MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, November 7, 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 October 3, 2018 meeting: Thompson; second: Riley.
   Vote:
   Ayes: Chuaqui, Groch, Riley, Thompson
   Noes: None
   Abstain: None
   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.
   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.
The project architect, Joe DeCredico, and the applicant, Charles Oewel, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
Howdy Goudey
Robin Mitchell
Gina Calicura
Janice Woo
Mark Hartwell

The public hearing was closed.

Motion to continue the item to a date uncertain: Riley; second: Thompson.
Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Abstain: None
Absent: None

5. **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).

   **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.

   The applicant’s representative, Mark Rhoades, 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
   John Dalrymple
Robin Mitchell

The public hearing was closed.

Motion to continue the item to December 5, 2018: Thompson; second: Chuaqui.
Vote:
Ayes: Chuaqui, Groch, Riley, Thompson
Noes: None
Abstain: None
Absent: None

6. **Staff Communications**
   Staff updated the Board regarding an upcoming update to the San Pablo Avenue Specific Plan and upcoming agendas.

7. **Adjournment**
   10:46 p.m.