



Community Development Department

MINUTES

OF THE Design Review Board

Wednesday, April 7, 2010

7:30 PM

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue

Roll Call: Carl Hampson, Radziah Loh, Maggie Leighly, Gary Hill, and Glenn Wood.

1. **Council / Staff Liaison Report** – None.
2. **Election of Chair and Vice-Chair** – Glenn Wood nominated Radziah Loh to chair the Board. Vote 5-0-0-0. Gary Hill nominated Glenn Wood as vice-chair for the Board. Vote 5-0-0-0.
3. **Comments from the Public** - None were received.

4. **Approval of Minutes**

Board member Loh made changes to the January 6th minutes. Motion to approve the January 6th minutes: Hill, 2nd: Loh. Vote 4-0-1-0 (Maggie Leighly abstained as she was not yet appointed to the Board). Motion to approve the February 6th meeting: Leighly, 2nd Loh. Vote 3-0-2-0 (Gary Hill and Glenn Wood abstained due to absence at the Feb. 6th meeting)..

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

None were reported.

6. **Public Hearing –1739 Elm Street**

Application: PL09-0187

Applicant: Joseph Dao

Location: 1739 Elm Street

APN: 502-112-043

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Design Review Board consideration of a conceptual review to add a unit on the lot, pursuant to 19.38.020 2. b. of the El Cerrito Municipal Code, for a unit to locate within the rear setback, and for a fence to exceed the height of 3' within the front setback (19.38.50 of the El Cerrito Municipal Code).

CEQA: Exempt, Class 1 Existing Facilities – Additions or minor changes to existing structures.

Senior Planner Noel Ibalio presented the case and answered questions from the Design Review Board members. The Board added two conditions of approval as shown on the adopted resolution.

Speakers:

Vince Reyes

Mark Friedman

Motion to approve the application: Leighly, 2nd: Wood. Vote 5-0-0-0

7. Conceptual Design Review – Safeway

Application: PL09-0110
Applicant: Todd Paradise, Safeway, Inc.
Location: 11450 San Pablo Avenue
APN: 502-100-040
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use
Request: Preliminary conceptual design review of modifications to the existing commercial building and site improvements at 11450 San Pablo Avenue.
CEQA: Mitigated Negative Declaration

Associate Planner Sean Moss presented the case and answered questions from the Board.

Todd Paradise, the applicant, presented the project to the Board. Dave Johnson, project architect and Greg Fields, project Civil Engineer, also presented the changes made to the plan.

- Removing existing trees in the parking lot.

Gary Hill

- Have a more active corner and turn into the street for additional activity. Need to design a pedestrian environment on San Pablo Avenue.
- Need a primary entrance at the corner of the building along San Pablo Avenue.
- Pedestrian connection from Hill to the front of the store.
- Parking lot light changes.
- San Pablo Avenue frontage should have a continuous façade.
- Some of the changes were in conflict with the comments previously made.
- Elevations are common and do not promote a modern elevations.
- Liked the glass elements and the details on the San Pablo Avenue.
- Massing element should wrap around to the eastern elevation. The eastern elevation should also be more transparent.

Maggie Leighly

- Does not like the recessed entrance.
- Crosswalk to the south driveway should continue to the front of the building.
- The current receiving area elevations should be corrected to show the right shadows.
- Add details on the access to the greenway. Extend the plans to show the transition into the greenway.
- Minor changes were recommended to the landscaping. A list of plants was provided to the applicant. The list includes native plants were provided to the applicant.

Carl Hampson

- Quality of the outdoor dining and relationship with the Ohlone Greenway should be pedestrian oriented.
- The City needs to have a more sophisticated approach to its commercial architecture.
- The design needs to embody a larger theme exclusive to El Cerrito.
- Make the center a special place.

Radziah Loh

- Too many architectural elements. It's a small complex. The architecture should even out.
- Bring the building flush with San Pablo Avenue.
- Eliminate the parking strip on San Pablo Avenue and create a more pedestrian environment.
- Need a pedestrian connection at the corner.
- Vary the stucco treatment.

Glen Wood

- Examples of architectural element were provided to the applicant. Glass and glazing were prominent elements in the examples.
- Café area could be made smaller and less deep to provide more sunlight into the space. Reduce the recess and have it more open to the Greenway.
- Make the pathway into the Greenway wider.
- Low parking screen wall along SPA should be landscaped.
- Need to submit additional details for the loading dock.
- Are there any green features for the building?

8. Staff Communications

9. Adjournment – 10:30 p.m.