



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, February 15, 2017
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

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

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Approval of the December 21, 2016 meeting minutes was continued to the next meeting due to a lack of a quorum.

Motion to approve the January 18, 2017 meeting minutes: Bloom, 2nd: Lucas.

Vote:

Ayes: Bloom, Colin, Hansen, Lucas

Noes: None

Abstain: None

Absent: Iswalt, Motoyama

3. Commissioner Communication/Conflict of Interest Disclosure

No disclosures or conflicts of interest were reported.

4. Public Hearing – El Dorado Townhomes Design Review Appeal

Application: PL14-0171

Applicant: Urban Community Partners

Location: 5802, 5808 and 5828 El Dorado Street

APN: 510-037-001, -002, -027, and -028

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Planning Commission consideration of an appeal of the Design Review Board's Design Review approval of a project that includes 29 townhomes and three accessory living units in three separate buildings.

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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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.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Commission.

The appellant, Howdy Goudey, presented the appeal and answered questions from the Commission.

The project architect, Peter Stackpole, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Robin Mitchell, 635 Elm St

The public hearing was closed.

Motion to deny the appeal and grant Design Review approval to the project: Colin, 2nd: Bloom.
Vote:

Ayes: Bloom, Colin, Hansen, Lucas

Noes: None

Abstain: None

Absent: Iswalt, Motoyama

5. General Plan Annual Progress Reports

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code. The purpose of this item is to review the reports for calendar years 2015 and 2016.

Senior Planner, Sean Moss, presented the staff report and answered questions from the Commission.

The public comment period was opened.

The following speakers addressed the Commission:
Howdy Goudey, 635 Elm St

The public comment period was closed.

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Motion to recommend submitting the 2015 and 2016 General Plan Annual Progress Reports to the Governor’s Office of Planning and Research and the Department of Housing and Community Development: Bloom, 2nd: Colin.

Vote:

Ayes: Bloom, Colin, Hansen, Lucas

Noes: None

Abstain: None

Absent: Iswalt, Motoyama

6. Staff Communications

Staff updated the Commission regarding the Eden Housing project, and the Commission’s work plan.

7. Adjournment

9:24 p.m.