



Staff Liaison
Sean Moss | 510.215.4330
smoss@ci.el-cerrito.ca.us

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

February 17, 2021 at 7:30 p.m.

VIA TELECONFERENCE

<https://elcerrito.webex.com/elcerrito/j.php?MTID=m3689440235346a924a852cd4bbfdee49>

Event ID: 146 621 5149

Event Password: Planning

Or Join by Phone: 1-408-418-9388

Access code: 146 621 5149

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, Daniel Hamilton and Joy Navarrete
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
4. **ADOPTION OF MINUTES**
Approval of the December 16, 2020 meeting minutes.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item
6. **PUBLIC HEARING: 7824 EUREKA AVENUE CONDITIONAL USE PERMIT**
Application: PL20-0125
Applicant: Sunny Gao
Location: 7824 Eureka Avenue
APN: 504-403-011
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for expansion of a nonconforming single-family house (Chapter 19.27 and Chapter 19.34, ECMC). The single-family house is legally nonconforming because it contains one covered parking space. The proposed project

includes a three-story addition above and to the rear of an existing two-story house, resulting in more than three bedrooms.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

7. PUBLIC HEARING: 832 EVERETT STREET CONDITIONAL USE PERMIT

Application: PL20-0138

Applicant: Mehdi Arfa

Location: 832 Everett Street

APN: 503-255-024

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a proposed two-story addition to rear of an existing two-story single family house that requires a Conditional Use Permit for exceeding building envelope requirements (Chapter 19.34, ECMC).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

8. STAFF COMMUNICATIONS

Informational reports on matters of general interest, presented by City staff.

9. OUTGOING COMMISSIONER RECOGNITION

Consideration of a resolution to thank Commissioner Andrea Lucas for her service to the City.

10. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection.