



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, October 18, 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, Carla Hansen, Michael Iswalt, Andrea Lucas, and Leslie Mendez. Commissioner Kevin Colin had an excused absence.

1. Council/Staff Liaison Announcements and Reports

Nothing was reported.

2. Comments from the Public

No speakers addressed the Commission.

3. Approval of Minutes

Motion to approve the September 20, 2017 meeting minutes with a revision noting that Andrea Lucas was absent for the vote on 7471 Seaview place: Bloom; 2nd: Mendez.

Vote:

Ayes: Bloom, Lucas, Mendez, Motoyama

Noes: None

Abstain: Hansen, Iswalt

Absent: Colin

4. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing - Tentative Subdivision Map – 10290 San Pablo

Application: PL16-0136

Applicant: Lisa Vilhauer, Winfield Development, LLC

Location: 10290 San Pablo Avenue

APN: 503-394-024 and -026

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Request: Planning Commission consideration of a tentative parcel map for a project containing a total of 14 residential units.

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.

Public Hearing - Tentative Subdivision Map – 10192 San Pablo

Application: PL16-0137
Applicant: Lisa Vilhauer, Winfield Development, LLC
Location: 10192 San Pablo Avenue
APN: 504-012-036 and -037
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of a tentative parcel map for a project containing a total of 21 residential units.
CEQA: This project has been found to be consistent with the Program Environment Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c) and 15182.

Public Hearing - Tentative Subdivision Map – 10300 San Pablo

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 a tentative parcel map for a project containing a total of 30 residential units and 2 live-work units.
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.

The three projects listed above were combined into one presentation, public hearing, and discussion. Three separate resolutions were adopted as noted below.

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

The public hearing was opened.

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

The applicant, Lisa Vilhauer, presented the projects and answered questions from the Commission.

The public hearing was closed.

Motion to approve a tentative parcel map for a project containing a total of 14 residential units at 10290 San Pablo Avenue: Mendez, 2nd: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: Colin

Motion to approve a tentative parcel map for a project containing a total of 30 residential units and 2 live-work units at 10300 San Pablo Avenue: Mendez, 2nd: Lucas.

Vote:

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

Noes: None

Abstain: None

Absent: Colin

Motion to approve a tentative parcel map for a project containing a total of 21 residential units at 10192 San Pablo Avenue: Mendez, 2nd: Bloom.

Vote:

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

Noes: None

Abstain: None

Absent: Colin

6. Staff Communications

Staff updated the Commission about the retirement of Senior Planner Noel Ibalio and discussed packet materials and upcoming projects

7. Adjournment

8:35 p.m.