



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, May 16, 2018

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Kevin Colin; Commissioners: Brendan Bloom, Greg Crump, Carla Hansen, Andrea Lucas, Leslie Mendez, and Joy Navarrete.

1. Comments from the Public

One person spoke about Item 4A.

2. Approval of Minutes

Motion to approve the April 18, 2018 meeting minutes: Lucas; Second: Hansen.

Vote:

Ayes: Bloom, Colin, Crump, Hansen, Lucas, Mendez, Navarrete

Noes: None

Abstain: None

Absent: None

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Adoption of the Consent Calendar (Item 4A)

A. Final Subdivision Map – Creekside Walk/Metro 510

Application: PL16-0156

Applicant: Derek Baak

Location: El Cerrito Plaza

APN: 504-170-022

Zoning: Transit Oriented Higher-Intensity Mixed Use Zone

General Plan: Transit Oriented Higher-Intensity Mixed Use Zone

Request: Planning Commission consideration of a Final Subdivision Map for a one-lot Subdivision for condominium purposes of a 128-unit multi-family residential project located at 510 and 512 El Cerrito Plaza

CEQA: Certified Environmental Impact Report (SCH: 2004032021)

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.

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330

E-mail: smoss@ci.el-cerrito.ca.us

There was a brief discussion about the issues raised by the speaker regarding this item. Additionally, there was some discussion about the language in Attachment 4 regarding the terms of notification on lease terminations.

Motion to approve the Item 4A, Final Subdivision Map – Creekside Walk/Metro 510: Mendez;
Second: Bloom.

Vote:

Ayes: Bloom, Colin, Crump, Hansen, Mendez, Navarrete

Noes: Lucas

Abstain: None

Absent: None

5. Public Hearing - 7715 Ward Avenue Addition

Application: PL17-0041

Applicant: Jessica Jones

Location: 7715 Ward Avenue

APN: 504-281-005

Zoning: RS-5

General Plan: Low Density Residential

Request: Planning Commission consideration of Conditional Use Permits to allow an addition to a non-conforming structure (19.27.050) and 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.

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

Jessica Jones, the applicant, gave a presentation on the project, and answered questions from the Commission.

The public hearing was opened.

There were no speakers.

The public hearing was closed.

Motion to approve the Conditional Use Permits for an addition at 7715 Ward Avenue: Lucas;
Second: Bloom.

Vote:

Ayes: Bloom, Colin, Crump, Hansen, Lucas, Navarrete

Noes: Mendez

Abstain: None

Absent: None

6. Staff Communications

Staff updated the Planning Commission about projects that were approved by Design Review Board in May 2018, and about upcoming projects that the Design Review Board will hear in June 2018.

7. Adjournment
8:35pm