



Community Development Department

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.

4. Continued Public Hearing: 921 Kearney Street – Tier II Design Review

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

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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.