



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, April 18, 2018

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Kevin Colin; Commissioners: Brendan Bloom, Greg Crump, Carla Hansen, Andrea Lucas, Leslie Mendez, and Joy Navarrete.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the March 21, 2018 meeting minutes: Hansen; Second: Crump.

Vote:

Ayes: Bloom, Colin, Crump, Hansen, Lucas, Navarrete

Noes: None

Abstain: Mendez

Absent: None

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing – Inclusionary Zoning Ordinance

Applicant: City of El Cerrito

Location: City-wide

Request: Planning Commission consideration for recommendation to City Council of Inclusionary Zoning Ordinance to provide affordable housing opportunities for the residents of El Cerrito.

CEQA: This action is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061 (b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Any project that would implement inclusionary housing being

COMMUNICATION ACCESS INFORMATION

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constructed would be subject to its own review under the California Environmental Quality Act.

Affordable Housing Analyst Aissia Ashoori presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Robin Mitchell, 635 Elm St
Howdy Goudey, 635 Elm St
Steve Barton, 1237 King Dr
Jeff Levin, 7771 Stockton Ave

The public hearing was closed.

Motion to recommend, to the City Council, adoption of the Inclusionary Zoning Ordinance, with the following changes:

- Strike Section 19.30.040 H: On-site inclusionary housing incentives.
- Section 19.30.040 J.3 - Standards for Inclusionary Units: Change from “may have different interior finishes” to “shall have the same interior finishes.”
- Section 19.30.060 A.1 - Continuing affordability and occupancy: Change affordability term from 45 (for-sale) and 55 (rental) years to Life of the Project.
- Section 19.30.040 L.3: Change “...may be appealed to the City Council.” to “...may be appealed to the Planning Commission.”
- Section 19.30.040 L.9: Staff should consider establishing the fee amount for the ongoing program administration and monitoring of units at this time.

Motion: Mendez; Second: Hansen

Vote:

Ayes: Bloom, Colin, Crump, Hansen, Lucas, Mendez, Navarrete

Noes: None

Abstain: None

Absent: None

5. Staff Communications

Staff updated the Commission on new Planning and Building Fees and upcoming agenda items.

6. Adjournment

9:31 p.m.