



Community Development Department

# MINUTES

## SPECIAL MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, July 12, 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: Kevin Colin, Andrea Lucas, and Lisa Motoyama. Commissioners Brendan Bloom, Michael Iswalt and Leslie Mendez had excused absences.

#### **1. Comments from the Public**

Nicolas Galloro addressed the Commission regarding the need for affordable housing.

Sherry Drobner addressed the Commission regarding the need for affordable housing policies.

Ben Chuaqui expressed support for the San Pablo Avenue Specific Plan and the need to create a vibrant environment on San Pablo Avenue.

Alton Chinn expressed the need for coordination among the City, School District and transit agencies to plan for the impacts of new development.

Dr. Benjamin Otten expressed support for developing vacant properties along San Pablo Avenue.

#### **2. Approval of Minutes**

This item was continued to the next meeting due to a lack of a quorum.

#### **3. Commissioner Communication/Conflict of Interest Disclosure**

Commissioner Colin noted that his employer prepared the environmental document for 10300 San Pablo Avenue and that he would recuse himself.

#### **4. Public Hearing – 10300 San Pablo Avenue**

Application: PL16-0139  
Applicant: Mike Branagh, Winfield Development, LLC  
Location: 10300 San Pablo Avenue  
APN: 503-392-028  
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)  
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

#### **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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- Request: Planning Commission consideration of Tier IV Design Review for two residential buildings containing a total of 30 residential units and 2 live-work units and containing a total of 32 parking spaces in a combination of surface parking and garages.
- 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(c) and 15182.

Chair Hansen noted that there was not a quorum to take action on the item, but that the Commissioners present would hear the presentations and public comments and give feedback on the project.

Commissioner Colin left the room.

Senior Planner, Sean Moss presented the staff report.

The applicant, Lisa Vilhauer, and project architect, Scott Thomsen, presented the project.

The following speakers addressed the Commission:

- Howdy Goudey
- Ben Chuaqui, 1244 Richmond St
- Russell Skeahan, 833 Elm St
- Melissa Holmes, 837 Elm St
- Alton Chinn, 639 Lexington Ave
- Benjamin Otten
- Katherine Cesa, 640 Lexington Ave

The item was continued to the July 19, 2017 meeting due to a lack of a quorum.

**5. Public Hearing – Mayfair Project**

- Application: PL16-0168
- Applicants: Adhi Nagraj, Bridge Housing; and  
Kevin Brown, Holliday Development
- Location: 11600 and 11690 San Pablo Avenue and 1925 Kearney Street
- APN: 502-062-029, 502-062-028 and 502-062-003
- Zoning: Transit-Oriented Higher-Intensity Mixed Use
- General Plan: Transit-Oriented Higher-Intensity Mixed Use
- Request: Planning Commission consideration of Tier IV Design Review for a new mixed-use development project to be constructed within two buildings:  
Five story north building is proposed to include 67 affordable multiple family dwelling units.

Six story south building is proposed to include 156 multiple family dwelling units and 8,894 square feet of commercial space.

The project also includes 150 vehicle parking spaces 348 bicycle parking spaces, 8,893 square feet of commercial square footage, and 21,877 square feet of open space.

A Use Permit for alcohol will also be required for a proposed café use.

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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(c) and 15182.

Development Services Manager, Margaret Kavanaugh-Lynch, presented the staff report.

The project team including Rick Holliday, Adhi Nagraj, Mark Rhoades, Nick Gomez, and Jeff Miller, presented the project.

The public hearing was opened.

The following speakers addressed the Commission:

Nina Rizzo, TransForm  
Ben Chuaqui, 1244 Richmond St  
Kevin Markarian, 7439 Terrace Dr  
Howdy Goudey

The public hearing was closed.

Motion to grant Tier IV Site Plan and Design Review approval of a new mixed-use development containing two buildings at 11600 and 11690 San Pablo Avenue and 1925 Kearney Street: Colin, 2<sup>nd</sup>: Lucas.

Vote:

Ayes: Colin, Hansen, Lucas, Motoyama

Noes: None

Abstain: None

Absent: Bloom, Iswalt, Mendez

**6. Staff Communications**

Staff updated the Commission regarding upcoming agenda items.

**7. Adjournment**

10:40 p.m.