



Community Development Department

# AGENDA

## SPECIAL MEETING OF THE DESIGN REVIEW BOARD

7:30 p.m.  
Thursday, January 24, 2019  
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: Ben Chuaqui, Wenlin Li, Patrick Riley, and John Thompson.

**1. Comments from the Public**

(Each speaker is limited to a maximum of 3 minutes)

**2. Approval of Minutes**

Approval of the minutes of the December 5, 2018 meeting.

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

This time on the agenda is reserved for Board Members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

**4. Continued Public Hearing: Polaris Apartments (formerly Baxter Creek Apartments) – Tier II Design Review**

Application: PL17-0028

Applicant: Charles Oewel, 11965 San Pablo, LLC

Location: 11965 San Pablo Ave

APN: 513-340-059

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 8-story building containing 144 residential units pursuant to the California Density Bonus Law (Government Code Sections 65915 – 65918).

### **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.*

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330  
E-mail: smoss@ci.el-cerrito.ca.us

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 and 15182.

**5. Continued Public Hearing: 10192 San Pablo Avenue – Tier II Design Review**

Application: PL18-0068  
Applicant: Lisa Vilhauer, Branagh Land, Inc.  
Location: 10192 San Pablo Avenue  
APN: 504-012-036 and -037  
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 the revised design review of a new 5-story building containing 26 residential units.

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.

**6. Public Hearing: Tier IV Design Review - Griffin on San Pablo Avenue**

Application: PL17-0134  
Applicant: Bavak El Cerrito LLC  
Location: 11048/11060 San Pablo Ave  
APN: 502-411-021  
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 for two 6-story buildings, including a total of 173 residential 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.

**7. Public Hearing: Tier I Design Review – 10300 San Pablo Avenue Revision**

Application: PL18-0176  
Applicant: Lisa Vilhauer, The Little Hill 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 I Design Review of proposed material and color changes to a previous Design Review Board approval of Tier IV Design Review (PL16-0139) of two new residential buildings containing a total of 30 residential units and 2 live-work and containing a total of 32 parking spaces in a combination of surface parking and garages.

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 and 15182.

**8. Staff Communications**

**9. Adjournment**

***Appeals:***

*A decision of the Design Review Board may be appealed to the Planning Commission, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of the applicable appeal fee with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)*

***Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.***