



Community Development Department

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

**7:30 p.m.**  
**Wednesday, September 6, 2017**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

**This Meeting Place Is Wheelchair Accessible**

**Roll Call:** Chair: Carl Groch; Board Members: Maggie Leighly, and Patrick Riley. Boardmembers John Thompson and Glenn Wood had excused absences.

**1. Comments from the Public**

No comments were received.

**2. Approval of Minutes**

Motion to approve the minutes of the August 2, 2017 meeting: Leighly; 2<sup>nd</sup>:Riley.

Vote:

Ayes: Groch, Leighly, Riley

Noes: None

Abstain: None

Absent: Thompson, Wood

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

Nothing was reported.

**4. Public Hearing – 10300 San Pablo Avenue**

Application: PL16-0139

Applicant: Mike Branagh, Winfield Development, LLC

Location: 10300 San Pablo Avenue

APN: 503-392-028

Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

Request: Design Review Board consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 4-story building containing 30 residential units and 2 live-work units.

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.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Board.

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Lisa Vilhauer of Branagh Development and Scott Thomsen of Left Coast Architecture presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:  
Howdy Goudey, 635 Elm St

The public hearing was closed.

Motion to approve Tier IV Design Review to the design components of a project consisting of two new 4-story buildings containing 30 residential units and 2 live-work units at 10300 San Pablo Avenue, with the addition of the following conditions of approval:

1. The applicant shall treat the walls and handrails in the plaza area as art.
2. The blue accent color shall be a lighter and brighter blue that is more differentiated from the gray colors, subject to approval by Planning staff.

Motion: Leighly; 2<sup>nd</sup>: Riley.

Vote:

Ayes: Groch, Leighly, Riley

Noes: None

Abstain: None

Absent: Thompson, Wood

**5. Staff Communications**

Staff updated the board about upcoming meetings and upcoming projects.

**6. Adjournment**

8:45 p.m.