MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, July 5, 2017
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call: Chair John Thompson: Board Members: Carl Groch, Maggie Leighly, Glenn Wood and Patrick Riley.

1. Election of Chair and Vice Chair
   Motion to elect Carl Groch as Chair: Wood; 2nd: Leighly.
   Vote:
   Ayes: Leighly, Riley, Thompson, Wood, Groch
   Noes: None
   Absent: None
   Abstain: None

   Motion to elect Patrick Riley as Vice Chair: Thompson; 2nd: Wood.
   Vote:
   Ayes: Groch, Leighly, Thompson, Wood, Riley
   Noes: None
   Absent: None
   Abstain: None

2. Comments from the Public
   No comments were received.

3. Approval of Minutes
   Motion to approve the June 7, 2017 meeting minutes: Leighly; 2nd: Thompson
   Vote:
   Ayes: Groch, Leighly, Riley, Thompson, Wood
   Noes: None
   Absent: None

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 Noel Ibalio, 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: nibalio@ci.el-cerrito.ca.us
4. **Board Member Communication/Conflict of Interest Disclosure**
   Nothing was reported.

5. **Public Hearing – 10192 San Pablo Avenue**
   - **Application:** PL16-0137
   - **Applicant:** Lisa Vilhauer, Winfield Development, LLC
   - **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 a new 4-story building containing 21 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.

   Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

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

   The public hearing was opened.

   The following speakers addressed the Board:
   - Ali Moghadam, El Cerrito
   - Howdy Goudy
   - Margrit Cavencia
   - [Redacted]

   The applicant, Lisa Vilhauer, responded to the comments.

   The public hearing was closed.

   Motion to continue the item to August 2, 2017: Wood, 2nd: Riley.

   Vote:
   - **Ayes:** Groch, Leighly, Riley, Thompson, Wood
   - **Noes:** None
   - **Absent:** None
   - **Abstain:** None

6. **Public Hearing – 10290 San Pablo Avenue**
   - **Application:** PL17-0136
   - **Applicant:** Lisa Vilhauer, Winfield Development, LLC
   - **Location:** 10290 San Pablo Avenue
   - **APN:** 503-394-024 and -026
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 4-story building containing 14 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.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

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

The public hearing was opened.

The following speakers addressed the Board:
Robin Mitchell, Howdy Goudey

The public hearing was closed.

Motion to continue the item to August 2, 2017: Thompson, 2nd: Leighly.
Vote:
Ayes: Groch, Leighly, Riley, Thompson, Wood
Noes: None
Absent: None
Abstain: None

7. Staff Communications
Staff updated the Board on upcoming agenda items and the Affordable Housing Strategy

8. Adjournment
9:45 p.m.