



**Staff Liaison**  
Sean Moss | (510) 215-4330  
smoss@ci.el-cerrito.ca.us

## AGENDA

### REGULAR MEETING OF THE DESIGN REVIEW BOARD

February 1, 2023 at 7:30 p.m.

VIA TELECONFERENCE

<https://us06web.zoom.us/j/89671453430?pwd=ejNqWmxIL2pmWHduMUh3Sm5QeGZWdz09>

**Event ID:** 896 7145 3430 **Passcode:** 436693  
**Or Dial in:** 408-638-0968

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#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Wenlin Li; Vice-Chair Gyan Singh; Members Ben Chuaqui, and Andrea Lucas.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
The City Council Liaison or City staff may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
*Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.*
4. **ADOPTION OF MINUTES**  
Adoption of the May 4, 2022 meeting minutes
5. **ADOPTION OF THE 2023 REGULAR DESIGN REVIEW BOARD MEETING SCHEDULE**  
Adoption of the regular meeting schedule for the 2023 calendar year.
6. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
This time on the agenda is reserved for Design Review Board memers to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.
7. **STAFF COMMUNICATIONS**  
Informational reports on matters of general interest, presented by City staff.
8. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Jeff Ballantine at 510-215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



## MINUTES

### REGULAR MEETING OF THE DESIGN REVIEW BOARD

May 4, 2022 at 7:30 p.m.

The meeting was held via teleconference.

#### Staff Liaison

Sean Moss | (510) 215-4330  
smoss@ci.el-cerrito.ca.us

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#### 7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Members Andrea Lucas, Ben Chuaqui, and Gyan Singh. Boardmember Wenlin Li had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
Councilmember Rudnick updated the Board on the Hillside Festival, the upcoming 4<sup>th</sup> of July event, and on the City Budget.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
No speakers addressed the Board.
4. **ADOPTION OF MINUTES**  
**Moved/Second:** Boardmember Chuaqui/Singh. **Action:** Passed a motion to adopt the April 4, 2022 meeting minutes.  
**Ayes:** Chuaqui, Lucas, Singh.  
**Noes:** None.  
**Abstain:** None.  
**Absent:** Li.
5. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Nothing was reported.
6. **PUBLIC HEARING – 11335 SAN PABLO AVE, 6111 & 6115 POTRERO AVE**  
Application: PL21-0036  
Applicant: Rhoades Planning Group  
Location: 11335 San Pablo Avenue, 6111 & 6115 Potrero Avenue  
APN: 513-327-015, 513-327-018, 513-327-046  
Zoning: Transit-Oriented High Intensity Mixed-Use (TOHIMU)  
General Plan: Transit-Oriented High Intensity Mixed-Use (TOHIMU)  
Request: Design Review Board consideration of Tier IV Design Review for the demolition of an existing commercial building and subsequent construction of a new building containing 63 residential dwelling units and approximately 6,220 square feet of ground floor commercial space.  
CEQA: This project is consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c). The project is also exempt from CEQA pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), under subsection (b) (Projects Proximate to Transit).

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

Buddy Williams presented the project on behalf of the applicant team and answered questions from the Board.

The public hearing was opened.

No speakers addressed the Board.

The public hearing was closed.

**Moved/Second:** Boardmember Singh/Lucas. **Action:** Passed a motion to approve application PL21-00036 with the modifications that the project includes a ground floor cement wingwall on the south side of the patio abutting San Pablo Avenue and a hardscape for pedestrian access to/from each building frontage that is approximately 10-foot wide.

**Ayes:** Chuaqui, Lucas, Singh.

**Noes:** None.

**Abstain:** None.

**Absent:** Li.

**7. STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Board on the Housing Element Update, the San Pablo Avenue Specific Plan Update, and staffing in the Planning Division.

**8. ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

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Wenlin Li, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of May 4, 2022 as approved by the Design Review Board.

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Sean Moss, Staff Liaison



## 2023 Regular Meeting Schedule

City Holiday/Closed  
 Regular Meeting  
**Location:** Via Zoom or in-person at Council Chambers (10890 San Pablo Ave)  
**Meeting Time:** 7:30 p.m.

### Design Review Board

#### JANUARY 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

#### FEBRUARY 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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26	27	28				

#### MARCH 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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#### APRIL 2023

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#### MAY 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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#### JUNE 2023

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#### JULY 2023

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#### AUGUST 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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#### SEPTEMBER 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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#### OCTOBER 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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#### NOVEMBER 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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#### DECEMBER 2023

Sun	Mon	Tue	Wed	Thur	Fri	Sat
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