



Environmental and Development Services
Department

MINUTES

REGULAR MEETING OF THE Design Review Board

Wednesday, June 5, 2013

7:30 PM

El Cerrito City Hall

Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Glenn Wood, Maggie Leighly, Christophe Laverne, Cassandra Adams and Carl Groch.

1. Council / Staff Liaison Report (postponed as item No. 6 on the agenda).

2. Comments from the Public

None were received.

3. Approval of Minutes

Motion to approve the minutes of the May 1, 2013 meeting: Adams, 2nd: Leighly Vote 3-0-2-0 (Lavern, Groch abstained).

4. Board Member Communication/Conflict of Interest Disclosure

None were reported.

5. Public Hearing – 10534 San Pablo Avenue

Application: PL13-0067

Applicant: Jerry Garner

Location: 10534 San Pablo Avenue

APN: 503-232-015

Zoning: CC (Community Commercial)

General Plan: Commercial/Mixed Use

Request: Design Review Board consideration of a remodel the exterior of an existing building located at 10534 San Pablo Avenue in the CC (Community Commercial) zoning district.

CEQA: Categorically Exempt under CEQA Section 15301, Class 1 Existing Facilities

Senior Planner, Noel Ibalio, presented the case and answered questions from the Board. Upon discussing the project, the Board added the following conditions of approvals:

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 Noel Ibalio, 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

E-mail: nibalio@ci.el-cerrito.ca.us

1. Prior to submittal of the building permit plans, the applicant shall revise the plans to show the following revisions:
 - Window trim shall be anodized aluminum, painted white, on the ground floor and wood on the upper floor;
 - Color selection shall be comparable to light earthtones and submit colored elevations to staff for approval;
 - Provide access to the area beneath the northerly staircase for maintenance in between the adjacent building and the subject building;
 - Remove proposed trees adjacent to the fence/wall along the rear property line and replace with trellis and vines;
2. Signage shall be compatible with the design of the building façade and trellis;
3. Parking along a wall shall be a minimum width of 11’.

Speakers:

Jerry Garner -10534 San Pablo Avenue.

Motion to approve the proposed project subject to the additional conditions of approval: Adams, 2nd: Wood. Vote: 5-0-0-0.

6. Council Staff liaison report.

Council member Bridges reported that the Council at their last meeting approved the Strategic Plan last month. They reviewed the proposed City budget and will decide on it in a few weeks. The City had a nice boards and commissioner dinner with 75 members attending.

7. Public Hearing – Verizon Wireless Telecommunications Facility

Application: PL13-0012
Applicant: David Downs (Verizon Representative)
Location: 6830 Stockton Avenue
APN: 503-372-034
Zoning: RD (Residential Duplex)
General Plan: Medium Density Residential
Request: Design Review Board consideration of construction of a bell tower to house telecommunication antennas on a site located at 6830 Stockton Avenue in the RD (Residential Duplex) zoning district.
CEQA: Categorically Exempt under CEQA Section 15301, Class 1 Existing Facilities

Senior Planner, Noel Ibalio, presented the case and answered questions from the Board. Motion to continued the item to their next Design Review Board meeting on July 3, 2013: Wood, 2nd: Leighly. Vote 4-1-0-0.

8. Public Hearing – Sprint Wireless Telecommunications Facility

Application: PL12-0147
Applicant: Misako Hill, Sprint
Location: 6500 Fairmount Avenue

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APN: 504-160-025
Zoning: TOM (Transit Oriented Mixed-Use)
General Plan: Commercial/Mixed Use
Request: Design Review Board consideration of modifications to an existing wireless telecommunication facility located at 6500 Fairmount Avenue.
CEQA: Categorically Exempt under CEQA Section 15301, Class 1 Existing Facilities

Senior Planner, Sean Moss, presented the project and answered questions from the Board. Motion to approve the Design Review for the replacement antenna: Wood, 2nd: Adams. Vote: 5-0-0-0

9. Staff Communications

None were reported

10. Adjournment

10:00 p.m.