



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, October 19, 2016
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Commissioners: Brendan Bloom, Michael Iswalt, Bill Kuhlman, Andrea Lucas, and Lisa Motoyama. Commissioners Carla Hansen and Kevin Colin had excused absences.

1. Comments from the Public

Howdy Goudey of 635 Elm St encouraged the Planning Commission to include inclusionary housing, just cause for eviction, and second unit ordinances on their work plan.

2. Approval of Minutes

Suspended

3. Commissioner Communication/Conflict of Interest Disclosure

Commissioner Bloom reported that he spoke to the applicants for the 534 Albemarle Avenue and El Dorado Townhomes projects, but did not discuss the projects.

4. Public Hearing – Brown Residence

Application: PL16-0107

Applicant: Mathew Brown

Location: 534 Albemarle Street

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow for a second unit that is larger than forty percent of the square footage of the main house (ECMC Section 19.20.190.D.1), a second unit that does not meet the minimum parking requirement (ECMC Section 19.24.140) and new habitable space exceeding 2,000 square feet total for a dwelling with a one-car garage (ECMC Section 19.27.050 C. 2. a. 1. A.).

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

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

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

The applicant, Mathew Brown, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow for a second unit that is larger than forty percent of the square footage of the main house (ECMC Section 19.20.190.D.1), a second unit that does not meet the minimum parking requirement (ECMC Section 19.24.140) and new habitable space exceeding 2,000 square feet total for a dwelling with a one-car garage (ECMC Section 19.27.050.C.2.a.1.A.): Lucas, 2nd: Bloom

Vote:

Ayes: Bloom, Iswalt, Kuhlman, Lucas, Motoyama

Noes: None

Abstain: None

Absent: Hansen, Colin

5. Public Hearing- El Dorado Townhomes Parking Reduction

Application: PL16-0129

Applicant: Urban Community Partners

Location: 5802, 5808 and 5828 El Dorado Street

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow a parking reduction of 6 parking spaces for 29 townhome condominium units (19.24.050, ECMC) and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units (Accessory Living Units) (19.20.190.H, ECMC).

CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

Development Services Manager, Margaret Kavanaugh-Lynch, presented the staff report and answered questions from the Commission.

The applicant, Keith McCoy, addressed the Commission and answered questions.

The public hearing was opened.

The following speakers addressed the Commission:

Dan Hardy, El Cerrito

Howdy Goudey, 635 Elm St

The public hearing was closed.

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Motion to approve a Conditional Use Permit to allow a parking reduction of 6 parking spaces for 29 townhome condominium units (19.24.050, ECMC) and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units (Accessory Living Units) (19.20.190.H, ECMC): Iswalt, 2nd: Bloom.

Vote:

Ayes: Bloom, Iswalt, Kuhlman, Lucas, Motoyama

Noes: None

Abstain: None

Absent: Hansen, Colin

6. Staff Communications

Staff updated the Commission about planning projects in the pipeline.

7. Adjournment

9:00 p.m.