MINUTES

REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, September 20, 2017
El Cerrito City Hall

City Council Chambers
10890 San Pablo Avenue, El Cerrito

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

1. Comments from the Public
   No comments were given.

2. Approval of Minutes
   Motion to approve the August 16, 2017 minutes: Mendez, 2nd: Bloom.
   Vote:
   Ayes: Bloom, Colin, Motoyama, Mendez, Lucas
   Noes: None
   Abstain: None
   Absent: Hansen, Iswalt

3. Commissioner Communication/Conflict of Interest Disclosure
   Nothing was reported.

   The meeting was reordered from the order on the agenda.

4. Public Hearing – 622 Clayton Avenue
   Application: PL17-0104
   Applicant: Leverett Smith and Gretchen Peterson
   Location: 622 Clayton Avenue
   APN: 503-440-023
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a Conditional Use Permit to allow for an addition of a library (which meets the size requirements of a bedroom pursuant to Section 19.47.020, Bedroom, of the El Cerrito Municipal Code) and bathroom to a single family dwelling unit over 2,000 square feet with a one-car attached garage (El Cerrito Municipal Code Section 19.27.050 C.2.a.1.A.).
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.
Elizabeth Dunn, contract planner; presented the staff report and answered questions from the Commission.

The public hearing was opened.

The applicant gave a brief presentation and answered questions.

The public hearing was closed.

Motion to approve the Conditional Use Permit to allow for an addition of a library (which meets the size requirements of a bedroom pursuant to Section 19.47.020, Bedroom, of the El Cerrito Municipal Code) and bathroom to a single family dwelling unit over 2,000 square feet with a one-car attached garage: Colin, 2nd: Bloom

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

In compliance with municipal code, it was noted that Commissioner Lucas resides within three hundred feet of the location of next application and therefore was precluded from hearing it. She recused herself and left the meeting.

5. Public Hearing – 7471 Seaview Place

Application: PL17-0098
Applicant: Judy Nutting Massler
Location: 7471 Seaview Place
APN: 503-182-001
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to legalize an existing elevated backyard deck that is 6 feet from the rear property line.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Elizabeth Dunn, contract planner; presented the case and answered questions from the Commission.

The public hearing was opened.

The applicant gave a brief presentation and answered questions.

The public hearing was closed.

The Planning Commission added the following conditions of approval:

Motion to approve the Conditional Use Permit to legalize an existing elevated backyard deck that is 6 feet from the rear property line: Colin, 2nd: Bloom

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

6. Staff Communications
   Nothing was reported.

7. Adjournment
   9:20 p.m.