



**Staff Liaison**  
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## AGENDA

### REGULAR MEETING OF THE PLANNING COMMISSION

**December 18, 2019 at 7:30 p.m.**

City Council Chambers, El Cerrito City Hall  
10890 San Pablo Avenue  
El Cerrito, CA 94530

**This Meeting Place is Wheelchair Accessible**

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

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, Carla Hansen and Joy Navarrete
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, 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**  
Approval of the November 20, 2019 meeting minutes.
5. **ADOPTION OF MEETING SCHEDULE**  
Adoption of the 2020 regular meeting schedule.
6. **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
7. **PUBLIC HEARING: 921 KEARNEY STREET TIER IV DESIGN REVIEW**  
Application: PL17-0107  
Applicant: Charles Oewel, 921 Kearney LLC  
Location: 921 Kearney St  
APN: 503-233-032 and 503-233-007  
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 5-story building containing 71 residential units.  
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 and 15182.

**8. PUBLIC HEARING: 617 EVERETT STREET CONDITIONAL USE PERMIT**

Application: PL19-0123  
Applicant: Patrick Lam  
Location: 617 Everett Street  
APN: 503-422-005  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit to allow an addition to a single-family house to exceed the daylight planes at both side setbacks (19.06.030.D.3, ECMC).  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

**9. PUBLIC HEARING: 10290 SAN PABLO AVENUE TIER IV DESIGN REVIEW**

Application: PL19-0007  
Applicant: Toby Long Design  
Location: 10290 San Pablo Avenue  
APN: 503-394-024 and -026  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 55 residential units.  
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 and 15182.

**10. PUBLIC HEARING: 806 BALRA DRIVE CONDITIONAL USE PERMIT**

Application: PL19-0155  
Applicant: Norman LaForce and Amber Evans  
Location: 806 Balra Drive  
APN: 503-311-031-2  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of a legal nonconforming use (a duplex) by an additional 180 square feet within a structure that does not conform to the development standards (19.27.060.C, ECMC). The Planning Commission previously granted a Conditional Use Permit to expand said duplex by 125 square feet on July 17, 2019.  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

**11. STAFF COMMUNICATIONS**

Informational reports on matters of general interest, presented by City staff.

## 12. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss 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.