



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, July 20, 2016
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

Roll Call - Chair: Carla Hansen; Commissioners: Brendan Bloom, Michael Iswalt, Bill Kuhlman, Andrea Lucas, and Lisa Motoyama. Kevin Colin had an excused absence.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the June 15, 2016 meeting minutes: Kuhlman: 2nd: Lucas.

Vote:

Ayes: Bloom, Hansen, Iswalt, Kuhlman, Lucas

Noes: None

Abstained: Motoyama

Absent: Colin

3. Commissioner Communication/Conflict of Interest Disclosure

Commissioner Kuhlman reported that he visited the site and spoke to a neighbor.

4. Public Hearing – Cantora Residence Addition

Application: PL16-0051

Applicant: Art Clark

Location: 7119 Eureka Avenue

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit for an addition to encroach into the Creek Protection Overlay District setback (Section 19.12.060 of the ECMC) and to encroach into the height and incline plane (Section 19.16.030 ECMC). The applicant is proposing to add a second story to a single family residence that currently encroaches in the Creek Protection Overlay District setback. The addition will follow the existing building footprint, hence will not extend the existing encroachment into the

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setback. The application will also need a Conditional Use Permit to encroach into the required height and incline plane.

Senior Planner, Noel Ibalio, presented the case and answered questions from the Commission.

The property owner and the architect, Art Clark, presented the project and answered questions from the Commission.

The Public hearing was opened.

The public hearing was closed.

Motion to approve the Conditional Use Permit: Iswalt, 2nd: Motoyama.

Vote:

Ayes: Bloom, Hansen, Iswalt, Lucas, Motoyama

Noes: Kuhlman

Abstained: None

Absent: Colin

5. Staff Communications

Staff updated the Commission on the City Council's actions for El Dorado Townhomes and Summit K2 Charter School.

6. Adjournment

8:30 p.m.