



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**

**Wednesday, April 17, 2019**

**El Cerrito City Hall**

Council Chambers

10890 San Pablo Avenue, El Cerrito

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

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

**1. Comments from the Public**

No comments were received.

**2. Approval of Minutes**

Motion to approve the March 20, 2019 meeting minutes: Hansen; second: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: None

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

Commissioner Navarrete disclosed that Toby Long was the architect for her home, but this did not constitute a conflict of interest. She also disclosed that she was contacted by neighbors of the project at 1431 Scott Street and visited their home.

Chair Mendez noted that she had met with Mark Rhoades, the applicant's representative for the Polaris project.

### **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](mailto:smoss@ci.el-cerrito.ca.us)

**4. Public Hearing: Appeal of Polaris Apartments (formerly Baxter Creek Apartments) Tier II Design Review Approval**

Application: PL17-0028  
Appellant: Sara Dudley of Adams, Broadwell, Joseph & Cardozo on behalf of El Cerrito Residents for Responsible Development  
Applicant: Charles Oewel  
Location: 11965 San Pablo Avenue  
APN: 513-340-059  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Planning Commission consideration of an appeal of the Design Review Board's approval of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 8-story building containing 144 residential units pursuant to the California Density Bonus Law (Government Code Sections 65915 – 65918).

Acting Planning Manager, Sean Moss presented the staff report and answered questions from the Commission.

The appellant, Sara Dudley presented the appeal.

Mark Rhoades and Joe DeCredico, representing the applicant, presented the project and answered questions from the Commission.

The appellant, Sara Dudley offered a rebuttal.

The public hearing was opened.

The following speakers addressed the Commission:

Gene Gauge, Richmond  
Dustin Link, El Sobrante  
Matthew Warhol  
Jesse Perales  
Howdy Goudey, El Cerrito

The public hearing was closed.

Motion to deny the appeal and approve Tier II Design Review pursuant to the San Pablo Avenue Specific Plan, for a new 8-story building containing 144 residential units pursuant to the California Density Bonus Law: Bloom; second: Hansen.

Vote:

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

Noes: None

Abstain: None

Absent: None

**5. Public Hearing: Revised Tentative Subdivision Map – 10192 San Pablo Avenue**

Application: PL18-0068  
Applicant: Lisa Vilhauer, Branagh Land, Inc.  
Location: 10192 San Pablo Avenue  
APN: 504-012-036 and -037  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Request Planning Commission consideration of a revised Tentative Subdivision Map for a project containing a total of 26 residential units (ECMC Chapter 18.12 Tentative Map).  
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, Carla Violet presented the staff report.

The applicant, Lisa Vilhauer presented the project.

The public hearing was opened.

The following speakers addressed the Commission:  
Yohance Edwards, El Cerrito

The public hearing was closed.

Motion to approve Tentative Subdivision Map for a project containing a total of 26 residential units: Navarrete; second: Mendez.

Vote:

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

Noes: None

Abstain: None

Absent: None

Commissioner Gillett left the meeting.

**6. Public Hearing: Conditional Use Permit and Variances – 1431 Scott Street**

Application: PL18-0163  
Applicant: Cody Fornari  
Location: 1431 Scott Street  
APN: 502-330-008  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a proposed new single family residence that requires Variances for a reduced rear yard setback and reduced covered parking and a Conditional Use Permit for exceeding building envelope

requirements due to a constrained site with a storm drain easement (Chapter 19.36 and Chapter 19.34, ECMC)  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Associate Planner, Jeff Ballantine presented the staff report and answered questions from the Commission.

The applicant, Cody Fornari presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Greg Visineau  
Flossie Lewis  
Corwin Guana, 1461 Navellier St.  
Steven Lind, 1429 Scott St.  
Brianna Lind, 1439 Scott St.  
Maia Bazjanac, 1461 Scott St.  
Sblend Sblendario  
Kevin Guana, 1461 Scott St

The public hearing was closed.

Motion to continue the item to May 15, 2019: Mendez; second: Lucas.

Vote:

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

Noes: None

Abstain: None

Absent: Gillett

**7. Public Hearing: Tier IV Design Review – 10919 San Pablo Avenue**

Application: PL17-0112  
Applicant: Toby Long, Toby Long Design  
Location: 10919 San Pablo Avenue  
APN: 509-120-015  
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, pursuant to the San Pablo Avenue Specific Plan, for a new mixed-use development project consisting of a 90-unit apartment building with 2,998 square feet of ground floor commercial space and 71 parking spaces.  
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, Carla Violet presented the staff report and answered questions from the Commission

The applicant, Toby Long presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:  
Howdy Goudey, El Cerrito

The public hearing was closed.

Motion to continue the item to May 15, 2019: Bloom; second: Mendez.

Vote:

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

Noes: None

Abstain: None

Absent: Gillett

**8. Staff Communications**

Nothing was reported.

**9. Adjournment**

12:25 a.m.