MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, September 19, 2018
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, Greg Crump, Andrea Lucas, and Joy Navarrete. Commissioner Mendez had an excused absence.

1. Comments from the Public
No speakers addressed the Commission

2. Approval of Minutes
Motion to approve the August 15, 2018 meeting minutes: Lucas; second: Navarrete.
Vote:
Noes: None.
Abstain: None
Absent: Mendez

3. Commissioner Communication/Conflict of Interest Disclosure
Commissioner Crump noted that he was recusing himself from Item 4A. Commissioner Crump excused himself and left the Council Chambers.

4. Public Hearing
A. Conditional Use Permit - 108 Seaview Drive
Application: PL18-0082
Applicant: Andrew Lee
Location: 108 Seaview Dr
APN: 504-425-028
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow an exception to the main building envelope for a two-story addition to an existing house (19.06.030.D.3, ECMC).

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
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 Sean Moss presented the staff report and answered questions from the Commission.

Andrew Lee, the project architect, and Mike Ginty, the property owner, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope for a two-story addition to an existing house: Bloom; second: Navarrete.

Vote:
Ayes: Bloom, Hansen, Lucas, Navarrete.
Noes: None.
Abstain: None
Absent: Crump, Mendez

Commissioner Crump returned to the Council Chambers.

B. Conditional Use Permit - 1827 Arlington Blvd

Application: PL17-0154
Applicant: Megan J. Carter
Location: 1827 Arlington Blvd
APN: 505-032-007
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow an exception to the main building envelope to allow a height increase for an addition to the third floor of an existing house (19.06.030.D.3, 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 Sean Moss presented the staff report and answered questions from the Commission.

Megan Carter, the project architect, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Michael Aubert, 1819 Arlington Blvd
The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope to allow a height increase for an addition to the third floor of an existing house: Bloom; second: Crump.
Vote:
Noes: None.
Abstain: None
Absent: Mendez

C. Conditional Use Permit - 10 Ramona Avenue
Application: PL18-0094
Applicant: Mark Gonzalez
Location: 10 Ramona Avenue
APN: 504-273-0084
Zoning: RS-5
General Plan: Low Density Residential
Request: Planning Commission consideration of Conditional Use Permit to allow an addition to an existing single family dwelling that will result in a three bedroom dwelling; greater than 2,000 square feet in total; with one legally non-conforming covered parking space. (Section:19.27.050.C2a, 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 Sean Moss presented the staff report and answered questions form the Commission.

The applicant, Mark Gonzalez, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve Conditional Use Permit to allow an addition to an existing single family dwelling that will result in a three bedroom dwelling; greater than 2,000 square feet in total; with one legally non-conforming covered parking space: Lucas; second: Navarrete.
Vote:
Noes: None.
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Abstain: None
Absent: Mendez

5. **Staff Communications**
   Staff updated the Commission on upcoming agenda items and the hiring of a new Associate Planner.

6. **Adjournment**
   9:15 p.m.