



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, September 5, 2018
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call: Vice Chair: Patrick Riley: Board Members: Ben Chuaqui and John Thompson. Chair Carl Groch had an excused absence.

1. Comments from the Public

None.

2. Approval of Minutes

Motion to approve the minutes of the August 1, 2018 meeting: Chuaqui; 2nd: Thompson.

Vote:

Ayes: Chuaqui, Riley, Thompson

Noes: None

Abstain: None

Absent: Groch

3. Board Member Communication/Conflict of Interest Disclosure

Nothing was reported.

4. 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 IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 72 residential units, approximately 4,435 square feet of ground floor commercial space, and new public open space.

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.

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City of El Cerrito
Design Review Board Meeting Minutes

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.

Development Services Manager, Margaret Kavanaugh-Lynch 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 speaker addressed the Board:
Howdy Goudey, 635 Elm Street

The public hearing was closed.

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

1. Prior to the issuance of a building permit, the applicant shall resubmit plans that accurately reflect the renderings shown on the night of the hearing to the satisfaction of the Development Services Manager. The changes shall include but are not limited to:
 - a. Running bonds shall be created on the concrete masonry units (cmu) walls; along with horizontal bands of a differing, darker complementary color.
 - b. The north elevation shall reflect that the ends of the upper floor corridors are open with only metal safety railings and do not include walls.
 - c. Aluminum windows and sliding doors shall be used throughout the project.
 - d. Landscape plans shall reflect the design changes shown in the presentation.
 - e. The area designated as manager's unit is not a dwelling unit.
2. The material used for the red stucco components of the exterior shall be changed to either "Parklex" (or equivalent) or it will be a smoother troweled finish to allow for a richer design palette.
3. Additional permanent benches shall be added to the public plaza to create a smaller gathering space.

Motion: Thompson; 2nd: Chuaqui.

Vote:

Ayes: Chuaqui, Riley, Thompson

Noes: None

Abstain: None

Absent: Groch

5. Courtesy Study Session – 5620 Central Avenue, Richmond CA

The City of El Cerrito, working in collaboration with the City of Richmond, tasked the Design Review Board to perform a courtesy review of the project. The proposal consists of 46 residential units; 4 stacked flats and 42 townhomes on a 2.58 acre site.

Development Services Manager Margaret Kavanaugh-Lynch presented the overview of the item.

The project sponsor, Gene Broussard of AMG & Associates, LLC and the architectural team from Dahlin Group presented the project and answered questions from the Board.

The public comment period was opened.

The following speaker addressed the Board:
Howdy Goudey, 635 Elm Street
Jonathan Livingston, Design Board Chair, City of Richmond

The public comment period was closed.

The Board discussed the project and gave comments to staff and the project sponsor.

6. Staff Communications

Melanie Mintz, Director of the Community Development Department presented updates on various issues related to the San Pablo Avenue Specific Plan.

7. Adjournment

9:47 p.m.