



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, April 19, 2017
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

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

1. Comments from the Public

Councilmember Quinto updated the Commission about the appeal of the El Dorado Townhomes Design Review and the process regarding marijuana business regulations.

2. Approval of Minutes

Approval of the July 20, 2016; December 21, 2016; and February 15, 2017 meeting minutes.

Motion to approve the July 20, 2016 meeting minutes: Motoyama, 2nd: Lucas.

Vote:

Ayes: Bloom, Hansen, Lucas, Motoyama

Noes: None

Abstain: Colin, Mendez

Absent: Iswalt

Motion to approve the February 15, 2017 meeting minutes: Lucas, 2nd: Bloom.

Vote:

Ayes: Bloom, Colin, Hansen, Lucas

Noes: None

Abstain: Motoyama, Mendez

Absent: Iswalt

Approval of the December 21, 2016 meeting minutes was continued to the next meeting due to a lack of a quorum.

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

COMMUNICATION ACCESS INFORMATION

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Sean Moss, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

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4. Public Hearing – 444 Richmond Street – New single family dwelling

Application: PL17-0029
Applicant: Mayari Development LLC
APN: 504-112-026
Location: 444 Richmond Street
Zoning: RD (Duplex Residential)
General Plan: Medium Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow for the development of a single family dwelling on a legally non-conforming substandard lot (El Cerrito Municipal Code Section 19.06.030.B.3; 19.27.090.B.) and a Variance for relief from the required 20 foot corner street side setback for an attached garage on a corner lot (El Cerrito Municipal Code TABLE 19.06-B)
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction.

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

The applicant, Henry Ortiz, presented the project and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:

Laura Maurer, 549 Liberty St
Brian Grosenheider, 440 Everett St

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow for the development of a single family dwelling on a legally non-conforming substandard lot and a Variance for relief from the required 20 foot corner street side setback for an attached garage on a corner lot: Colin, 2nd: Bloom.

Vote:

Ayes: Bloom, Colin, Hansen, Lucas, Mendez, Motoyama

Noes: None

Abstain: None

Absent: Iswalt

5. Public Hearing – Accessory Dwelling Unit Regulation Update

Applicant: City of El Cerrito
Location: City-wide
Request: Recommendation to City Council on a Zoning Text Amendment for Accessory Dwelling Unit (ADU) Regulations

Development Services Manager, Margaret Kavanaugh-Lynch, presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:

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Tomi Nagai-Rothe, 5835 El Dorado St
Devan Reiff, 738 Colusa Ave
Paul Taybi, 2 Ridgeway Ln
Patrick Riley, 1455 Vista Rd
Howdy Goudey, 635 Elm St
Robin Mitchell, 635 Elm St

The public hearing was closed.

Motion to continue the item to a future meeting: Colin.

Substitute motion to recommend adoption to the ordinance to the City Council with the following modifications:

- Planning Commission recommends no parking be required for Accessory Dwelling Units or, alternatively, modify the requirement in Section 2.a.ii(1) to allow 1 hour transit frequency on weekends and holidays.
- The parking inventory in Section E.2.f should demonstrate that there are two 20-foot long parking spaces within 300 feet of the property on weeknights at 7:00pm.
- Add a requirement that required parking must be on a driving surface.
- Section F should read "...visually harmonious or compatible with the primary dwelling..."

Motion: Lucas, 2nd: Mendez.

Vote:

Ayes: Bloom, Hansen, Lucas, Mendez, Motoyama

Noes: Colin

Abstain: None

Absent: Iswalt

6. 2017-2018 Planning Commission Work Plan

Project: 2017-2018 Planning Commission Work Plan

Request: Review and Comment on Planning Commission's 2017-2018 Work Plan.

Discussion of the item was continued to a future meeting.

7. Staff Communications

Nothing was reported.

8. Adjournment

10:58 p.m.