



Community Development Department

# MINUTES

## REGULAR MEETING OF THE DESIGN REVIEW BOARD

**7:30 p.m.**  
**Wednesday, July 3, 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, Wenlin Li, and John Thompson.

#### **1. Comments from the Public**

Cordell Hindler of Richmond spoke about the Hampton Inn project and the need for a tranquil spa in El Cerrito and the Polaris project.

Alton Chinn of El Cerrito spoke about the project at 10290 San Pablo Avenue.

Neil Katkov of 6005 Bayview Ave, Richmond spoke about the project at 10919 San Pablo Avenue.

#### **2. Approval of Minutes**

Motion to approve the minutes of the May 1, 2019 meeting: Groch; second: Thompson.

Vote:

Ayes: Chuaqui, Groch, Li, Thompson

Noes: None

Abstain: None

Absent: None

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

Nothing was reported.

#### **4. Public Hearing – 10919 San Pablo Avenue (Playland II)**

Application: PL17-0112

Location: 10919 San Pablo Avenue

APN: 509-120-015

Zoning: Transit-Oriented Mid-Intensity Mixed Use

General Plan: Transit-Oriented Mid-Intensity Mixed Use

### **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

- Request: Design Review Board consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new mixed-use development project consisting of a 90-unit apartment building with 2,998 square feet of ground floor commercial space and 68 parking spaces.
- 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(c) and 15182.

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

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

The public hearing was opened.

The following speakers addressed the Board:  
Cordell Hindler, Richmond  
John Steamwell

The public hearing was closed.

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

1. Prior to issuance of a building permit, the north elevation on Sheet A4.0 shall be revised so that the wood screen at the entrance lobby on the north elevation is extended to the ground and is aligned with the edge of the entrance door, consistent with the project renderings.
2. Prior to issuance of a building permit, the east elevation on Sheet A4.0 shall be revised so that the surface identified as the location of a mural is aligned with the vertical elements on the upper floors.
3. Prior to issuance of a building permit, the door to Commercial Space 1b shall be revised to be a double door and the position of the door shall be modified to be consistent with the project renderings.
4. Prior to issuance of a building permit, the renderings shall be revised to show three-pane wide window assemblies consistent with the elevations on Sheet A4.0.
5. Prior to issuance of a building permit, a canopy and clerestory window system shall be added to the north elevation on Sheet A4.0 near the garage entry.
6. Sand-finished cement plaster shall be permitted as an alternative to the fiber cement panels shown on the exterior elevations.

Motion: Groch; second: Li.

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

**5. Staff Communications**

Planning Manager Sean Moss updated the Board regarding the project at 921 Kearney Street.

**6. Adjournment**

9:05 p.m.