



Community Development Department

# AGENDA

## SPECIAL MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, July 12, 2017**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

### **This Meeting Place Is Wheelchair Accessible**

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

**1. Comments from the Public**

*(Each speaker is limited to a maximum of 3 minutes.)*

**2. Approval of Minutes**

Approval of the June 14, 2017 meeting minutes.

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

This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

**4. Public Hearing – Mayfair Project**

Application: PL16-0168

Applicants: Adhi Nagraj, Bridge Housing; and  
Kevin Brown, Holliday Development

Location: 11600 and 11690 San Pablo Avenue and 1925 Kearney Street

APN: 502-062-029, 502-062-028 and 502-062-003

Zoning: Transit-Oriented Higher-Intensity Mixed Use

General Plan: Transit-Oriented Higher-Intensity Mixed Use

Request: Planning Commission consideration of Tier IV Design Review for a new mixed-use development project to be constructed within two buildings:  
Five story north building is proposed to include 67 affordable multiple family dwelling units.

Six story south building is proposed to include 156 multiple family dwelling units and 8,894 square feet of commercial space.

### **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.*

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330  
E-mail: smoss@ci.el-cerrito.ca.us

The project also includes 150 vehicle parking spaces 348 bicycle parking spaces, 8,893 square feet of commercial square footage, and 21,877 square feet of open space.

A Use Permit for alcohol will also be required for a proposed café use.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

**5. Public Hearing – 10300 San Pablo Avenue**

Application: PL16-0139

Applicant: Mike Branagh, Winfield Development, LLC

Location: 10300 San Pablo Avenue

APN: 503-392-028

Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

Request: Planning Commission consideration of Tier IV Design Review for two residential buildings containing a total of 30 residential units and 2 live-work units and containing a total of 32 parking spaces in a combination of surface parking and garages.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

**6. Staff Communications**

**7. Adjournment**

***Appeals:***

*A decision of the Planning Commission may be appealed to the City Council, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$363 with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)*

***Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.***