



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

November 20, 2019 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

Staff Liaison

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This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE REGULAR MEETING Chair Mendez called the meeting to order at 7:30 p.m.

1. **ROLL CALL** – Present: Chair Leslie Mendez; Vice-Chair Andrea Lucas; Commissioners Erin Gillett, Carla Hansen, and Joy Navarrete. Commissioners Brendan Bloom and Greg Crump had excused absences.
2. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Councilmember Quinto updated the Commission regarding Measure H, the El Cerrito Plaza BART project, the City Council reorganization, and the holiday lights at El Cerrito Plaza.
3. **APPROVAL OF MINUTES**
Moved/Second: Commissioner Lucas/Hansen. **Action:** Passed a motion to adopt the September 18, 2019 meeting minutes. **Ayes:** Commissioners Gillett, Hansen, Lucas, Mendez, Navarrete. **Noes:** None
4. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
5. **PUBLIC HEARING: 7952 TERRACE DRIVE PARCEL MAP**
Application: PL17-0095
Applicant: Tom Zhang
Location: 7952 Terrace Drive
APN: 505-243-021
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of tentative parcel map to subdivide lot into two lots and an exception to Title 18 of the City's Municipal Code for minor subdivisions in which frontage on a public street is not provided for all parcels (18.32.050, ECMC).

CEQA: An Initial Study/Mitigated Negative Declaration (IS/MND) was adopted in 2004 for a tentative parcel map at 7952 Terrace

Drive. Per CEQA Guidelines Section 15164, an Addendum to the IS/MND determined that the proposed project would not result in new or substantially more adverse significant effects nor would it require new mitigation measures not identified in the 2004 IS/MND.

Presentations: Senior Planner Jeff Ballantine presented the staff report. The applicant, Tom Zhang, presented the project.

Public Hearing: Chair Mendez opened the public hearing.

Speakers:

Paul Pinney
Tom Madison
Howdy Goudey
Tom Zhang

Moved/Second: Commissioner Mendez/Navarrete. **Action:** Passed a motion to recommend approval of a tentative parcel map to subdivide lot into two lots and an exception to Title 18 of the City's Municipal Code for minor subdivisions in which frontage on a public street is not provided for all parcels, with the addition of a condition of approval requiring a limitation of restriction for maintenance of a fire truck turn around. **Ayes:** Commissioners Gillett, Hansen, Lucas, Mendez, Navarrete. **Noes:** None

6. PUBLIC HEARING: 921 KEARNEY STREET TIER IV DESIGN REVIEW

Application: PL17-0107
Applicant: Charles Oewel, 921 Kearney LLC
Location: 921 Kearney Street
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)
Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 71 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.

Presentations: Planning Manager Sean Moss presented the staff report. The applicant, Charles Oewel, and the project architect, Joe DeCredico, presented the project.

Public Hearing: Chair Mendez opened the public hearing.

Speakers:

Gina Calacura
Howdy Goudey

Jason Martinez
Lisa Martinengo

Moved/Second: Commissioner Mendez/Hansen. **Action:** Passed a motion to continue the item to a date uncertain. **Ayes:** Commissioners Gillett, Hansen, Mendez, Navarrete. **Noes:** Lucas.

7. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission regarding new State housing legislation, and the promotion of Jeff Ballantine to Senior Planner.

8. ADJOURNMENT

Chair Mendez adjourned the meeting at 10:19 p.m.