter Creek Apartments) – Tier II Design Review**

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

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.

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

Mark Rhoades and Joe DeCredico, of the project team, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:  
Howdy Goudey

The public hearing was closed.

Motion to continue the item to January 24, 2019: Riley; second: Thompson.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

#### **5. 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.

Lisa Vilhauer and Scott Thomsen, of the project team, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:  
Howdy Goudey

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Mary Elenkowski  
Eva Wu, 604 Kearney St  
Lorraine Shiraki, 602 Kearney St  
Ali Moghadam  
Melissa Holmes, 837 Kearney St

The applicant, Lisa Vilhauer, responded to comments.

The public hearing was closed.

Motion to continue the item to January 24, 2019: Riley; second: Thompson.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

**6. Staff Communications**

Staff updated the Board on a new appointment to the Board and upcoming meeting scheduling.

**7. Adjournment**

9:54 p.m.