



Community Development Department

**MINUTES**  
**REGULAR MEETING**  
**OF THE**  
**DESIGN REVIEW BOARD**

**7:30 p.m.**  
**Wednesday, October 3, 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**

Bill Kuhlman discussed El Cerrito's upcoming Restaurant Week.

**2. Approval of Minutes**

Motion to approve the minutes of the September 5, 2018 meeting: Chuaqui; 2<sup>nd</sup>: Riley.

Vote:

Ayes: Chuaqui, Riley, Thompson

Noes: None

Abstain: Groch

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.

**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

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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 and 15182.

Senior Planner Sean Moss presented the staff report and answered questions from the Board.

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:

Karl Malamud Roam, 817 Kearny Street, El Cerrito, CA  
Scarlett Hebrith, 833 Kearny Street, El Cerrito, CA  
Howdy Goudey, 635 Elm Street, El Cerrito, CA  
Michael Ely, 907 Kearny Street, El Cerrito, CA  
Mark Hartwell, 902 Kearny Street, El Cerrito, CA  
Craig Dukes, 841 Kearny Street, El Cerrito, CA  
Gina Calicura, 808 Kearny Street, El Cerrito, CA  
Janice Woo, 6410 Waldo Ave., El Cerrito, CA  
Alejandro Luna, 6402 Waldo Ave., El Cerrito, CA  
Sean Stevens, 837 Elm Street, El Cerrito, CA

The public hearing was closed.

Motion to continue the project to November 7, 2018: Riley; 2<sup>nd</sup>: Thompson.

Vote:

Ayes: Chuaqui, Groch, Riley, Thompson

Noes: None

Abstain: None

Absent: None

## 5. Study Session: Polaris Apartments

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 study session for a proposed 144-unit 8-story project.

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.

Mark Rhoades of Rhoades Planning Group 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, 635 Elm Street, El Cerrito, CA  
Robin Mitchell

The public hearing was closed.

Board members provided comments for the consideration of development team.

#### **6. Study Session: Hampton Inn Hotel**

Application: PL15-0110  
Applicant: MAYUR N LLC,  
Location: 11615 & 11645 San Pablo Avenue  
APN: 513-353-012 & 513-353-014  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Design Review Board study session for a proposed 128 room hotel.  
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.

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

The project architect, Arvind Iyer, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:  
Howdy Goudey, 635 Elm Street, El Cerrito, CA  
Bill Kuhlman, 6404 Lagunitas Ave., El Cerrito, CA

The public hearing was closed.

Board members provided comments for the consideration of development team.

#### **7. Staff Communications**

Development Services Manager Margaret Kavanaugh-Lynch informed the Board that she would be leaving her position at the City of El Cerrito.

#### **8. Adjournment**

10:45 p.m.