



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

July 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 Daniel Hamilton; Members Erin Gillett, Leslie Mendez, Linda Klein, and Joy Navarrete. Commissioners Greg Crump and Brendan Bloom had excused absences.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Community Development Director Melanie Mintz addressed the Commission regarding a joint study session with the City Council on 8/17 about the BART TOD project.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Cordell Hindler addressed the Commission regarding creating a spa in El Cerrito
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioners Hamilton, Navarrete. **Action:** Passed a motion to adopt the June 16, 2021 meeting minutes. **Ayes:** Commissioners Gillett, Hamilton, Klein, Navarrete. **Absent:** Commissioners Bloom, Crump. **Abstained:** Commissioner Mendez.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported
6. **PUBLIC HEARING: 1301 EVERETT SREET CONDITIONAL USE PERMIT**
Application: PL21-0132
Applicant: Cecil Lee
Location: 1301 Everett Street
APN: 502-450-014
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a proposed two-story addition to a 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.

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/Klein. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow a second story addition of a single-family house which exceeds the building envelope requirements.

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

7. PUBLIC HEARING: 409 NORVELL STREET CONDITIONAL USE PERMIT

Application: PL21-0106
Applicant: Frederick Hyer
Location: 409 Norvell Street
APN: 504-111-011
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a proposed two-story addition to a 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:
Cordell Hindler

The public hearing was closed.

Moved/Second: Commissioner Mendez/Navarette. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow a two-story addition of a single-family house which exceeds the building envelope requirements.

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

8. PUBLIC HEARING: 1564 MADERA CIRCLE CONDITIONAL USE PERMIT

Application: PL21-0047
Applicant: Jacopo Montalenti
Location: 1564 Madera Circle
APN: 505-470-005
Zoning: RS-10 (Single Family Residential)
General Plan: Very Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow a second curb cut on the property and an Administrative Use Permit for a detached garage that is located in front half of the property, for a proposed

new single-family house (Chapter 19.34, and Section 19.06.030.L, ECMC).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New construction or conversion of small structures.

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 Hamilton/Navarrette. **Action:** Passed a motion to adopt a resolution granting a Conditional Use Permit to allow a second curb cut on the property and an Administrative Use Permit for a detached garage that is located in front half of the property, for a proposed new single-family house with the condition that the applicant must coordinate with West Contra Costa Unified School District (WCCUSD) for any fencing on the shared property line.

Ayes: Commissioners Gillett, Hamilton, Klein, Mendez, Navarrette. **Absent:** Commissioners Bloom, Crump.

9. STAFF COMMUNICATIONS

10. ADJOURNMENT
8:45pm