



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, February 21, 2018

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

### **This Meeting Place Is Wheelchair Accessible**

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

#### **1. Comments from the Public**

No comments were received from the public.

#### **2. Approval of Minutes**

Motion to approve the January 17, 2018 meeting minutes: Bloom, 2nd: Mendez.

Vote:

Ayes: Bloom, Colin, Hansen, Lucas, Mendez, Motoyama

Noes: None

Abstain: Iswalt

Absent: None

#### **3. Commissioner Communication/Conflict of Interest Disclosure**

Nothing was reported.

#### **4. Public Hearing – 937 Liberty Street**

Application: PL17-0179

Applicant: Nancy Kalter-Dills

Location: 937 Liberty Street

APN: 503-243-004

Zoning: RM (Multi Family Residential)

General Plan: High Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow a second story addition for a four-bedroom house with non-conforming parking of a one-car attached garage (19.27.050C.2.a.1.A, ECMC).

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.*

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Consulting Planner, Elizabeth Dunn, presented the staff report and answered questions from the Commission.

The project architect, Nancy Kalter-Dills, presented 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 a second story addition for a four-bedroom house with non-conforming parking of a one-car attached garage: Bloom, 2nd: Hansen

Vote:

Ayes: Bloom, Colin, Hansen, Lucas, Motoyama, Mendez

Noes: None

Abstain: None

Absent: Iswalt

**5. Public Hearing – 10810 San Pablo Avenue**

Application: PL16-0119

Applicant: Mauricio De la Pena, Trachtenberg Architects

Location: 10810 San Pablo Avenue

APN: 503-010-015

Zoning: Transit Oriented Mixed Use Mid Intensity (TOMIMU)

General Plan: Transit Oriented Mixed Use Mid Intensity (TOMIMU)

Request: Planning Commission consideration of a Tier IV Design Review Approval of a four story residential building containing a total of 40 units, and 32 new garaged parking spaces. Rooftop open space is proposed on the Kearney Street elevation.

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.

Consulting Planner, Elizabeth Dunn, presented the staff report and answered questions from the Commission. Development Services Manager also responded to questions from the Commission.

The project architect, Mauricio de La Pena, presented the project and answered questions from the Commission. Kasey Stevens, project developer, provided information about the TDM issue, and answered questions from the Commission.

The public hearing was reopened.

The following speakers addressed the Commission:

Howdy Goudey, 635 Elm Street, El Cerrito

Robin Mitchell, 635 Elm Street, El Cerrito

The public hearing was closed.

Motion to approve a Tier IV design review approval for a new four story residential building containing 40 units, and 32 garaged parking spaces. Finding #4 was revised to reflect a more project specific public benefit consisting of using the \$75,000 to pay for five (5) new bike racks along San Pablo Avenue, and the balance towards the improvement of Centennial Park. A new Condition of Approval will be added to reflect the language of revised Finding #4. Condition of Approval #12 was revised to strike the second sentence. Condition of Approval #14 was revised to reflect that prior to the issuance of a building permit, the City and Applicant/Developer shall enter into a Memorandum of Understanding (MOU) discussing the type, amount, and how the transit passes (Clipper Cards) will be distributed to the current and future tenants of the Village campus apartment development. The Applicant/Developer shall deposit the \$50,000 for the Clipper Cards into an escrow account that is controlled by the City. Yearly compliance and reporting shall be required by the Applicant/Developer on the use and distribution of the Clipper Cards.

Motion: Colin, 2nd: Lucas

Vote:

Ayes: Bloom, Colin, Hansen, Iswalt, Lucas, Mendez, Motoyama

Noes: None

Abstain: None

Absent: None

## **6. General Plan Annual Progress Report**

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 report for calendar year 2017.

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

Motion to recommend that the City Council receive and file the 2017 General Plan Annual Progress Report: Motoyama, 2nd: Iswalt

Vote:

Ayes: Bloom, Colin, Hansen, Iswalt, Lucas, Mendez, Motoyama

Noes: None

Abstain: None

Absent: None

## **7. Staff Communications**

Staff updated the Commission regarding upcoming meetings and agenda items.

## **8. Adjournment**

9:45