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.

   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).
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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
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.