MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, April 19, 2017
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Brendan Bloom, Kevin Colin, Andrea Lucas, Leslie Mendez and Lisa Motoyama. Commissioner Michael Iswalt had an excused absence.

1. Comments from the Public
   Councilmember Quinto updated the Commission about the appeal of the El Dorado Townhomes Design Review and the process regarding marijuana business regulations.

2. Approval of Minutes
   Approval of the July 20, 2016; December 21, 2016; and February 15, 2017 meeting minutes.

   Motion to approve the July 20, 2016 meeting minutes: Motoyama, 2nd: Lucas.
   Vote:
   Ayes: Bloom, Hansen, Lucas, Motoyama
   Noes: None
   Abstain: Colin, Mendez
   Absent: Iswalt

   Motion to approve the February 15, 2017 meeting minutes: Lucas, 2nd: Bloom.
   Vote:
   Ayes: Bloom, Colin, Hansen, Lucas
   Noes: None
   Abstain: Motoyama, Mendez
   Absent: Iswalt

   Approval of the December 21, 2016 meeting minutes was continued to the next meeting due to a lack of a quorum.

3. Commissioner Communication/Conflict of Interest Disclosure
   Nothing was reported.
4. **Public Hearing – 444 Richmond Street – New single family dwelling**

   Application: PL17-0029  
   Applicant: Mayari Development LLC  
   APN: 504-112-026  
   Location: 444 Richmond Street  
   Zoning: RD (Duplex Residential)  
   General Plan: Medium Density Residential  
   Request: Planning Commission consideration of a Conditional Use Permit to allow for the development of a single family dwelling on a legally non-conforming substandard lot (El Cerrito Municipal Code Section 19.06.030.B.3; 19.27.090.B.) and a Variance for relief from the required 20 foot corner street side setback for an attached garage on a corner lot (El Cerrito Municipal Code TABLE 19.06-B)  
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction.

Senior Planner, Noel Ibalio, presented the staff report and answered questions from the Commission.

The applicant, Henry Ortiz, presented the project and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:
Laura Maurer, 549 Liberty St  
Brian Grosenheider, 440 Everett St

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow for the development of a single family dwelling on a legally non-conforming substandard lot and a Variance for relief from the required 20 foot corner street side setback for an attached garage on a corner lot: Colin, 2\(^{nd}\): Bloom.

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

5. **Public Hearing – Accessory Dwelling Unit Regulation Update**

   Applicant: City of El Cerrito  
   Location: City-wide  
   Request: Recommendation to City Council on a Zoning Text Amendment for Accessory Dwelling Unit (ADU) Regulations

Development Services Manager, Margaret Kavanaugh-Lynch, presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:
Motion to continue the item to a future meeting: Colin.
Substitute motion to recommend adoption to the ordinance to the City Council with the following modifications:

- Planning Commission recommends no parking be required for Accessory Dwelling Units or, alternatively, modify the requirement in Section 2.a.ii(1) to allow 1 hour transit frequency on weekends and holidays.
- The parking inventory in Section E.2.f should demonstrate that there are two 20-foot long parking spaces within 300 feet of the property on weeknights at 7:00pm.
- Add a requirement that required parking must be on a driving surface.
- Section F should read “…visually harmonious or compatible with the primary dwelling…”

Motion: Lucas, 2nd: Mendez.
Vote:
Ayes: Bloom, Hansen, Lucas, Mendez, Motoyama
Noes: Colin
Abstain: None
Absent: Iswalt

   Project:  2017-2018 Planning Commission Work Plan

Discussion of the item was continued to a future meeting.

7. **Staff Communications**
   Nothing was reported.

8. **Adjournment**
   10:58 p.m.