Roll Call - Chair: Carla Hansen; Commissioners: Brendan Bloom, Michael Iswalt, Bill Kuhlman, and Andrea Lucas. Commissioners Kevin Colin and Lisa Motoyama had excused absences.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Motion to approve the October 19, 2016 meeting minutes: Lucas, 2nd: Bloom.
   Vote:
   Ayes: Bloom, Iswalt, Kuhlman, Lucas
   Noes: None
   Abstain: Hansen
   Absent: Colin, Motoyama

3. Commissioner Communication/Conflict of Interest Disclosure
   Commissioner Kuhlman reported that he has visited the site of the 7302 Gladys Avenue project.

4. Public Hearing - 7302 Gladys Addition Conditional Use Permit
   Application: PL16-0108
   Applicant: Heather Sanders-Jacob
   Location: 7302 Gladys Avenue
   Zoning: RS-5 (Single Family Residential)
   Gen. Plan: Low Density Residential
   Request: Planning Commission consideration of a Conditional Use Permit to allow an addition to an existing single family home which is nonconforming with regard to the amount of required parking spaces, (the property contains no off-street covered parking) pursuant to Section 19.27.050 of the El Cerrito Municipal Code.
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

COMMUNICATION ACCESS INFORMATION
To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Sean Moss, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

10890 San Pablo Avenue, El Cerrito, CA 94530  Tel: (510) 215-4330
E-mail: smoss@ci.el-cerrito.ca.us
Senior Planner, Sean Moss, presented the staff report and answered questions from the Commission.

The applicant, Heather Sanders-Jacob, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to adopt a Conditional Use Permit to allow an addition to an existing single family home which is nonconforming with regard to the amount of required parking spaces: Lucas, 2nd: Bloom.

Vote:
Ayes: Bloom, Hansen, Iswalt, Kuhlman, Lucas
Noes: None
Abstain: None
Absent: Colin, Motoyama

5. Staff Communications
Staff updated the Commission regarding the upcoming Crab Feed and Lunar New Year events.

6. Adjournment
8:03 p.m.