



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

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

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

This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Ben Chuaqui; Members Carl Groch, Gyan Singh, and John Thompson. Vice-Chair Wenlin Li had an excused absence.
2. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No speakers addressed the Board.
3. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Groch/Thompson. **Action:** Passed a motion to adopt the December 4, 2019 meeting minutes. **Ayes:** Boardmembers Chuaqui, Groch, Singh, Thompson. **Absent:** Li. **Noes:** None
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.

Planning Manager Sean Moss presented the staff report and answered questions from the Board.

The applicant, Paul Van Konynenburg, and the project architect, Brett Bailey, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:
Howdy Goudy, El Cerrito

The public hearing was closed.

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

1. Prior to issuance of a building permit, the project shall comply with electrical vehicle charging requirements of the City of El Cerrito and the State of California.
2. Prior to submittal of a building permit, the project plans shall be revised to provide access between the bicycle storage area and the bicycle shop, as determined feasible by the Zoning Administrator

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

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.

Planning Manager Sean Moss presented the staff report and answered questions from the Board.

The applicant, Charles Oewel, and the project architect, Jo DeCredico, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Lisa Martinengo, El Cerrito
Chris Hayamizu, 638 Kearney St.
Dan Schulman, El Cerrito
Gina Calicura, 808 Kearney St.

The public hearing was closed.

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

1. Prior to submittal of a building permit, the project plans shall be revised to taper the porch ceiling on the ground floor unit entries at the front of the building.

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

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.

Planning Manager Sean Moss presented the staff report and answered questions from the Board.

The project architect, Toby Long, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Robin Mitchell, El Cerrito
Chris Hayamizu, 638 Kearney St.
Howdy Goudy, El Cerrito

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. Prior to submittal of a building permit, the project plans shall be revised to provide a recess on the northern and southern building elevations where the corridors are located to the greatest extent possible.
2. Prior to submittal of a building permit, the project plans shall be revised to provide more solid balcony railings and the railings shall be in front of the facia.
3. Prior to submittal of a building permit, the project plans shall be revised by lowering the header above the balcony at the top of the building and facing San Pablo Avenue, such that the header aligns with the top of the adjacent windows.
4. Prior to submittal of a building permit, the applicant shall explore increasing the transparency of the first floor of the building that faces Eureka Avenue.

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

7. ADJOURNMENT

10:27 p.m.