



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, November 18, 2015
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Kevin Colin, Michael Iswalt, Andrea Lucas, and Tim Pine. Commissioner Bill Kuhlman had an excused absence. Commissioner Lisa Motoyama arrived at 7:38 p.m.

1. Comments from the Public

Councilmember Quinto updated the Commission regarding the minimum wage ordinance.

2. Approval of Minutes

Motion to approve the September 16, 2015 meeting minutes: Pine, 2nd: Lucas.

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas, Pine.

Noes: None.

Abstain: None.

Absent: Kuhlman, Motoyama.

Approval of the August 19, 2015 and October 21, 2015 meeting minutes were continued to a future meeting due to a lack of a quorum.

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing - 5918 Fern Street

Application: PL15-0106

Applicant: Diane and Asa Drew

Location: 5918 Fern Street

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

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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Request: Planning Commission consideration of a Conditional Use Permit to allow a fourth bedroom in a house with non-conforming parking (one-car garage), Section 19.27.505, ECMC

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

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

The project architect, Italo Calpestri, addressed the Commission and answered questions.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow a fourth bedroom in a house with non-conforming parking (one-car garage) at 5918 Fern Street: Lucas, 2nd: Colin.

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas, Motoyama, Pine.

Noes: None.

Abstain: None.

Absent: Kuhlman.

5. Public Hearing - Urban Greening Plan

Applicant: City of El Cerrito

Location: Citywide

Zoning: Varies

General Plan: Varies

Request: Consideration by the Planning Commission of the Draft Urban Greening Plan and related Mitigated Negative Declaration. The proposed action is the recommendation of the Plan and CEQA document to the City Council.

CEQA: Mitigated Negative Declaration

Community Development Director, Melanie Mintz, presented the staff report and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to recommend adoption of the Urban Greening Plan and approval of the corresponding Mitigated Negative Declaration with the following modifications:

- Emphasize need for additional tot lots/play areas closer to San Pablo Avenue and near multifamily housing.
- In planting of public trees, consider appropriate placement to unnecessarily block key views from open spaces.
- Consider Alternative 2 of the Lower Fairmount Avenue Focus Area as the preferred alternative.

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- Add development of wildlife corridors to Plan.

Motion: Lucas, 2nd: Pine.

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas, Motoyama, Pine.

Noes: None.

Abstain: None.

Absent: Kuhlman.

6. Staff Communications

Staff updated the Commission regarding a possible upcoming community meeting regarding short-term rentals.

7. Adjournment

9:04 p.m.