



THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT
DEPARTMENT

Staff Liaison

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MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

December 18, 2019 at 7:30 p.m.

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

This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Greg Crump, Erin Gillett, and Joy Navarrete. Commissioner Brendan Bloom had an excused absence. Commissioner Carla Hansen arrived at 7:55 p.m.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Councilmember Fadelli updated the Commission regarding solid waste management, regulations for Accessory Dwelling units, and the City's budget.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Alton Chinn addressed the Commission regarding mixture of unit sizes in approved and proposed projects.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioner Mendez/Navarrete. **Action:** Passed a motion to adopt the November 20, 2019 meeting minutes. **Ayes:** Commissioners Crump, Gillett, Lucas, Mendez, Navarrete. **Noes:** None
5. **ADOPTION OF MEETING SCHEDULE**
Moved/Second: Commissioner Crump/Lucas. **Action:** Passed a motion to adopt the 2020 regular meeting schedule. **Ayes:** Commissioners Crump, Gillett, Lucas, Mendez, Navarrete. **Noes:** None
6. **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
7. **PUBLIC HEARING: 806 BALRA DRIVE CONDITIONAL USE PERMIT**
Application: PL19-0155
Applicant: Norman LaForce and Amber Evans
Location: 806 Balra Drive
APN: 503-311-031-2
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of an amendment to a Conditional Use Permit to allow an expansion of a legal nonconforming use (a

duplex) by an additional 180 square feet within a structure that does not conform to the development standards (19.27.060.C, ECMC). The Planning Commission previously granted a Conditional Use Permit to expand said duplex by 125 square feet on July 17, 2019.

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

Planning Manager Sean Moss presented the staff report.

The applicant, Norman LaForce, presented the project.

The public hearing was opened.

No speakers addressed the Commission

The public hearing was closed.

Moved/Second: Commissioner Crump/Lucas. **Action:** Passed a motion to approve an amendment to a Conditional Use Permit to allow an expansion of a legal nonconforming use (a duplex) by an additional 180 square feet at 806 Balra Drive. **Ayes:** Commissioners Crump, Gillett, Lucas, Mendez, Navarrete. **Noes:** None

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

Application: PL17-0107
Applicant: 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)
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.

Planning Manager Sean Moss presented the staff report.

The public hearing was opened.

Moved/Second: Commissioner Mendez/Navarrete. **Action:** Passed a motion to continue the item to the January 15, 2020 meeting. **Ayes:** Commissioners Crump, Gillett, Lucas, Mendez, Navarrete. **Noes:** None

9. PUBLIC HEARING: 617 EVERETT STREET CONDITIONAL USE PERMIT

Application: PL19-0123
Applicant: Patrick Lam
Location: 617 Everett Street
APN: 503-422-005
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow an addition to a single-family house to exceed the daylight planes at both side setbacks (19.06.030.D.3, ECMC).

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

Consulting Planner Emilio Balingit presented the staff report.

The applicant, Patrick Lam, presented the project.

The public hearing was opened.

The following speakers addressed the Commission:

Patrick Wilson, 615 Everett St

Amy Wilson

Howdy Goudey

The public hearing was closed.

Moved/Second: Commissioner Mendez/Crump. **Action:** Passed a motion to approve a Conditional Use Permit to allow an addition to a single-family house to exceed the daylight planes at both side setbacks at 617 Everett Street, with the addition of conditions of approval to require clerestory windows on the south elevation of the bedroom and opaque windows that only tilt open from the top in the bathroom. **Ayes:** Commissioners Crump, Gillett, Hansen, Lucas, Mendez, Navarrete. **Noes:** None

10. PUBLIC HEARING: 10290 SAN PABLO AVENUE TIER IV DESIGN REVIEW

Application: PL19-0007

Applicant: Toby Long Design

Location: 10290 San Pablo Avenue

APN: 503-394-024 and -026

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 55 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.

Senior Planner Jeff Ballantine presented the staff report.

The project developers, Aaron Vitale and Brian Baniqued, and the applicant, Toby Long, presented the project.

The public hearing was opened.

The following speakers addressed the Commission:

Sherry Norris, 6360 Eureka Ave

Kathy Cesa, 640 Lexington St

Alton Chinn, 639 Lexington St

Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioner Lucas/Mendez. **Action:** Passed a motion to continue the item to the January 15, 2020 meeting. **Ayes:** Commissioners Crump, Hansen, Lucas, Mendez. **Noes:** Commissioners Gillett, Navarrete.

11. STAFF COMMUNICATIONS

Staff updated the Commission regarding upcoming agenda items, regulations for accessory dwelling units, the City's SB 2 grant application, and the posting of an Assistant or Associate Planner position.

12. ADJOURNMENT

10:36 p.m.