



MINUTES

SPECIAL MEETING OF THE DESIGN REVIEW BOARD

November 18, 2020 at 7:30 p.m.

Staff Liaison

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This meeting was held via teleconference.

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Ben Chuaqui; Members Carl Groch, Gyan Singh, and John Thompson. Boardmember Li was absent.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Mayor Pro Tem Quinto provided an update on the City's budget and on the Contra Costa County Health Order regarding COVID.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No speakers addressed the Board.
4. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Groch/Thompson. **Action:** Passed a motion to adopt the September 2, 2020 meeting minutes. **Ayes:** Boardmembers Chuaqui, Groch, Singh, Thompson. **Noes:** None. **Abstain:** None. **Absent:** Li.
5. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Chair Chuaqui indicated that the applicant of 11690 San Pablo Avenue is a client of his architecture firm, Van Meter Williams Pollack, and that he will recuse himself from this item. Member Groch indicated that the applicant of 5730 El Dorado Street is a client of his and that he will recuse himself from this project. Member Thompson disclosed that he previously worked for the architecture firm, Lowney Architecture, that prepared the plans for 11690 San Pablo Avenue but that he is no longer works for this firm and that he does not have conflict of interest on this project.
6. **PUBLIC HEARING: 11690 SAN PABLO AVE. TIER IV DESIGN REVIEW**
Application: PL20-0025
Applicant: Sarah White, Bridge Housing
Location: 11690 San Pablo Avenue
APN: 502-062-031
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Design Review Board consideration of Tier IV Design Review for two alternative projects, pursuant to the San Pablo Avenue Specific Plan. One alternative includes a new 6-story building containing 69 affordable units. The other alternative includes a new 6-story building containing 74 affordable units for seniors. Both alternatives include revisions to a

previously approved project at this location for a new 5-story building containing 67 affordable units.

CEQA: A 2017 Initial Study Checklist for the previously approved project determined that the project was found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Section 15168 and Public Resources Code Section 21166. Per CEQA Guidelines Section 15164, an Addendum to the Initial Study Checklist, determined that the proposed project would not result in new or substantially more adverse significant environmental effects.

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

The applicant, Sarah White, and project architect, Nickolos Gomez, presented the project and answered questions from the Board.

The public hearing was opened.

No comments were provided.

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 make the following revisions to the plans, for review and approval by the Zoning Administrator, prior to issuance of a building permit:
 - a. Relocate the Knott Avenue ground floor entrance to San Pablo Avenue.
 - b. Revise the proposed west elevation to incorporate two main body elements above the ground floor instead of three body elements, with regards to massing. In addition, explore revising the ground floor of the west elevation to have only one color and material.
 - c. Revise the proposed butterfly roof at the northwest corner of the building to a flat or inclined roof and explore incorporating a change in materials and/or colors for the upper couple of feet of the wall for this corner of the building.
 - d. Reduce the depth of the roof eave for the middle portion of the north elevation or delete the overhang entirely from the middle portion, such that the parapet wall is flush with the building wall below.
 - e. Revise the windows on the northwest corner for the fifth and sixth floors, such as combining and/or enlarging some of the windows to more clearly indicate that the interior space is a living room and not bedrooms.
 - f. Move the proposed two bicycle racks at the northwest corner of the building towards the east along Knott Avenue.
 - g. For the Traditional Housing Alternative, to the extent that the project is still able to comply with transparency standards in the San Pablo Avenue Specific Plan, utilize transparent glass for the portion of the Bike Room windows that is approximately 8 feet above the ground and translucent glass for the remaining portion of the windows.

Ayes: Boardmembers Groch, Singh, Thompson. **Noes:** Groch. **Abstain:** Chuaqui. **Absent:** Li.

7. PUBLIC HEARING: 5730 EL DORADO STREET DESIGN REVIEW

Application: PL19-0036
Applicant: Eva Wu and Stanley Wu
Location: 5730 El Dorado Street
APN: 510-045-006
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board consideration of a Design Review application for a proposed new 3,389 square foot triplex and a proposed new 1,646 square foot duplex on a vacant lot, 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, Eva Wu, presented the project and answered questions from the Board.

The public hearing was opened.

No comments were provided.

The public hearing was closed.

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

1. The applicant shall make the following revisions to the plans for review and approval by the Zoning Administrator, prior to issuance of a building permit:
 - a. Increase the size of the window on the front (north) elevation of the ground floor of the triplex building that serves the Study for Unit A.
 - b. Explore adding some windows on the front (north) elevation of the triplex building where the interior stairs are located for Unit A.
 - c. Enhance entrances for both units in the duplex building and for the front unit (Unit A) in the triplex building. For instance, a small roof could be added to Unit A of the triplex building and Unit 1 of the duplex building. The landing and roof for the entrance of Unit 2 of the duplex building could also be enhanced.
 - d. Add more plants in the patio area.
 - e. Specify the proposed color(s) for the fascia boards for both buildings.

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

8. ADJOURNMENT

9:52 p.m.