



Community Development Department

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

**7:30 p.m.**  
**Wednesday, May 1, 2019**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

**This Meeting Place Is Wheelchair Accessible**

**Roll Call:** Chair: Ben Chuaqui; Board Members: Carl Groch, and John Thompson. Boardmembers Wenlin Li and Patrick Riley had excused absences.

**1. Comments from the Public**

Cordell Hindler of Richmond spoke about a tranquil spa in El Cerrito.

**2. Approval of Minutes**

Motion to approve the minutes of the April 3, 2019 meeting: Thompson; second: Groch.

Vote:

Ayes: Chuaqui, Groch, Thompson

Noes: None

Abstain: None

Absent: Li, Riley

**3. Board Member Communication/Conflict of Interest Disclosure**

Nothing was reported.

**4. Public Hearing – Hampton Inn & Suites (11615 & 11645 San Pablo Avenue)**

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 consideration of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new a 5-story, 124-room hotel building with 877 square feet of ground floor retail 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 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  
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.

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

The project architect, Biney Sagoo, 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  
Kevin Wang  
Bill Kuhlman, 6404 Lagunitas

The public hearing was closed.

Motion to approve the project with the following additional Conditions of Approval:

1. Prior to issuance of a building permit, the applicant shall incorporate plans into the project to activate the laundry room area along Cutting Boulevard by incorporating a mural or other art installation along the interior wall facing the windows. This mural or art installation shall be fully installed prior to issuance of a Certificate of Occupancy.
2. Prior to issuance of a building permit, the applicant shall program the outside deck with provisions such as outdoor heaters or other amenities to make the space more inviting for hotel guests and revise the second floor plan on Sheet A7 with this information. The amenities indicated on the plans shall be installed prior to issuance of a Certificate of Occupancy.
3. Prior to issuance of a building permit, the applicant shall adjust the parapet for the two tower elements on Cutting Boulevard and San Pablo Avenue in order to square the corner where both buildings meet (i.e. the parapets should be symmetrical to each other).
4. Prior to issuance of a building permit, the applicant shall revise the elevation drawing on Sheet A14 by articulating the retail entrances along San Pablo Avenue with distinct doorways, openings with the landscaping, and adding opportunities for signage.
5. Prior to issuance of a building permit, the applicant shall raise the height of the stairwell parapets on either side of the building to match the height of the two tower elements.
6. Prior to issuance of a building permit, the applicant shall revise the plans to show that adequate clearance is provided on the pull side of doors for each hotel room, in compliance with the California Building Code.

Motion: Groch; second: Thompson.

Vote:

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Ayes: Chuaqui, Groch, Thompson  
Noes: None  
Abstain: None  
Absent: Li, Riley

**5. Study Session – 11795 San Pablo Avenue (Wall Avenue Apartments)**

Application: PL18-0154  
Applicant: Toby Long, Toby Long Design  
Location: 11795 San Pablo Avenue  
APN: 513-351-001  
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 new 6-story building containing 130 residential units and 3,695 sq. ft. of commercial space.  
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.

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

The project architect, Toby Long, presented the project and answered questions from the Board.

The following speakers addressed the Board:

Cordell Hindler, Richmond  
Howdy Goudey, El Cerrito

The Board discussed the project and provided comments to the applicant.

**6. Staff Communications**

Staff updated the Board regarding the upcoming special joint meeting with the Planning Commission, upcoming agenda items and appeals that had been received.

The following speakers addressed the Board:

Howdy Goudey, El Cerrito

**7. Adjournment**

9:42 p.m.