



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

September 2, 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; Vice-Chair Wenlin Li; Members Carl Groch, Gyan Singh, and John Thompson.
2. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Howdy Goudey addressed the Design Review Board regarding the continued existence of plywood on storefront windows.
3. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Groch/Li. **Action:** Passed a motion to adopt the July 1, 2020 meeting minutes. **Ayes:** Boardmembers Chuaqui, Groch, Li, Singh, Thompson. **Noes:** None. **Abstain:** None. **Absent:** None.
4. **PUBLIC HEARING: 1745 ELM STREET DESIGN REVIEW**
Application: PL20-0047
Applicant: Gary Black
Location: 1745 Elm Street
APN: 502-112-037
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Design Review Board consideration of a Design Review application for a proposed new 4,249 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 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

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

The applicant and project architect, Gary Black, presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Commission:
Andrea Lucas

Howdy Goudey

The public hearing was closed.

Moved/Second: Boardmember Thompson/Li. **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. Align the header height of windows on the ground floor on the front (east) elevation and align doors with a larger door or a transom window along the south elevation.
 - b. Use Cedar in lieu of redwood at exposed siding conditions and window trims.
 - c. On the south elevation, provide vertical random width cedar board over rough sawn redwood plywood around the entrance for Unit 1, similar to the entry design for Unit 2 on this elevation.
 - d. Provide a bumper guard, curb, or other alternative method of protecting the building from a vehicle entering the uncovered parking space for Unit 1.
 - e. Revise the material for the proposed fencing in the front yard and second story guard rails to random width cedar board consistent with the pattern of the cedar board siding on the building.
 - f. Provide windows on the side of the projections for the bay windows.
 - g. Provide a porch and roof overhang on the front (east) elevation adjacent to the dining room door of Unit 1, to create the appearance of a main entrance facing the street. Articulate this entrance with a gate access on the fence.
 - h. Provide a hardscape pathway that connects the covered parking space to an entrance for both units, respectively.

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

5. ADJOURNMENT

9:02 p.m.