



## 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

**Staff Liaison**  
Sean Moss | 510.215.4330  
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This Meeting Place is Wheelchair Accessible

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#### 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.