



Staff Liaison
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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

May 20, 2020 at 7:30 p.m.

This meeting will be held via teleconference.

The meeting will be accessible at <https://meetingsamer6.webex.com/meet/cityclerk> and (408) 418-9388 (Access Code 296 024 026) at the date and time specified above.

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, 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 April 15, 2020 meeting minutes.
5. **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
6. **PUBLIC HEARING: 7 SANTA FE AVENUE VARIANCE AND USE PERMIT**
Application: PL20-0014
Applicant: Erick Mikiten, AIA
Location: 7 Santa Fe Avenue
APN: 504-283-012
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Variance for reduced rear setback and Conditional Use Permits to allow an exception to the main building envelope and to extend a structure with a nonconforming side setback to allow a proposed two-story addition to the rear of an existing two-story single family house (Chapter 19.36 and Chapter 19.34, ECMC)
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

7. PUBLIC HEARING: 601 LEXINGTON AVENUE CONDITIONAL USE PERMITS

Application: PL20-0032
Applicant: Erica Meeks
Location: 601 Lexington Avenue
APN: 503-402-008
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Planning Commission consideration of Conditional Use Permits for a reduction of the required off-street parking; making substantial alterations to a nonconforming structure; an exception to buffer yard requirements; and an exception to retaining wall height requirements to allow the conversion of a former church and office building into 6 residences (Chapters 19.06, 19.24, 19.25, and 19.27, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.

8. PUBLIC HEARING: INCLUSIONARY ZONING ORDINANCE AMENDMENTS

Applicant: City of El Cerrito
Location: Citywide
Request: Planning Commission consideration of a recommendation to City Council of adoption of amendments to Chapter 19.30: Inclusionary Zoning of the El Cerrito Municipal Code.
CEQA: This action is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061 (b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Any project that would implement inclusionary housing being constructed would be subject to its own review under the California Environmental Quality Act.

9. STAFF COMMUNICATIONS

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

10. 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.