



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, September 20, 2017
El Cerrito City Hall

City Council Chambers
10890 San Pablo Avenue, El Cerrito

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

1. Comments from the Public

No comments were given.

2. Approval of Minutes

Motion to approve the August 16, 2017 minutes: Mendez, 2nd: Bloom.

Vote:

Ayes: Bloom, Colin, Motoyama, Mendez, Lucas

Noes: None

Abstain: None

Absent: Hansen, Iswalt

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

The meeting was reordered from the order on the agenda.

4. Public Hearing – 622 Clayton Avenue

Application: PL17-0104

Applicant: Leverett Smith and Gretchen Peterson

Location: 622 Clayton Avenue

APN: 503-440-023

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow for an addition of a library (which meets the size requirements of a bedroom pursuant to Section 19.47.020, Bedroom, of the El Cerrito Municipal Code) and bathroom to a single family dwelling unit over 2,000 square feet with a one-car attached garage (El Cerrito Municipal Code 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.

Elizabeth Dunn, contract planner; presented the staff report and answered questions from the Commission.

The public hearing was opened.

The applicant gave a brief presentation and answered questions.

The public hearing was closed.

Motion to approve the Conditional Use Permit to allow for an addition of a library (which meets the size requirements of a bedroom pursuant to Section 19.47.020, Bedroom, of the El Cerrito Municipal Code) and bathroom to a single family dwelling unit over 2,000 square feet with a one-car attached garage: Colin, 2nd: Bloom

Vote:

Ayes: Bloom, Colin, Mendez, Motoyama

Noes: None

Abstain: None

Absent: Hansen, Iswalt

In compliance with municipal code, it was noted that Commissioner Lucas resides within three hundred feet of the location of next application and therefore was precluded from hearing it. She recused herself and left the meeting.

5. Public Hearing – 7471 Seaview Place

Application: PL17-0098

Applicant: Judy Nutting Massler

Location: 7471 Seaview Place

APN: 503-182-001

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to legalize an existing elevated backyard deck that is 6 feet from the rear property line.

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

Elizabeth Dunn, contract planner; presented the case and answered questions from the Commission.

The public hearing was opened.

The applicant gave a brief presentation and answered questions.

The public hearing was closed.

The Planning Commission added the following conditions of approval:

Motion to approve the Conditional Use Permit to legalize an existing elevated backyard deck that is 6 feet from the rear property line: Colin, 2nd: Bloom

Vote:

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Ayes: Bloom, Colin, Mendez, Motoyama
Noes: None
Abstain: None
Absent: Hansen, Iswalt, Lucas

6. Staff Communications

Nothing was reported.

7. Adjournment

9:20 p.m.