AGENDA
REGULAR MEETING OF THE
PLANNING COMMISSION
November 20, 2019 at 7:30 p.m.
City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530
This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members
   Brendan Bloom, Greg Crump, Erin Gillett, Carla Hansen, and

2. ORAL COMMUNICATIONS FROM THE PUBLIC
   Remarks are typically limited to three minutes per person, and may be on anything
   within the subject matter jurisdiction of the Planning Commission. Remarks on non-
   agenda items will be heard first, remarks on agenda items will be heard at the time the
   item is discussed.

3. APPROVAL OF MINUTES
   Approval of the September 18, 2019 meeting minutes.

4. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
   This time on the agenda is reserved for Commissioners to disclose communications
   from individuals regarding specific agenda items or to state a potential conflict of interest
   in relation to a specific agenda item.

5. PUBLIC HEARING: 7952 TERRACE DRIVE PARCEL MAP
   Application:  PL17-0095
   Applicant:  Tom Zhang
   Location:  7952 Terrace Drive
   APN:  505-243-021
   Zoning:  RS-5 (Single Family Residential)
   General Plan:  Low Density Residential
   Request:  Planning Commission consideration of tentative parcel map to subdivide
   lot into two lots and an exception to Title 18 of the City’s Municipal Code
   for minor subdivisions in which frontage on a public street is not provided
   for all parcels (18.32.050, ECMC).
   CEQA: An Initial Study/Mitigated Negative Declaration (IS/MND) was adopted in
   2004 for a tentative parcel map at 7952 Terrace Drive. Per CEQA
   Guidelines Section 15164, an Addendum to the IS/MND determined that
   the proposed project would not result in new or substantially more
   adverse significant effects nor would it require new mitigation measures
   not identified in the 2004 IS/MND.
6. **PUBLIC HEARING: 921 KEARNEY STREET TIER IV DESIGN REVIEW**  
   Application: PL17-0107  
   Applicant: Charles Oewel, 921 Kearney LLC  
   Location: 921 Kearney Street  
   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)  
   Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 71 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.

7. **STAFF COMMUNICATIONS**  
   Informational reports on matters of general interest, presented by City staff.

8. **ADJOURNMENT**  

   In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss, Staff Liaison at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

   Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.