



THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT
DEPARTMENT

Staff Liaison

Sean Moss | 510.215.4330
smoss@ci.el-cerrito.ca.us

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

June 21, 2023 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:49 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Daniel Hamilton; Members Brendan Bloom, Erin Gillett, and Abhijeet Singh.
Vice Chair Leslie Mendez; and Commissioners Joy Navarrete, and Nathan Tinclair had excused absences.
2. **ELECTION OF CHAIR AND VICE CHAIR**
Moved/Second: Commissioners Gillett/Bloom. **Action:** Passed a motion to continue the election of Chair and Vice Chair to the next meeting.
Ayes: Bloom, Hamilton, Gillett, Singh.
Noes: None.
Abstain: None.
Absent: Mendez, Navarrete, Tinclair.
3. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
4. **ORAL COMMUNICATIONS FROM THE PUBLIC**
None.
5. **ADOPTION OF MINUTES**
Moved/Second: Commissioners Gillett/Bloom. **Action:** Passed a motion to adopt the February 15, 2023 meeting minutes.
Ayes: Bloom, Hamilton, Gillett, Singh.
Noes: None.
Abstain: None.
Absent: Mendez, Navarrete, Tinclair.
6. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
7. **PUBLIC HEARING – 6485 CONLON AVE CONDITIONAL USE PERMIT**
Application: PL23-0009
Applicant: Peter Gilbert
Location: 6485 Conlon Ave
APN: 501-190-008

Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for expanding a nonconforming rear setback (Chapter 19.27 and Chapter 19.34, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Associate Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Bloom/Gillett. **Action:** Passed a motion to approve a Conditional Use Permit for expanding a nonconforming rear setback at 6485 Conlon Avenue.

Ayes: Bloom, Hamilton, Gillett, Singh.

Noes: None.

Abstain: None.

Absent: Mendez, Navarrete, Tinclair.

8. PUBLIC HEARING – 10300 SAN PABLO (CREDENCE) TIER IV DESIGN REVIEW AMENDMENT

Application: PL23-0044
Applicant: The Little Hill, LLC
Location: 10300 San Pablo Ave
APN: 503-540-005 & 503-540-004 & 503-540-033
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of an amendment to the conditions of approval of Resolution PC 2017-08 eliminating the live/work requirements for two units.
CEQA: This project has been found to be exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3).

Associate Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

Stefan Schnitzler, a representative of the applicant, addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Hamilton/Bloom. Action: Passed a motion to approve an amendment to the conditions of approval of Resolution PC 2017-08 eliminating the live/work requirements for two units.

Ayes: Bloom, Hamilton, Gillett, Singh.

Noes: None.

Abstain: None.

Absent: Mendez, Navarrete, Tinclair.

9. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission regarding the Housing Element update, the Safety Element update, Jarrett Mullen passing the AICP exam, and Diego Romero being promoted to Associate Planner.

10. ADJOURNMENT

8:21 p.m.

Daniel Hamilton, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Planning Commission meeting of June 21, 2023, as approved by the Planning Commission.

Sean Moss, Staff Liaison