



Community Development Department

# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, May 17, 2017**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

**Roll Call** - Chair: Carla Hansen; Commissioners: Brendan Bloom, Kevin Colin, Michael Iswalt, Andrea Lucas, Leslie Mendez and Lisa Motoyama.

### 1. Comments from the Public

Bill Kuhlman, of 6404 Lagunitas Avenue, spoke about the condition of the property at 1715 Elm Street and requested that the Planning Commission ask City staff to initiate code enforcement and evaluate if the property owner was in breach of the approved development agreement for the property.

### 2. Approval of Minutes

Motion to approve the December 21, 2016 minutes: Lucas, 2<sup>nd</sup>: Bloom

Vote:

Ayes: Bloom, Hansen, Iswalt, Lucas

Noes: None

Abstain: Colin, Mendez, Motoyama

Absent: None

Motion to approve the April 29, 2017 minutes: Bloom, 2<sup>nd</sup>: Motoyama

Vote:

Ayes: Hansen, Bloom, Colin, Lucas, Motoyama

Noes: None

Abstain: Iswalt, Mendez

Absent: None

### 3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

### 4. Public Hearing – Creekside Walk Tentative Subdivision Map

Application: PL16-0156

Applicant: Derek Baak

Location: El Cerrito Plaza

### COMMUNICATION ACCESS INFORMATION

*To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Sean Moss, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.*

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APN: 504-170-022  
Zoning: Transit-Oriented Higher-Intensity Mixed Use  
General Plan: Transit-Oriented Higher-Intensity Mixed Use  
Request: Planning Commission consideration of a Tentative Subdivision Map for a one-lot subdivision for condominium purposes of a 128-unit multi-family residential project. (ECMC Chapter 18.12 Subdivision Ordinance)  
CEQA: Certified Final Environmental Impact Report

Senior Planner, Noel M. Ibalio reported that the applicant requested a continuance to further review the conditions of approval.

Motion to continue the project to the June meeting: Lucas, 2<sup>nd</sup>: Colin  
Ayes: Bloom, Colin, Hansen, Iswalt, Lucas, Mendez, Motoyama  
Noes: None  
Abstain: None  
Absent: None

**5. Public Hearing – 2332 Alva Avenue Variance**

Application: PL17-0024  
Applicant: Bill McLaughlin  
APN: 500-430-016  
Location: 2332 Alva Avenue  
Zoning: RS-5 (Single-family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Variance to the rear setback (Section 19.06.030, Table 19-06 B. of the ECMC) and a Variance to develop on a sub-standard size lot (Section 19.06.030 B. 2. of the ECMC)  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction.

Senior Planner, Noel M. Ibalio, presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:  
Hector Solorzano, 6418 Lagunitas Ave  
Bill Kuhlman, 6404 Lagunitas Ave

The public hearing was closed.

Motion to approve the project with the following condition of approval:

*Prior to issuance of a building permit, and upon consent of the property owner at 6418 Lagunitas Avenue, the applicant shall submit a report by a certified arborist that assesses the project's impacts on the tree(s) located on property, near the shared border of the subject site. The report shall include the number of trees assessed, the species, the state of the trees and identify preservation measures for both during and after construction, as applicable. All preservation measures shall be clearly shown on the building permit plans to the satisfaction of the Zoning Administrator.*

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Motion: Bloom; 2nd: Colin

Ayes: Bloom, Colin, Iswalt, Hansen, Lucas, Mendez, Motoyama.

Noes: None

Abstain: None

Absent: None

**6. Staff Communications**

Staff informed the Commission that the City Council conducted the first reading of the revised Accessory Dwelling Unit ordinance and had adopted the Commission's recommendation to eliminate parking requirements for accessory dwellings.

**7. Adjournment**

8:45 p.m.