



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

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

April 15, 2020 at 7:30 p.m.

This meeting was held via teleconference.

The meeting was accessible at <https://meetingsamer6.webex.com/meet/cityclerk> and (408) 418-9388 (Access Code 296 024 026) at the date and time specified above.

7:30 p.m. CONVENE SPECIAL MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Members Brendan Bloom, Greg Crump, Erin Gillett, and Joy Navarrete. Commissioner Andrea Lucas had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No Comments were received.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioner Mendez/Bloom. **Action:** Passed a motion to adopt the February 6, 2020 meeting minutes. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Mendez. **Noes:** None. **Abstain:** None.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Commissioner Andrea Lucas received an excused absence for this meeting. Andrea Lucas is the applicant for the public hearing item for 956 Sea View Drive Parcel Map. Andrea Lucas participated only during this public hearing item as the applicant and did not participate in the meeting as a Planning Commissioner nor take part in any Planning Commission actions.
6. **PUBLIC HEARING: 7 SANTA FE AVENUE VARIANCE AND USE PERMIT**
Application: PL20-0014
Applicant: Erick Mikiten, AIA
Location: 7 Santa Fe Avenue
APN: 504-283-012
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Variance for reduced rear setback and a Conditional Use Permit for exceeding building envelope requirements to allow a proposed two-story addition to the rear of an existing two-story single family house (Chapter 19.36 and 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.

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

The project architect, Erick Mikiten, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Diane Switzer, 14 San Carlos Avenue

Jim Feeley, 12 San Carlos Avenue

Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioner Bloom/Navarete. **Action:** Passed a motion to continue the item to the May 20, 2020 meeting. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Mendez. **Noes:** None.

7. **PUBLIC HEARING: 956 SEA VIEW DRIVE TENTATIVE PARCEL MAP**

Application: PL17-0180

Applicant: Andrea Lucas and Tobin Kendrick

Location: 956 Sea View Drive

APN: 505-221-040

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a recommendation for 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 minimum frontage on a public street is not provided for all parcels (18.32.050, ECMC).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15315 of the CEQA Guidelines, Class 15: Minor Land Divisions.

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

The applicant, Andrea Lucas, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Athan Magganas, 933-941 Shevlin Drive

Peter Magganas, 933-941 Shevlin Drive

Kristos Magganas, 933-941 Shevlin Drive

Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioner Crump/Bloom. **Action:** Passed a motion to recommend City Council 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 minimum

frontage on a public street is not provided for all parcels at 956 Sea View Drive. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Mendez. **Noes:** None.

8. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the commission regarding the City's General Plan Annual Progress Report; City operations during the Contra Costa County Shelter in Place Order; and the City's budget.

9. ADJOURNMENT

9:55p.m.