



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

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

May 20, 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 REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, and Joy Navarrete
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Councilmember Fadelli updated the Commission on the City Council's approval of the 956 Seaview Parcel Map, the City's budget.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No comments were received.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioner Mendez/Crump. **Action:** Passed a motion to adopt the April 15, 2020 meeting minutes. **Ayes:** Commissioners Bloom, Crump, Gillett, Lucas, Navarrete, Mendez. **Noes:** None. **Abstain:** None.
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: 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 Conditional Use Permits to allow an exception to the main building envelope and to extend a structure with a nonconforming side setback 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 applicant Erick Mikiten, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Diane Switzer, El Cerrito
Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioner Lucas/Bloom. **Action:** Passed a motion to adopt Conditional Use Permits to allow an exception to the main building envelope and to extend a structure with a nonconforming side setback to allow a proposed two-story addition to the rear of an existing two-story single family house at 7 Santa Fe Avenue. **Ayes:** Commissioners Bloom, Crump, Gillett, Lucas, Navarrete, Mendez. **Noes:** None. **Abstain:** None.

7. PUBLIC HEARING: 601 LEXINGTON AVENUE CONDITIONAL USE PERMITS

Application: PL20-0032
Applicant: Erica Meeks
Location: 601 Lexington Avenue
APN: 503-402-008
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Planning Commission consideration of Conditional Use Permits for a reduction of the required off-street parking; making substantial alterations to a nonconforming structure; an exception to buffer yard requirements; and an exception to retaining wall height requirements to allow the conversion of a former church and office building into 6 residences (Chapters 19.06, 19.24, 19.25, and 19.27, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.

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

The project Architect Jim Novosel, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioner Mendez/Lucas. **Action:** Passed a motion to adopt Conditional Use Permits for a reduction of the required off-street parking; making

substantial alterations to a nonconforming structure; an exception to buffer yard requirements; and an exception to retaining wall height requirements to allow the conversion of a former church and office building into 6 residences at 601 Lexington Avenue, with the addition of the following conditions of approval:

1. The applicant shall propose a large tree on the rear yard of 602 Kearney Street of species, size, and location to be reviewed and approved by the Zoning Administrator and the property owner of 602 Kearney Street prior to issuance of a building permit. The tree shall be planted prior to issuance of a certificate of occupancy at the applicant's expense.
2. The applicant shall ensure that the project site does not create glare impacts to adjacent neighbors for review and approval by the Zoning Administrator prior to issuance of a certificate of occupancy.
3. The Planning Commission recommends the applicant propose a direct access connection between Unit 1 and the private open space for Unit 1 through the south wall of Unit 1, prior to Design Review Board approval.
4. The Planning Commission recommends the applicant propose alternatives to the turf in the common open space area and the lawn in the private open spaces, prior to Design Review Board approval.

Ayes: Commissioners Bloom, Crump, Gillett, Lucas, Navarrete, Mendez. **Noes:** None. **Abstain:** None.

8. **PUBLIC HEARING: INCLUSIONARY ZONING ORDINANCE AMENDMENTS**

Applicant: City of El Cerrito

Location: Citywide

Request: Planning Commission consideration of a recommendation to City Council of adoption of amendments to Chapter 19.30: Inclusionary Zoning of the El Cerrito Municipal Code.

CEQA: This action is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061 (b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Any project that would implement inclusionary housing being constructed would be subject to its own review under the California Environmental Quality Act.

Planning Manager Sean Moss and Community Development Director Melanie Mintz presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Howdy Goudey, El Cerrito

Paul Van Konyneburg

The public hearing was closed.

Moved/Second: Commissioner Mendez/Navarrete. **Action:** Passed a motion to adopt a resolution recommending that the City Council adopt amendments to Chapter 19.30: Inclusionary Zoning of the El Cerrito Municipal Code. **Ayes:** Commissioners Bloom, Crump, Gillett, Lucas, Navarrete, Mendez. **Noes:** None. **Abstain:** None.

- 9. STAFF COMMUNICATIONS**
Staff answered questions from the Commission.
- 10. ADJOURNMENT**
10:30 p.m.