



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

February 17, 2021 at 7:30 p.m.

This meeting was held via teleconference.

Staff Liaison

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

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Erin Gillett, Daniel Hamilton, and Joy Navarrete. Commissioner Greg Crump had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
City Councilmember Lisa Motoyoma provided an update on the City's budget.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Howdy Goudey provided public comment regarding greenhouse gas emissions thresholds of significance for the San Pablo Avenue Specific Plan (SPASP) Environmental Impact Report (EIR) update.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioner Mendez/Lucas. **Action:** Passed a motion to adopt the December 16, 2020 meeting minutes. **Ayes:** Commissioners Bloom, Gillett, Hamilton, Lucas, Mendez, Navarrete. **Absent:** Crump
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported
6. **PUBLIC HEARING: 7824 EUREKA AVENUE CONDITIONAL USE PERMIT**
Application: PL20-0125
Applicant: Sunny Gao
Location: 7824 Eureka Avenue
APN: 504-403-011
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for expansion of a nonconforming single-family house (Chapter 19.27 and Chapter 19.34, ECMC). The single-family house is legally nonconforming because it contains one covered parking space. The proposed project includes a three-story addition above and to the rear of an existing two-story house, resulting in more than three bedrooms.

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 public hearing was opened.

The following speakers addressed the Commission:
Andreas Kathol, 7828 Eureka Avenue
Bryan Pirtle, 7824 Eureka Avenue

The public hearing was closed.

Moved/Second: Commissioner Lucas/Hamilton. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow the expansion of a single-family house with nonconforming covered parking resulting in more than three bedrooms at 7824 Eureka Avenue.

Ayes: Commissioners Bloom, Gillett, Hamilton, Lucas, Navarrete. **Noes:** Mendez. **Absent:** Crump.

7. PUBLIC HEARING: 832 EVERETT STREET CONDITIONAL USE PERMIT

Application: PL20-0138
Applicant: Mehdi Arfa
Location: 832 Everett Street
APN: 503-255-024
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a proposed two-story addition to rear of an existing two-story single family house that requires a Conditional Use Permit for exceeding building envelope requirements (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 public hearing was opened.

The following speakers addressed the Commission:
Shauna Falvey
Colin Sutton
Susan Wong
Charles Rockey
Stephanie Barbic

The public hearing was closed.

Moved/Second: Commissioner Gillett/Hamilton. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow an exception to the building envelope requirements for a two-story addition to the rear of an existing two-story single family house at 832 Everett Street, with the addition of the following condition of approval:

The applicant shall construct a 6 foot tall fence on the southern property line that separates the houses of 832 Everett Street and 828 Everett Street prior to issuance of a certificate of occupancy. The applicant shall obtain approval for a Fence Clearance from the Planning Division prior to constructing the fence.

Ayes: Commissioners Bloom, Gillett, Hamilton, Lucas, Mendez Navarrete.

Absent: Crump.

8. STAFF COMMUNICATIONS

Planning Manager Sean Moss provided an update on a March 31, 2021 joint study session with the Planning Commission and Design Review Board for the San Pablo Avenue Specific Plan update

9. ADJOURNMENT

9:40 p.m.

DRAFT