



## AGENDA

### REGULAR MEETING OF THE DESIGN REVIEW BOARD

March 4, 2020 at 7:30 p.m.

**Staff Liaison**  
Sean Moss | (510) 215-4330  
smoss@ci.el-cerrito.ca.us

City Council Chambers, City Hall  
10890 San Pablo Avenue, El Cerrito, CA 94530

**This Meeting Place is Wheelchair Accessible**

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#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Ben Chuaqui; Vice-Chair Wenlin Li; Members Carl Groch, Gyan Singh and John Thompson
2. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
*Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.*
3. **ADOPTION OF MINUTES**  
Adoption of the December 4, 2019 meeting minutes
4. **PUBLIC HEARING: REVISIONS TO ‘GRIFFIN ON SAN PABLO AVENUE’**  
Application: PL20-0010  
Applicant: Bavak El Cerrito LLC  
Location: 11048/11060 San Pablo Avenue  
APN: 502-411-021  
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
Request: Planning Commission consideration of an extension and amendments to a Tier IV Design Review approval. Modifications include: an increase in the number of units, a decrease in the number of parking spaces, building height, and modifications to the elevations and floorplans.  
  
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. **PUBLIC HEARING: 921 KEARNEY STREET TIER IV DESIGN REVIEW**  
Application: PL17-0107  
Applicant: Charles Oewel, 921 Kearney LLC  
Location: 921 Kearney St  
APN: 503-233-032 and 503-233-007  
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 59 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 and 15182.

**6. PUBLIC HEARING: 10290 SAN PABLO AVENUE TIER IV DESIGN REVIEW**

Application: PL19-0007  
Applicant: Toby Long Design  
Location: 10290 San Pablo Avenue  
APN: 503-394-024 and -026  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 54 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 and 15182.

**7. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Sean Moss, at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.