



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, December 20, 2017

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

### **This Meeting Place Is Wheelchair Accessible**

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

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

Cordell Hindler of Richmond addressed the Commission regarding an idea for a public space in El Cerrito.

Howdy Goudey addressed the Commission regarding utility meters for recently approved projects.

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

Motion to approve the October 18, 2017 meeting minutes: Iswalt, 2nd: Hansen.

Vote:

Ayes: Bloom, Hansen, Iswalt, Lucas, Motoyama

Noes: None

Abstain: Colin

Absent: Mendez

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

Nothing was reported.

#### **4. Public Hearing – 10810 San Pablo Avenue**

Application: PL16-0119

Applicant: Mauricio de la Pena, Trachtenberg Architects

Location: 10810 San Pablo Avenue

APN: 503-182-001

Zoning: Transit Oriented Medium Intensity Mixed Use district (TOMIMU)

General Plan: Transit Oriented Medium Intensity Mixed Use district (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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City of El Cerrito  
Planning Commission Meeting Minutes

- Request: Planning Commission consideration of a Tier IV Design Review Approval of a four story residential building containing a total of 40 units, and 32 new garaged parking spaces. Rooftop open space is proposed on the Kearney Street elevation.
- 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.

Consulting Planner, Elizabeth Dunn, presented the staff report and answered questions from the Commission.

David Trachtenberg and Mauricio de la Pena of Trachtenberg Architects presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:  
Cordell Hindler, Richmond  
Howdy Goudey

The public hearing was closed.

Motion to continue the item to a date uncertain: Colin; 2<sup>nd</sup>: Hansen.

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas, Motoyama

Noes: Bloom

Abstain: None

Absent: Mendez

**5. Public Hearing – 6410 Conlon**

- Application: PL17-0077  
Applicant: Dean and Janella Jones  
Location: 6410 Conlon Ave  
APN: 501-290-007  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permits to allow an addition to a non-conforming structure (19.27.050) and Planning Commission consideration of a Conditional Use Permit to allow an exception to the main building envelope (19.06.030.D.3).
- 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, Sean Moss, presented the staff report and answered questions from the Commission.

City of El Cerrito  
Planning Commission Meeting Minutes

The applicant, Dean Jones, and the project architect, Ed Street, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Howdy Goudey  
Robin Mitchell

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an addition to a structure with nonconforming parking: Lucas; 2<sup>nd</sup>: Colin.

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas, Motoyama

Noes: Bloom

Abstain: None

Absent: Mendez

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope: Lucas; 2<sup>nd</sup>: Iswalt.

The motion was withdrawn.

Motion to continue the Conditional Use Permit to allow an exception to the main building envelope to the January 17, 2018 meeting: Motoyama, 2<sup>nd</sup>: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: Mendez

**6. Staff Communications**

Staff updated the Commission on upcoming agenda items.

**7. Adjournment**

11:32 p.m.