



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, January 17, 2018

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, Andrea Lucas, and Leslie Mendez. Michael Iswalt was absent.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the December 20, 2017 meeting minutes: Colin, 2nd: Hansen.

Vote:

Ayes: Bloom, Colin, Hansen, Lucas, Motoyama

Noes: None

Abstain: Mendez

Absent: None

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Continued Public Hearing – 6410 Conlon

This item was continued from the December 20, 2017 meeting.

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 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.

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, Sean Moss, presented the staff report and answered questions from the Commission.

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

The public hearing was reopened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope at 6410 Conlon Avenue with the following change to finding #4:

The finding #4 shall read:

The property to the rear of the subject site, located on Junction Avenue is substantially higher in elevation than the subject site. Due to the topography, the proposed project will have minimal impact on the adjacent property to the rear. The property to the east has an existing detached garage near the shared property line, adjacent to the proposed addition, limiting any impacts to this property. The Planning Commission finds that the proposed design is a superior design solution with regard to interior circulation and layout.

Motion: Colin, 2nd: Lucas.

Vote:

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

Noes: None

Abstain: None

Absent: Iswalt

5. Public Hearing - 11 Pomona Avenue

Application: PL17-0151

Applicant: Lori and Thomas Breunig

Location: 11 Pomona Avenue

APN: 504-226-016

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 structure with nonconforming parking along an existing nonconforming side setback.

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.

The applicant, Thomas Bruenig, Senior Planner, presented the project.

Motion to approve Conditional Use Permits to allow an addition to a structure with nonconforming parking along an existing nonconforming side setback at 11 Pomona Avenue:

Mendez, 2nd: Bloom.

Vote:

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

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Noes: None
Abstain: None
Absent: Iswalt

6. Staff Communications

Staff updated the Commission regarding upcoming meetings and agenda items.

7. Adjournment

8:13 p.m.