



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, July 18, 2018

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

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

**Roll Call** – Vice Chair: Carla Hansen; Commissioners: Brendan Bloom, Greg Crump, Andrea Lucas, and Joy Navarrete. Commissioner Mendez had an excused absence.

#### **1. Election of Chair**

Motion to elect Andrea Lucas as Chair: Bloom. No second.

Motion to Elect Carla Hansen as Chair: Lucas; 2<sup>nd</sup>: Crump.

Vote:

Ayes: Bloom, Crump, Hansen, Lucas, Navarrete

Noes: None

Abstain: None

Absent: Mendez

#### **2. Comments from the Public**

Howdy Goudey addressed the Commission regarding the process for Zoning Administrator interpretations.

#### **3. Approval of Minutes**

Motion to approve the May 16, 2018 meeting minutes: Bloom; 2<sup>nd</sup>: Lucas.

Vote:

Ayes: Bloom, Crump, Hansen, Lucas, Navarrete

Noes: None

Abstain: None

Absent: Mendez

Motion to approve the June 20, 2018 meeting minutes: Lucas; 2<sup>nd</sup>: Navarrete.

Vote:

#### **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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Ayes: Bloom, Crump, Hansen, Lucas, Navarrete  
Noes: None  
Abstain: None  
Absent: Mendez

**4. Commissioner Communication/Conflict of Interest Disclosure**

Commissioner Bloom disclosed that he walked the site. Commissioner Hansen disclosed that she lives two streets away from the project, but more than 500 feet.

**5. Public Hearing – 10135 San Pablo Avenue**

Application: PL16-0005  
Applicant: Tom Zhang  
Location: 10135 San Pablo Avenue  
APN: 510-034-001, and 510-034-002  
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)  
Request: Planning Commission consideration of Tier IV Development Project, pursuant to the San Pablo Avenue Specific Plan, for a new 6-story building containing 72 residential units, 4,435 square feet of ground floor commercial space, and new public open space.  
CEQA: The project is within the San Pablo Avenue Specific Plan area, for which a Programmatic Environmental Impact Report was certified. The project is exempt from environmental review pursuant to Government Code Section 65457(a), CEQA Guidelines Section 15182, and Public Resources Code Section 21155.4.

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

The applicant, Tom Zhang, presented the project and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:

Howdy Goudey  
Robin Mitchell

The public hearing was closed.

Motion to approve Tier IV Design Review pursuant to the San Pablo Avenue Specific Plan for a new 6-story building containing 72 residential units, 4,435 square feet of ground floor commercial space and new public open space, with the additional condition of approval:

The Planning Commission recommended that the Design Review Board consider the following in their final review of the application:

- a. Improve the quality of the public open space to make it more than a place to sit passively.
- b. Add a loading zone along San Pablo Avenue.
- c. Encourage applicant to add three-bedroom dwelling units.

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- d. Ensure that the doors to be used by residential tenants to transport bicycles to and from the garage utilize some type of automatic opening device.
- e. Focus on adding safety elements to ensure safety of all persons near the driveway along San Pablo Avenue. There was concern regarding the entering and exiting of vehicles in close proximity to the sidewalk and the bike lane.

Motion: Lucas; 2<sup>nd</sup>: Bloom.

Vote:

Ayes: Bloom, Crump, Hansen, Lucas, Navarrete

Noes: None

Abstain: None

Absent: Mendez

**6. Staff Communications**

Development Services Manager, Margaret Kavanaugh-Lynch updated the commission regarding upcoming agenda items and the process for Zoning Administrator interpretations.

Howdy Goudey addressed the Commission further regarding Zoning Administrator interpretations.

**7. Adjournment**

9:31 p.m.