



## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION

March 17, 2021 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; Members Brendan Bloom, Greg Crump, Erin Gillett, Daniel Hamilton, Linda Klein, and Joy Navarrete.
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/Navarrete. **Action:** Passed a motion to adopt the February 17, 2021 meeting minutes. **Ayes:** Commissioners Bloom, Gillett, Hamilton, Klein, Mendez, Navarrete. **Abstain:** Crump
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Commissioner Gillett indicated that she visited the backyard of 1045 Leneve Place in order to see the fence at 8701 Don Carol Boulevard.
6. **PUBLIC HEARING: 929 SHEVLIN DRIVE CUP & AUP**  
Application: PL21-0003  
Applicant: Han Li  
Location: 929 Shevlin Drive  
APN: 505-221-024  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit to allow an extension of an exterior wall on the north side of an existing single-family house along an existing nonconforming side setback (19.27.050.B, ECMC) and an Administrative Use Permit to allow a new carport located in the front half of the property (19.06.030.N, 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.

No comments were provided.

The public hearing was closed.

**Moved/Second:** Commissioner Crump/Bloom. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow an extension of an exterior wall on the north side of an existing single-family house along an existing nonconforming side setback and an Administrative Use Permit to allow a new carport located in the front half of the property.

**Ayes:** Commissioners Bloom, Crump, Gillett, Hamilton, Klein, Mendez, Navarette. **Noes:** None.

**7. PUBLIC HEARING: 8701 DON CAROL DRIVE CONDITIONAL USE PERMIT**

Application: PL20-0119  
Applicant: Kelda Gragg & Mark Choi  
Location: 8701 Don Carol Drive  
APN: 505-322-031  
Zoning: RS-10 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit for a proposed fence to the rear of an existing two-story house which exceeds 6 feet in height (19.06.030.U, ECMC). The fence is proposed to be a maximum of 8 feet tall.  
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, Kelda Gragg, provided comments on the application.

The public hearing was opened.

The following speakers addressed the Commission:

Marie Arbeiter  
Jason Arbeiter  
Michelle Radcliffe  
Bryan Valmonte  
Elsa Morse  
Lawrence Radcliffe  
Kennith Berniker  
Bertrand Pellegrin  
Kelda Gragg  
Drew  
Susan Cherwin  
Sharon Gragg

The public hearing was closed.

**Moved/Second:** Commissioner Mendez/Bloom. **Action:** Passed a motion to adopt a resolution denying a Conditional Use Permit for a proposed fence to the rear of an existing two-story house which exceeds 6 feet in height.

**Ayes:** Commissioners Bloom, Gillett, Hamilton, Klein, Mendez, Navarette.

**Abstain:** 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**

9:12 p.m.