



Community Development Department

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.

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).

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.