



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, July 19, 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, Michael Iswalt, Andrea Lucas, Leslie Mendez and Lisa Motoyama.

1. Election of Chair and Vice Chair

2. Council/Staff Liaison Announcements and Reports

Staff and/or Councilmember Quinto may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

3. Comments from the Public

(Each speaker is limited to a maximum of 3 minutes.)

4. Approval of Minutes

Approval of the June 14, 2017 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 – 10300 San Pablo Avenue

This item was continued from the July 12, 2017 meeting.

Application: PL16-0139

Applicant: Mike Branagh, Winfield Development, LLC

Location: 10300 San Pablo Avenue

APN: 503-392-028

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 for two residential buildings containing a total of 30 residential units and 2 live-work

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

units and containing a total of 32 parking spaces in a combination of surface parking and garages.

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(c) and 15182.

7. Public Hearing: 2332 Alva Ave. – Conditional Use Permits to construct retaining walls that exceed six feet in height and are separated by less than four feet.

Application: PL17-0024

Applicant: Bill McLaughlin

APN: 00-430-016

Location: 2332 Alva Avenue

Zoning: RS-5 (Single-family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of Conditional Use Permits to construct retaining walls that exceed six feet in height and are separated by less than four feet (Section 19.06.030 – TABLE 19.06-G of the ECMC)

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction.

8. Affordable Housing Strategy

Applicant: City of El Cerrito

Location: Citywide

Request: Planning Commission review of affordable housing tools and a possible recommendation to the City Council to advance the Affordable Housing Strategy.

CEQA: The proposed action is not a project subject to the California Environmental Quality Act.

9. Staff Communications

10. Adjournment

Appeals:

A decision of the Planning Commission may be appealed to the City Council, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$363 with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.