



THE CITY OF  
**EL CERRITO**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**Staff Liaison**

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## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION

January 15, 2020 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**

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#### 8:42 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Members Brendan Bloom, Greg Crump, and Carla Hansen. Andrea Lucas, Erin Gillett, and Joy Navarrete had excused absences.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
Ann Hotta addressed the Commission regarding the project at 10290 San Pablo Avenue and traffic on Eureka.  
  
Thad Smith addressed the Commission regarding construction at 10300 San Pablo Avenue.  
  
Alton Chinn addressed the Commission regarding improvements at intersections affected by development.
4. **ADOPTION OF MINUTES**  
**Moved/Second:** Commissioner Mendez/Hansen. **Action:** Passed a motion to adopt the December 18, 2019 meeting minutes. **Ayes:** Commissioners Bloon, Crump, Hansen, Mendez. **Noes:** None
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Commissioner Bloom noted that he has a conversation with the applicant of the project at 921 Kearney street which was not related to the project.
6. **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 59 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

The public hearing was closed.

**Moved/Second:** Commissioner Mendez/Bloom. **Action:** Passed a motion to approve Tier IV Design Review for a project containing 59 residential units located at 921 Kearney Street. **Ayes:** Commissioners Bloom, Crump, Hansen, Mendez. **Noes:** None

#### 7. **STUDY SESSION: ACCESSORY DWELLING UNIT ORDINANCE**

Applicant: City of El Cerrito

Location: City-wide

Request: Planning Commission study session regarding Zoning Text Amendments for Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulations.

CEQA: Pursuant to CEQA Guidelines Section 15282(h), the adoption of an ordinance regarding accessory dwelling units in a single-family or multifamily residential zone by a city to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code is statutorily exempt from the requirements of CEQA.

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

The public hearing was opened.

The following speakers addressed the Commission:  
Joe DeCredico  
Howdy Goudey  
Robin Mitchell

The public hearing was closed.

#### 8. **STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Commission regarding upcoming agenda items and the hiring process for a Assistant or Associate Planner.

#### 9. **ADJOURNMENT**

9:39 p.m.