



Community Development Department

# MINUTES

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

**7:30 p.m.**  
**Wednesday, June 6, 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 May 2, 2018 meeting: Thompson; 2<sup>nd</sup>: 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 – 10167 San Pablo Avenue**

Application: PL17-0006

Applicant: Charles Oewel

Location: 10167 San Pablo Avenue

APN: 501-034-003

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 6-story building containing 62 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 Margaret Kavanaugh-Lynch, 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: mkavanaugh-lynch@ci.el-cerrito.ca.us

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, Charles Oewel, and the project architect, Joe DeCredico, presented the project and answered questions from the Board.

The public hearing was reopened.

The following speakers addressed the Board:  
Howdy Goudey

The public hearing was closed.

Motion to approve the project with the additional of the following conditions of approval:

- Prior to issuance of a Building Permit, the applicant shall modify the plans to delete the roof overhang over the balconies of units 602, 607, 611 and 613, creating a roof recess in these locations.
- Prior to issuance of a Building Permit, the applicant shall revise the roof plan so that it is consistent with the floor plans.

Motion: Thompson; 2<sup>nd</sup>: Riley.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

## 5. Public Hearing – 10135 San Pablo Avenue

Application: PL16-0005

Applicant: Tom Zhang

Location: 10135 San Pablo Avenue

APN: 510-034-001, and 510-034-002

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 6-story building containing 72 residential units, 4,435 square feet of ground floor commercial space, and new public open space.

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.

Consulting Planner Elizabeth Dunn presented the staff report and answered questions from the Board.

The applicant, Tom Zhang, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Cameron Carr, 6024 Avila St

Robin Mitchell

Howdy Goudey

The public hearing was closed.

Motion to continue the project to a date uncertain: Thompson; 2<sup>nd</sup>: Riley.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

#### **6. Staff Communications**

Staff updated the Board the next meeting on July 5, 2018.

#### **7. Adjournment**

9:48 p.m.