



Community Development Department

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

7:30 p.m.
Wednesday, March 6, 2019
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, Wenlin Li, and John Thompson. Chair Carl Groch had an excused absence.

1. Comments from the Public

Cordell Hindler of Richmond spoke about creating a relaxing place in El Cerrito.

2. Approval of Minutes

Motion to approve the minutes of the February 6, 2019 meeting: Chuaqui; second: Li.

Vote:

Ayes: Chuaqui, Li, Riley, Thompson

Noes: None

Abstain: None

Absent: Groch

3. Board Member Communication/Conflict of Interest Disclosure

Staff noted Boardmembers Chuaqui and Thompson had previously disclosed communication with Mark Rhoades of the Polaris project team.

4. Public Hearing: Polaris Apartments (formerly Baxter Creek Apartments) – Tier II Design Review

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)

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 Sean Moss, 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
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- Request: Design Review Board consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 8-story building containing 144 residential units pursuant to the California Density Bonus Law (Government Code Sections 65915 – 65918).
- CEQA: This project has been found to be within the scope of the program Environmental Impact Report (EIR) prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182. The project description for the program EIR adequately includes this project for the purposes of CEQA.

Acting Planning Manager, Sean Moss, presented the staff report, and answered questions from the Board.

Mark Rhoades of the applicant team, and Erin Hamilton of Prescient, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Cordell Hindler, Richmond
Howdy Goudey, El Cerrito
John Pope, Carpenters Union

The public hearing was closed.

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

1. Prior to issuance of building permit, the plans shall be revised to add reveals and architectural joints to the concrete base.
2. Prior to issuance of building permit, the plans shall specify products for the proposed metal panels that are consistent with the color and texture shown in the plans reviewed by the Design Review Board on March 6, 2019.
3. Control joints for the exterior stucco shall be as depicted on the plans reviewed by the Design Review Board on March 6, 2019.
4. Prior to issuance of building permit, the plans shall be revised to utilize two paint colors for the stucco for all building facades as depicted in Image D on Sheet A-602 of the plans reviewed by the Design Review Board on March 6, 2019.

Motion: Chuaqui; second: Thompson

Vote:

Ayes: Chuaqui, Thompson, Li, Riley

Noes: None

Abstain: None

Absent: Groch

5. Study Session: 921 Kearney Street – Tier II Design Review

Application: PL17-0107

City of El Cerrito
Design Review Board Meeting Minutes

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 study session for Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 69 residential units.
CEQA: This project has been found to be within the scope of the program Environmental Impact Report (EIR) prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182. The project description for the program EIR adequately includes this project for the purposes of CEQA.

Acting Planning Manager, Sean Moss, presented the staff report, and answered questions from the Board.

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

The public comment period was opened.

The following speaker addressed the Board:

Cordell Hindler, Richmond
Howdy Goudey, El Cerrito
Robin Mitchell, El Cerrito

The public comment period 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 124 room hotel.
CEQA: This project has been found to be within the scope of the program Environmental Impact Report (EIR) prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182. The project description for the program EIR adequately includes this project for the purposes of CEQA.

Consulting Planner, Carla Violet, presented the staff report, and answered questions from the Board.

The project applicant Natver Patel, presented the project and answered questions from the Board.

The public comment period was opened.

The following speaker addressed the Board:
Cordell Hindler, Richmond
Howdy Goudey, El Cerrito
Robin Mitchell, El Cerrito

The public comment period was closed.

Board members provided comments for the consideration of development team.

7. Staff Communications

Staff updated the Board regarding recent City Council meetings on tenant protections and upcoming items for Design Review Board meetings.

8. Adjournment

10:50 p.m.