



**MINUTES  
REGULAR MEETING  
OF THE  
PLANNING COMMISSION**

**7:30 p.m.  
Wednesday, June 19, 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**

Ann Hotta of 639 Lexington Avenue addressed the Commission regarding the project at 10290 San Pablo Avenue.

Kathy Cesa of 640 Lexington Avenue addressed the Commission regarding the project at 10290 San Pablo Avenue.

**2. Approval of Minutes**

Motion to approve the May 15, 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**

Commissioners Lucas and Mendez notes that they had met with neighbors of the project at 1431 Scott Street. Commissioner Gillett noted that she exchanged emails with neighbors of the project at 1431 Scott Street.

**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

**4. Continued Public Hearing: Variances and Conditional Use Permit – 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:

Brianna Lind, 1429 Scott St  
Maia Bazjanac, 1461 Navellier St  
Unidentified Speaker  
Flossie Lewis  
Kevin Gauna, 1461 Navellier St

The public hearing was closed.

Motion to approve the project with an additional condition that a notice of limitation on the property be recorded with the with the Contra Costa County Clerk-Recorder's Office that indicates that the windows proposed as obscured shall be made of reeded glass or other similar obscured material: Mendez; second: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: None

**5. Public Hearing: Appeal of 921 Kearney Street Tier II Design Review**

Application: PL17-0107  
Applicant/Appellant: Charles Oewel, 921 Kearney LLC  
Location: 921 Kearney St  
APN: 503-233-032 and 503-233-007  
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

City of El Cerrito  
Planning Commission Meeting Minutes

Request: Planning Commission consideration of an appeal of the Design Review Board denial of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 69 residential units.

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 and 15182.

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

The applicant, Charles Oewel, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

- Howdy Goudey, El Cerrito
- Robin Mitchell, El Cerrito
- Michael Ely, 907 Kearney St
- Jack (no last name given)

The public hearing was closed.

Motion to continue the project to a date uncertain: Crump; second: Lucas.

Vote:

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

Noes: None

Abstain: None

Absent: None

**6. Staff Communications**

Staff updated the Commission on the appeal of the Polaris project and the update to the San Pablo avenue Specific Plan.

**7. Adjournment**

10:20 p.m.