



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

December 1, 2021 at 7:30 p.m.

The meeting was held via teleconference.

Staff Liaison

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7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Wenlin Li; Vice-Chair John Thompson; Members Ben Chuaqui, and Gyan Singh. Boardmember Andrea Lucas had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Jane Liu addressed the Board regarding the proposed project at 6501 Fairmount Avenue.
4. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Chuaqui/ Thompson. **Action:** Passed a motion to adopt the November 3, 2021 meeting minutes.
Ayes: Chuaqui, Li, Thompson.
Noes: None.
Abstain: Singh.
Absent: Lucas.
5. **ADOPTION OF THE 2022 REGULAR DESIGN REVIEW BOARD MEETING SCHEDULE**
Moved/Second: Boardmember Chuaqui/ Thompson. **Action:** Passed a motion to adopt the November 3, 2021 meeting minutes.
Ayes: Chuaqui, Li, Singh, Thompson.
Noes: None.
Abstain: None.
Absent: Lucas.
6. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
7. **PUBLIC HEARING: TIER II DESIGN REVIEW OF 6501 FAIRMOUNT AVENUE**
Application: PL21-0006
Applicant: El Cerrito 36 LP
Location: 6501 Fairmount Avenue
APN: 504-140-015
Zoning: TOHIMU
General Plan: TOHIMU

- Request:** Design Review Board consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new approximate 54,462 square-foot, six-story multi-family residential building with a total of 45 dwelling units and approximately 1,841 square feet of ground floor commercial space. Construction will be preceded by demolition of an existing commercial building.
- CEQA:** The project is, pursuant to Government Code Section 65457, exempt from the California Environmental Quality Act (CEQA) as a residential project implementing the San Pablo Avenue Specific Plan (SPASP) and, for which, a Program Environmental Impact Report (EIR) was prepared. The project is also statutorily exempt from CEQA under CEQA Guidelines 15182 (Projects Proximate to Transit).

Consulting Planner Kevin Colin presented the staff report and answered questions from the Board.

Mark Rhoades and Darshan Amrit of the applicant team presented the project and answered questions from the Board.

The public hearing was opened.

The following speakers addressed the Board:

Hanna Knight
Jane Liu
David Murphy
Chaz Hunt
Dirk Foermer
Howdy Goudey

The public hearing was closed.

Moved/Second: Boardmember Li/ Thompson. **Action:** Passed a motion to approve application PL21-0006 with the addition of the following Conditions of Approval:

- All windows shall have aluminum frames. No windows with vinyl frames shall be installed.
- To the extent feasible, additional street trees shall be added to the Fairmount Avenue frontage, subject to City Arborist review and approval. The intent of this condition is to have street trees along the project site frontage be consistent with the existing spacing pattern on Fairmount Avenue.
- Increased transparency shall be added to the façade at the residential entrance on Lexington Avenue, subject to Zoning Administrator review and approval. This may include, but is not limited to, a continuation of the adjacent storefront facing the street corner and Fairmount Avenue.

Ayes: Chuaqui, Li, Singh, Thompson.

Noes: None.

Abstain: None.

Absent: Lucas.

8. PUBLIC HEARING: DESIGN REVIEW OF 1550 REGENCY COURT

Application: PL21-0162
Applicant: Eric Shephard
Location: 1550 Regency Court
APN: 503-130-015
Zoning: RS-10
General Plan: Very Low Density Residential
Request: Design Review Board consideration of Design Review for a new 3,380 square foot single family house.
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.

Assistant Planner Diego Romero presented the staff report and answered questions from the Board.

Eric Shephard, the project architect, presented the project and answered questions from the Board.

The public hearing was opened.

The public hearing was closed.

Moved/Second: Boardmember Chuaqui/Li. **Action:** Passed a motion to approve application PL21-0162 with the addition of the following Conditions of Approval:

- The pilasters shall be removed from the proposed second floor above the main entrance.
- The stone veneer shall be removed from the proposed ground floor retaining wall/planters and another material shall be proposed, possibly stucco. The applicant shall also look at lowering the height of the retaining wall/planters, if feasible.
- The massing of the cornice on the second floor, over the main entrance, shall be reduced.

Ayes: Chuaqui, Li, Singh, Thompson.

Noes: None.

Abstain: None.

Absent: Lucas.

9. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Board regarding Planning Division staffing and upcoming agenda items.

10. ADJOURNMENT

10:52 p.m.