



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

May 4, 2022 at 7:30 p.m.

The meeting was held via teleconference.

Staff Liaison

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7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Members Andrea Lucas, Ben Chuaqui, and Gyan Singh. Boardmember Wenlin Li had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Councilmember Rudnick updated the Board on the Hillside Festival, the upcoming 4th of July event, and on the City Budget.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No speakers addressed the Board.
4. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Chuaqui/Singh. **Action:** Passed a motion to adopt the April 4, 2022 meeting minutes.
Ayes: Chuaqui, Lucas, Singh.
Noes: None.
Abstain: None.
Absent: Li.
5. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
6. **PUBLIC HEARING – 11335 SAN PABLO AVE, 6111 & 6115 POTRERO AVE**
Application: PL21-0036
Applicant: Rhoades Planning Group
Location: 11335 San Pablo Avenue, 6111 & 6115 Potrero Avenue
APN: 513-327-015, 513-327-018, 513-327-046
Zoning: Transit-Oriented High Intensity Mixed-Use (TOHIMU)
General Plan: Transit-Oriented High Intensity Mixed-Use (TOHIMU)
Request: Design Review Board consideration of Tier IV Design Review for the demolition of an existing commercial building and subsequent construction of a new building containing 63 residential dwelling units and approximately 6,220 square feet of ground floor commercial space.
CEQA: This project is consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c). The project is also exempt from CEQA pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), under subsection (b) (Projects Proximate to Transit).

Consulting Planner Kevin Colin presented the staff report and answered questions from the Board.

Buddy Williams presented the project on behalf of the applicant team and answered questions from the Board.

The public hearing was opened.

No speakers addressed the Board.

The public hearing was closed.

Moved/Second: Boardmember Singh/Lucas. **Action:** Passed a motion to approve application PL21-00036 with the modifications that the project includes a ground floor cement wingwall on the south side of the patio abutting San Pablo Avenue and a hardscape for pedestrian access to/from each building frontage that is approximately 10-foot wide.

Ayes: Chuaqui, Lucas, Singh.

Noes: None.

Abstain: None.

Absent: Li.

7. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Board on the Housing Element Update, the San Pablo Avenue Specific Plan Update, and staffing in the Planning Division.

8. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

DocuSigned by:



Wenlin Li, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of May 4, 2022 as approved by the Design Review Board.

DocuSigned by:



Sean Moss, Staff Liaison