



## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION

April 21, 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. **ELECTION OF CHAIR AND VICE CHAIR**  
**Moved/Second:** Commissioner Gillett/Bloom. **Action:** Passed a motion to elect Daniel Hamilton as the Chair. **Ayes:** Commissioners Bloom, Crump, Gillett, Hamilton, Klein, Mendez, Navarrete. **Noes:** None.  
**Moved/Second:** Commissioner Bloom/Navarrete. **Action:** Passed a motion to elect Leslie Mendez as the Vice Chair. **Ayes:** Commissioners Bloom, Crump, Gillett, Hamilton, Klein, Mendez, Navarrete. **Noes:** None.
3. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**  
Nothing was reported
4. **ORAL COMMUNICATIONS FROM THE PUBLIC**  
Cordell Hindler addressed the Commission regarding a desire for a new spa in El Cerrito. Howdy Goudey addressed the Commission regarding the plywood covering the windows of Ace Hardware for a year.
5. **ADOPTION OF MINUTES**  
**Moved/Second:** Commissioner Mendez/Bloom. **Action:** Passed a motion to adopt the March 17, 2021 meeting minutes. **Ayes:** Commissioners Bloom, Gillett, Hamilton, Klein, Mendez, Navarrete, Crump. **Noes:** None.
6. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**  
Commissioner Bloom indicated that he has worked with Branagh Development in the past, who provided public comment regarding the proposed inclusionary Zoning Ordinance amendment.
7. **PUBLIC HEARING: 1815 ELM STREET CONDITIONAL USE PERMIT**  
Application: PL21-0009  
Applicant: Rodrigo Gomes  
Location: 1815 Elm Street  
APN: 502-030-014  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of a single-family house which exceeds the building envelope requirements and for expanding a nonconforming side setback (ECMC Section 19.06.030.D and Section 19.27.050.B).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:  
Cordell Hindler

The public hearing was closed.

**Moved/Second:** Commissioner Mendez/Bloom. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow an expansion of a single-family house which exceeds the building envelope requirements and for expanding a nonconforming side setback.

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

#### 8. PUBLIC HEARING: INCLUSIONARY ZONING ORDINANCE AMENDMENT

Applicant: City of El Cerrito  
Location: City-wide  
Request: Planning Commission consideration of a recommendation to City Council of adoption of amendments to the Inclusionary Zoning Ordinance (Chapter 19.30, ECMC).

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

Housing Analyst Aissia Ashoori presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:  
Cordell Hindler  
Howdy Goudey

The public hearing was closed.

**Moved/Second:** Commissioner Klein/Bloom. **Action:** Passed a motion to recommend City Council of adoption of amendments to the Inclusionary Zoning Ordinance with additional language to the proposed ordinance clarifying that any additional information

reviewed by the City Manager is with regards to the economic impact of the COVID-19 pandemic on the project or information regarding the project schedule and delays in the project.

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

**9. STAFF COMMUNICATIONS**

Planning Manager Sean Moss provided an update on the San Pablo Avenue Specific Plan update and efforts of the Neighborhood Preservation Officer to address encampments on private properties.

**10. ADJOURNMENT**

8:48 p.m.