



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, April 17, 2019
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Leslie Mendez; Commissioners: Brendan Bloom, Greg Crump, Erin Gillett, Carla Hansen, Andrea Lucas, and Joy Navarrete.

1. Comments from the Public

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

2. Approval of Minutes

Approval of the March 20, 2019 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: Appeal of Polaris Apartments (formerly Baxter Creek Apartments) Tier II Design Review Approval

Application: PL17-0028

Appellant: Sara Dudley of Adams, Broadwell, Joseph & Cardozo on behalf of El Cerrito Residents for Responsible Development

Applicant: Charles Oewel

Location: 11965 San Pablo Avenue

APN: 513-340-059

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Request: Planning Commission consideration of an appeal of the Design Review Board's approval of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 8-story building containing 144 residential units pursuant to the California Density Bonus Law (Government Code Sections 65915 – 65918).

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.

5. Public Hearing: Revised Tentative Subdivision Map – 10192 San Pablo Avenue

Application: PL18-0068
Applicant: Lisa Vilhauer, Branagh Land, Inc.
Location: 10192 San Pablo Avenue
APN: 504-012-036 and -037
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Request Planning Commission consideration of a revised Tentative Subdivision Map for a project containing a total of 26 residential units (ECMC Chapter 18.12 Tentative Map).
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. Public Hearing: Tier IV Design Review – 10919 San Pablo Avenue

Application: PL17-0112
Applicant: Toby Long, Toby Long Design
Location: 10919 San Pablo Avenue
APN: 509-120-015
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, pursuant to the San Pablo Avenue Specific Plan, for a new mixed-use development project consisting of a 90-unit apartment building with 2,998 square feet of ground floor commercial space and 71 parking spaces.
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.

7. Public Hearing: Conditional Use Permit and Variances – 1431 Scott Street

Application: PL18-0163
Applicant: Cody Fornari
Location: 1431 Scott Street
APN: 502-330-008
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a proposed new single family residence that requires Variances for a reduced rear yard setback and reduced covered parking and a Conditional Use Permit for exceeding building envelope requirements due to a constrained site with a storm drain easement (Chapter 19.36 and Chapter 19.34, 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.

8. Staff Communications

9. 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 the applicable appeal fee 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.