



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

Wednesday, July 2, 2014
7:30 PM

El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Maggie Leighly, Christophe Laverne, Carl Groch, and John Thompson. Glenn Wood had and excused absence.

1. Council/Staff Liaison Announcements and Reports

No report was made.

2. Comments from the Public

No comments from the public

3. Approval of Minutes

Motion to approve the minutes of the June 4, 2014 meeting: Groch, 2nd: Thompson. Vote 4-0-0

4. Board Member Communication/Conflict of Interest Disclosure

No conflicts were reported.

5. Study Session – San Pablo Avenue Specific Plan

Applicant: City of El Cerrito, Community Development Department

Location: Plan Area (generally along San Pablo Avenue, Central Avenue and Fairmount Avenue)

Request: A Design Review Board study session of the Draft San Pablo Avenue Specific Plan. Staff shall present an overview of the Plan and its elements that are pertinent to the Design Review Board's purview.

CEQA: A draft programmatic Environmental Impact Report has been prepared and is currently under review.

Senior Planner, Sean Moss, and Development Services Manager, Margaret Kavanaugh-Lynch presented the case and answered questions from the general public.

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.

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Planning Manager, Margaret Kavanaugh-Lynch and Senior Planner Sean Moss, presented the San Pablo Avenue Specific Plan to the DRB and conducted a workshop with the Board and members of the public.

Carl Groch – What kind of activity can be accomplished within the 4' activity zone, increase it to 6'. Not showing horizontal projections. Need to show percentage of frontage to project. Add DRB review in Tier II.

Christophe Laverne – Need to have DRB control over ground floor interior spaces and how it relates to the exterior ground floor.

Howdy Goudey – Will development happen in clusters or strung out throughout the development area. How does one implement clustered development?

Kevin Colin, 813 Elm Street – Caution, flexibility vs, prescriptive, Add certainty for developers. Be very clear on public value. List of public value. Add mandatory review after 2-years.

6. Staff Communications

Staff reminded the Board of the July 4th festival and the Community Development Department booth at the fair.

August 6th there will be an item for consideration. Christophe Laverne stated that he would be absent for thh August meeting.

7. Adjournment

9:40 p.m.