



Community Development Department

MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, June 14, 2017
El Cerrito City Hall
Hillside Room
10890 San Pablo Avenue, El Cerrito

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

1. Comments from the Public

No comments were given.

2. Approval of Minutes

Motion to approve the May 17, 2017 minutes: Motoyama, 2nd: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: Lucas

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing – Creekside Walk Tentative Subdivision Map (continued item from the May 17, 2017 meeting)

Application: PL16-0156

Applicant: Derek Baak

Location: El Cerrito Plaza

APN: 504-170-022

Zoning: Transit-Oriented Higher-Intensity Mixed Use

General Plan: Transit-Oriented Higher-Intensity Mixed Use

Request: Planning Commission consideration of a Tentative Subdivision Map for a one-lot subdivision for condominium purposes of a 128-unit multi-family residential project. (ECMC Chapter 18.12 Subdivision Ordinance)

CEQA: Certified Final Environmental Impact Report

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

The public hearing was opened.

The following speakers addressed the Commission:
Howdy Goudey, 635 Elm St.

The public hearing was closed.

The Planning Commission added the following conditions of approval:

1. As part of the tenant rental agreement, the owner will include a statement that the project was approved under Conditional Use Permit and a Tentative Map. The notice shall be to the satisfaction of the Building Official.
2. Prior to the issuance of Certificate of Occupancy, the owner will add a statement in the tenant rental agreement that informs the tenants that they will be living in a unit that may convert to a condominium at a later date.
3. One year prior to an offering of sale of the first dwelling unit, the building owner will send a notice to all tenants that the apartment building is converting into a condominium.

Motion to approve the Tentative Map for a one lot subdivision for condominium purposes with the additional conditions of approval: Colin, 2nd: Motoyama

Vote:

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

Noes: None

Abstain: None

Absent: Lucas

5. Public Hearing – 1312 Brewster Drive

Application: PL17-0010

Applicant: Yosef Tatik

Location: 1312 Brewster Drive

APN: 505-383-010

Zoning: RS-10 (Single Family Residential)

General Plan: Very Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow for a fourth bedroom and over 2,000 square feet home with a one-car garage (El Cerrito Municipal Code Section 19.27.050 C. 2, a. 1. A.).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities

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

The public hearing was opened.

The public hearing was closed.

Motion to approve the Conditional Use Permit to add a fourth bedroom and over 2,000 square feet with a one-car garage: Mendez, 2nd: Iswalt

Vote:

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

Noes: None

Abstain: None

Absent: Lucas

6. Staff Communications

Development Services Manager, Margaret Kavanaugh-Lynch reported on the development status pursuant to the San Pablo Avenue Specific Plan. With the projects submitted, staff reported that we are nearing the Specific Plan EIR buildout of housing units.

Senior Planner, Noel M. Ibalio reported that the applicant for 2332 Alva Avenue (Variance) came to tonight's meeting, however, due to a medical emergency and could not attend the meeting.

7. Adjournment

9:08 p.m.