



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

October 21, 2020 at 7:30 p.m.

This meeting was held via teleconference.

Staff Liaison

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7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, and Erin Gillett. Commissioner Joy Navarrete had an unexcused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Councilmember Fadelli updated the Commission on the City's budget
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 June 17, 2020 meeting minutes. **Ayes:** Commissioners Bloom, Crump, Gillett, Lucas, Mendez. **Noes:** None. **Absent:** Navarrete.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Commissioner Lucas reported that she had met virtually with the applicant of the Mayfair Bridge project and with City staff to discuss the proposed mews and landscaping for the project.
6. **PUBLIC HEARING: MAYFAIR BRIDGE HOUSING TIER IV DESIGN REVIEW**
Application: PL20-0025
Applicant: Sarah White, Bridge Housing
Location: 11690 San Pablo Avenue
APN: 502-062-031
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 for two alternative projects, pursuant to the San Pablo Avenue Specific Plan. One alternative includes a new 6-story building containing 69 affordable units. The other alternative includes a new 6-story building containing 74 affordable units for seniors. Both alternatives include revisions to a previously approved project at this location for a new 5-story building containing 67 affordable units.
CEQA: A 2017 Initial Study Checklist for the previously approved project determined that the project was found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific

Plan, pursuant to CEQA Guidelines Section 15168 and Public Resources Code Section 21166. Per CEQA Guidelines Section 15164, an Addendum to the Initial Study Checklist, determined that the proposed project would not result in new or substantially more adverse significant environmental effects.

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

The applicants, Sarah White and Nick Gomez, 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 Crump/Gillett. **Action:** Passed a motion to adopt a resolution granting Tier IV Design Review approval for the construction of a new building containing either 69 affordable residential units or 74 affordable residential units at 11690 San Pablo Avenue.

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

7. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission regarding the San Pablo Avenue Specific Plan update, the recruitment process for an Assistant Planner, and the RFQ process for development of the El Cerrito Plaza BART Station.

8. ADJOURNMENT

9:02 p.m.