



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, July 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, Michael Iswalt, Andrea Lucas, Leslie Mendez and Lisa Motoyama.

1. Election of Chair and Vice Chair

Motion to elect Lisa Motoyama as Chair: Lucas; 2nd: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: None

Motion to elect Kevin Colin as Vice Chair: Iswalt; 2nd: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: None

2. Council/Staff Liaison Announcements and Reports

Councilmember Quinto updated the Commission about the Centennial Celebration, the Library, and the Senior Center.

3. Comments from the Public

No comments were received.

4. Approval of Minutes

Motion to approve the June 14, 2017 meeting minutes: Hansen; 2nd: Colin.

Vote:

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

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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Noes: None
Abstain: Lucas
Absent: None

5. Commissioner Communication/Conflict of Interest Disclosure

Commissioner Colin noted that he had a conflict of interest for item #6 and would recuse himself.

6. Public Hearing – 10300 San Pablo Avenue

This item was continued from the July 12, 2017 meeting.

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)
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.

Senior Planner, Sean Moss, noted that the applicant requested a continuance.

Motion to continue the item to the August 16, 2017 meeting: Bloom, 2nd: Hansen.

Vote:
Ayes: Bloom, Hansen, Iswalt, Lucas, Mendez, Motoyama
Noes: None
Abstain: Colin
Absent: None

7. Public Hearing: 2332 Alva Ave. – Conditional Use Permits to construct retaining walls that exceed six feet in height and are separated by less than four feet.

Application: PL17-0024
Applicant: Bill McLaughlin
APN: 00-430-016
Location: 2332 Alva Avenue
Zoning: RS-5 (Single-family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of Conditional Use Permits to construct retaining walls that exceed six feet in height and are separated by less than four feet (Section 19.06.030 – TABLE 19.06-G of the ECMC)
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, Bill McLaughlin, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Hector Solorzano

The public hearing was closed.

Motion to approve application PL17-0024: Bloom; 2nd: Iswalt.

Vote:

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

Noes: None

Abstain: None

Absent: None

8. Affordable Housing Strategy

Applicant: City of El Cerrito

Location: Citywide

Request: Planning Commission review of affordable housing tools and a possible recommendation to the City Council to advance the Affordable Housing Strategy.

CEQA: The proposed action is not a project subject to the California Environmental Quality Act.

Community Development Director, Melanie Mintz, introduced the project.

Sujata Srivastava of Strategic Economics presented the project.

The public hearing was opened.

The following speakers addressed the Commission:

Sydney Manchester Jones

Sherry Drobner

Jeff Levin

Howdy Goudey

The public hearing was closed.

Motion to recommend to the approval of the Affordable Housing Strategy to the City Council with the strong recommendation for immediate action on the nexus study: Hansen; 2nd: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: None

9. Staff Communications

Staff updated the Commission about upcoming agenda items and upcoming Design Review Board items.

10. Adjournment

9:55 p.m.