



Community Development Department

MINUTES
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, August 2, 2017
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: Maggie Leighly, Patrick Riley, John Thompson, and Glenn Wood.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the July 5, 2017 meeting minutes: Riley; 2nd: Thompson

Vote:

Ayes: Groch, Leighly, Riley, Thompson, Wood

Noes: None

Abstain: None

Absent: None

3. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing (Continued from July 5, 2017) – 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.

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

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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(c) and 15182.

Senior Planner, Sean Moss presented the staff report for both 10192 and 10290 San Pablo Avenue and answered questions from the Board.

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

The public hearing was opened.

The following speakers addressed the Board:

Margrit Cavenecia, 557 Kearney St
Howdy Goudey, 635 Elm St
Ali Moghadam

The public hearing was closed.

The Design Review Board added the following conditions of approval:

- Staff shall review and approve modifications to the project to alter the roofline to unify the vertical elements of the San Pablo Avenue-facing façade prior to issuance of building permit.
- Staff shall review and approve modifications to the rear elevation including varying the roofline and adding composite wood material prior to issuance of building permit.
- The applicant shall consider modifying the floorplan of the end unit to provide access from the living room to the deck.
- The applicant shall consider adding additional glass to the rear entry door.
- The applicant shall consider garage doors other than standards metal rollup doors.
- The applicant shall consider adding more variety of exterior materials on the Lincoln Avenue elevation.

Motion to approve the project with the additional conditions of approval: Thompson; 2nd: Leighly.

Vote:

Ayes: Groch, Leighly, Riley, Thompson, Wood

Noes: None

Abstain: None

Absent: None

5. Public Hearing (Continued from July 5, 2017) – 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(c) and 15182.

The public hearing was opened.

The public hearing was closed.

The Design Review Board added the following conditions of approval:

- Staff shall review and approve modifications to the project to alter the roofline to unify the vertical elements of the San Pablo Avenue-facing façade prior to issuance of building permit.
- The applicant shall consider adding additional glass to the rear entry door.
- The applicant shall consider garage doors other than standards metal rollup doors.
- The applicant shall consider adding more variety of exterior materials on the Eureka Avenue elevation and rear elevation.

Motion to approve the project with the additional conditions of approval: Thompson; 2nd: Leighly.

Vote:

Ayes: Groch, Leighly, Riley, Thompson, Wood

Noes: None

Abstain: None

Absent: None

6. Public Hearing – Consideration of a Tier IV Project under the San Pablo Avenue Specific Plan

Application: PL16-0168 (Mayfair Block)

Applicants: Adhi Nagraj, Bridge Housing;
And Kevin Brown, Holliday Development

Location: 11600 and 11690 San Pablo Avenue and 1925 Kearney Street

APN: 502-062-029,502-062-028 and 502-062-003

Zoning: Transit-Oriented Higher-Intensity Mixed Use

General Plan: Transit-Oriented Higher-Intensity Mixed Use

Request: Design Review Board consideration of a new mixed-use development project to be constructed within two buildings:

- a. Five story north building is proposed to include 67 affordable multiple family dwelling units.
- b. Six story south building is proposed to include 156 multiple family dwelling units and 8,894 square feet of commercial space.

The project also includes 150 vehicle parking spaces 348 bicycle parking spaces, 8,893 square feet of commercial square footage, and 21,877 square feet of open space.

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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(c) and 15182.

Development Services Manager, Margaret Kavanaugh-Lynch presented the staff report and answered questions from the Board.

Project manager Mark Rhoades, project architect Ken Lowney, and project landscape architect George Loew presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Robin Mitchell, 635 Elm St.

Dave Beezer, TransForm

Howdy Goudey, 635 Elm St.

The public hearing was closed.

The Design Review Board added the following condition of approval:

The applicant shall study the following recommendations and if feasible, the applicant shall do any/all of the following:

- a. Add balconies and/or Juliettes on the upper floors of the interior courtyard on the south building.
- b. Create eight foot high fencing on the new entrances that consists of transparent material. (e.g. sheets of tilted glass forming a wall) instead of the metal wall proposed.
- c. Reconsider the roof line on the south building to see if removing the overhang elements improves the overall aesthetic of the structure.
- d. Mimic the aesthetic qualities and materials found in the public art to be located on the south building's Kearney Street elevation in the creation of the artistic glazing to be located in the north building's northeast window. Also consider ways to modify the floor plan to further activate the space behind the glazing.
- e. Deepen the vertical recess adjacent to the tower element on the southeast side of the south building and consider using glass as the finish.

Motion to approve the project with the additional condition of approval: Thompson; 2nd: Wood.

Vote:

Ayes: Groch, Leighly, Riley, Thompson, Wood

Noes: None

Abstain: None

Absent: None

7. Staff Communications

Staff updated the Board on progress in the San Pablo Avenue Specific Plan Area.

8. Adjournment

10:08 p.m.