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

1. Comments from the Public
   Ann Hotta of 639 Lexington Avenue addressed the Commission regarding the project at 10290 San Pablo Avenue.

   Kathy Cesa of 640 Lexington Avenue addressed the Commission regarding the project at 10290 San Pablo Avenue.

2. Approval of Minutes
   Motion to approve the May 15, 2019 meeting minutes: Hansen; second: Bloom.
   Vote:
   Ayes: Bloom, Crump, Gillett, Hansen, Lucas, Mendez, Navarrete
   Noes: None
   Abstain: None
   Absent: None

3. Commissioner Communication/Conflict of Interest Disclosure
   Commissioners Lucas and Mendez notes that they had met with neighbors of the project at 1431 Scott Street. Commissioner Gillett noted that she exchanged emails with neighbors of the project at 1431 Scott Street.
4. **Continued Public Hearing: Variances and Conditional Use Permit – 1431 Scott Street**

**Application:** PL18-0163  
**Applicant:** Cody Fornari  
**Location:** 1431 Scott Street  
**APN:** 502-330-008  
**Zoning:** RS-5 (Single Family Residential)  
**General Plan:** Low Density Residential  
**Request:** Planning Commission consideration of a proposed new single family residence that requires Variances for a reduced rear yard setback and reduced covered parking and a Conditional Use Permit for exceeding building envelope requirements due to a constrained site with a storm drain easement (Chapter 19.36 and Chapter 19.34, ECMC)  
**CEQA:** This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Associate Planner Jeff Ballantine presented the staff report and answered questions from the Commission.

The applicant, Cody Fornari, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:  
Brianna Lind, 1429 Scott St  
Maia Bazjanac, 1461 Navellier St  
Unidentified Speaker  
Flossie Lewis  
Kevin Gauna, 1461 Navellier St  

The public hearing was closed.

Motion to approve the project with an additional condition that a notice of limitation on the property be recorded with the with the Contra Costa County Clerk-Recorder’s Office that indicates that the windows proposed as obscured shall be made of reeded glass or other similar obscured material: Mendez; second: Bloom.  
**Vote:**  
**Ayes:** Bloom, Crump, Gillett, Hansen, Lucas, Mendez, Navarrete  
**Noes:** None  
**Abstain:** None  
**Absent:** None

5. **Public Hearing: Appeal of 921 Kearney Street Tier II Design Review**

**Application:** PL17-0107  
**Applicant/Appellant:** Charles Oewel, 921 Kearney LLC  
**Location:** 921 Kearney St  
**APN:** 503-233-032 and 503-233-007  
**Zoning:** Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
**General Plan:** Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
City of El Cerrito
Planning Commission Meeting Minutes

Request: Planning Commission consideration of an appeal of the Design Review Board denial of Tier II Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 69 residential units.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

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

The applicant, Charles Oewel, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Howdy Goudey, El Cerrito
Robin Mitchell, El Cerrito
Michael Ely, 907 Kearney St
Jack (no last name given)

The public hearing was closed.

Motion to continue the project to a date uncertain: Crump; second: Lucas.
Vote:
Ayes: Bloom, Crump, Gillett, Hansen, Lucas, Mendez, Navarrete
Noes: None
Abstain: None
Absent: None

6. Staff Communications
Staff updated the Commission on the appeal of the Polaris project and the update to the San Pablo avenue Specific Plan.

7. Adjournment
10:20 p.m.