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MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION

February 6, 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

7:30 p.m. CONVENE SPECIAL MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, and Joy Navarrete. Commissioner Carla Hansen had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Alton Chinn addressed the Commission regarding the mixture of units within approved projects.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioner Bloom/Mendez. **Action:** Passed a motion to adopt the January 15, 2020 meeting minutes. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Mendez. **Noes:** None. **Abstain:** Lucas
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
6. **PUBLIC HEARING: REVISIONS TO ‘GRIFFIN ON SAN PABLO AVENUE’**
Application: PL20-0010
Applicant: Bavak El Cerrito LLC
Location: 11048/11060 San Pablo Avenue
APN: 502-411-021
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of an extension and amendments to a Tier IV Design Review approval. Modifications include: an increase in the number of units, a decrease in the number of parking spaces, building height, and modifications to the elevations and floorplans.
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, Paul Van Konynenburg, and the project architect, Brett Bailey, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Unidentified speaker

The public hearing was closed.

Moved/Second: Commissioner Bloom/Mendez. **Action:** Passed a motion to approve amendments to and an extension of the Tier IV Design Review approval for 'Griffin on San Pablo Avenue'. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Lucas, Mendez. **Noes:** None.

7. 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 and answered questions from the Commission.

The applicant, Toby Long, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Unidentified speaker
Ann Hotta, Lexington Ave
Westley, 640 Kearney St
Donald Queen, 648 Kearney St
Forrest, Kearney St
Steve Goldman, 644 Kearney St
Margrit Cavenecia, 557 Kearney St
Chris Hayamizu, 638 Kearney
Alton Chinn
Unidentified speaker

The public hearing was closed.

Moved/Second: Commissioner Navarrete/Crump. **Action:** Passed a motion to approve Tier IV Design Review for a new 5-story building containing 54 residential units at 10290 San Pablo Ave. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Lucas, Mendez. **Noes:** None.

8. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the commission regarding upcoming agenda items, the RFQ for a project at the El Cerrito Plaza BART station, and staffing in the Planning Division.

9. ADJOURNMENT

9:35p.m.