MINUTES

REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, May 16, 2018
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Kevin Colin; Commissioners: Brendan Bloom, Greg Crump, Carla Hansen, Andrea Lucas, Leslie Mendez, and Joy Navarrete.

1. Comments from the Public
   One person spoke about Item 4A.

2. Approval of Minutes
   Motion to approve the April 18, 2018 meeting minutes: Lucas; Second: Hansen.
   Vote:
   Ayes: Bloom, Colin, Crump, Hansen, Lucas, Mendez, Navarrete
   Noes: None
   Abstain: None
   Absent: None

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

4. Adoption of the Consent Calendar (Item 4A)
   A. Final Subdivision Map – Creekside Walk/Metro 510
      Application: PL16-0156
      Applicant: Derek Baak
      Location: El Cerrito Plaza
      APN: 504-170-022
      Zoning: Transit Oriented Higher-Intensity Mixed Use Zone
      General Plan: Transit Oriented Higher-Intensity Mixed Use Zone
      Request: Planning Commission consideration of a Final Subdivision Map for a one-lot Subdivision for condominium purposes of a 128-unit multi-family residential project located at 510 and 512 El Cerrito Plaza
      CEQA: Certified Environmental Impact Report (SCH: 2004032021)

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.

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There was a brief discussion about the issues raised by the speaker regarding this item. Additionally, there was some discussion about the language in Attachment 4 regarding the terms of notification on lease terminations.

Motion to approve the Item 4A, Final Subdivision Map – Creekside Walk/Metro 510: Mendez; Second: Bloom.
Vote:
Ayes: Bloom, Colin, Crump, Hansen, Mendez, Navarrete
Noes: Lucas
Abstain: None
Absent: None

5. Public Hearing - 7715 Ward Avenue Addition
Application: PL17-0041
Applicant: Jessica Jones
Location: 7715 Ward Avenue
APN: 504-281-005
Zoning: RS-5
General Plan: Low Density Residential
Request: Planning Commission consideration of Conditional Use Permits to allow an addition to a non-conforming structure (19.27.050) and an exception to the main building envelope (19.06.030.D.3)
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, Consulting Planner, presented the staff report, and answered questions from the Commission.

Jessica Jones, the applicant, gave a presentation on the project, and answered questions from the Commission.

The public hearing was opened.

There were no speakers.

The public hearing was closed.

Motion to approve the Conditional Use Permits for an addition at 7715 Ward Avenue: Lucas; Second: Bloom.
Vote:
Ayes: Bloom, Colin, Crump, Hansen, Lucas, Navarrete
Noes: Mendez
Abstain: None
Absent: None

6. Staff Communications
Staff updated the Planning Commission about projects that were approved by Design Review Board in May 2018, and about upcoming projects that the Design Review Board will hear in June 2018.
7. **Adjournment**
   8:35pm