



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

July 1, 2020 at 7:30 p.m.

Staff Liaison

Jeff Ballantine | (510) 215-4330
jballantine@ci.el-cerrito.ca.us

This meeting was held via teleconference.

The meeting will be accessible at
<https://meetingsamer6.webex.com/meet/cityclerk> and
(408) 418-9388 (Access Code 296 024 026) at the date and
time specified above.

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**
No speakers addressed the Board.
3. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Groch/Singh. **Action:** Passed a motion to adopt the March 4, 2020 meeting minutes. **Ayes:** Boardmembers Chuaqui, Groch, Singh, Thompson. **Abstain:** Boardmember Li. **Absent:** None. **Noes:** None
4. **PUBLIC HEARING: 601 LEXINGTON AVENUE DESIGN REVIEW**
Application: PL20-0032
Applicant: Erica Meeks
Location: 601 Lexington Avenue
APN: 503-402-008
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board consideration of a Design Review application for a proposed conversion of a former church and office building into 6 residences, pursuant to Chapter 19.38, ECMC.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.

Senior Planner Jeff Ballantine presented the staff report and answered questions from the Board.

The applicant, Rick Dishnica, and the project architect, Jim Novosel, presented the project and answered questions from the Board.

The public hearing was opened.

There was not any public comment on this item.

The public hearing was closed.

Moved/Second: Boardmember Groch/Singh. **Action:** passed a motion to approve the project with the addition of the following conditions of approval:

1. The applicant shall revise the plans to address the following comments, for review and approval by the Zoning Administrator prior to issuance of a building permit:
 - a. Widen the pathway to Unit 6 and the common open space area for the portion of the pathway adjacent to the trash enclosure.
 - b. Add control joints to stucco on the building exterior.
 - c. Provide stucco or another more refined material than the CMU block that is proposed for the trash enclosure.
 - d. Incorporate the mailbox into the building wall.
 - e. Provide trellises over the sliding doors for the private open space areas for Units 1, 2, and 3.
 - f. Provide additional color variety on building walls in the spaces between the wood designs at the entryway for Unit 1 facing Lexington Avenue and at the entryway for Unit 4 facing Lincoln Avenue.
 - g. Utilize the Guardrail Alternate 1 option with the greenscreen metal mesh, as shown on Sheet L-2 on the plans received by the City on June 24, 2020.

Ayes: Boardmembers Chuaqui, Groch, Li, Singh, Thompson. **Absent:** None. **Noes:** None

5. ADJOURNMENT
9:07 p.m.