



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, September 19, 2018

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

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

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

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

No speakers addressed the Commission

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

Motion to approve the August 15, 2018 meeting minutes: Lucas; second: Navarrete.

Vote:

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

Noes: None.

Abstain: None

Absent: Mendez

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

Commissioner Crump noted that he was recusing himself from Item 4A. Commissioner Crump excused himself and left the Council Chambers.

#### **4. Public Hearing**

##### **A. Conditional Use Permit - 108 Seaview Drive**

Application: PL18-0082

Applicant: Andrew Lee

Location: 108 Seaview Dr

APN: 504-425-028

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 for a two-story addition to an existing house (19.06.030.D.3, ECMC).

### **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

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.

Andrew Lee, the project architect, and Mike Ginty, the property owner, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope for a two-story addition to an existing house: Bloom; second: Navarrete.

Vote:

Ayes: Bloom, Hansen, Lucas, Navarrete.

Noes: None.

Abstain: None

Absent: Crump, Mendez

Commissioner Crump returned to the Council Chambers.

**B. Conditional Use Permit - 1827 Arlington Blvd**

Application: PL17-0154

Applicant: Megan J. Carter

Location: 1827 Arlington Blvd

APN: 505-032-007

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 to allow a height increase for an addition to the third floor of an existing house (19.06.030.D.3, ECMC).

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.

Megan Carter, the project architect, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Michael Aubert, 1819 Arlington Blvd

David Pon, 1824 Arlington Blvd  
Natalia Carney, 1827 Arlington Blvd  
Russ Malboubi, 1822 Arlington Blvd  
Santiago Cilley, 1807 Arlington Blvd

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope to allow a height increase for an addition to the third floor of an existing house: Bloom; second: Crump.

Vote:

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

Noes: None.

Abstain: None

Absent: Mendez

**C. Conditional Use Permit - 10 Ramona Avenue**

Application: PL18-0094

Applicant: Mark Gonzalez

Location: 10 Ramona Avenue

APN: 504-273-0084

Zoning: RS-5

General Plan: Low Density Residential

Request: Planning Commission consideration of Conditional Use Permit to allow an addition to an existing single family dwelling that will result in a three bedroom dwelling; greater than 2,000 square feet in total; with one legally non-conforming covered parking space. (Section:19.27.050.C2a, ECMC)

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.

The applicant, Mark Gonzalez, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve Conditional Use Permit to allow an addition to an existing single family dwelling that will result in a three bedroom dwelling; greater than 2,000 square feet in total; with one legally non-conforming covered parking space: Lucas; second: Navarrete.

Vote:

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

Noes: None.

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Abstain: None  
Absent: Mendez

**5. Staff Communications**

Staff updated the Commission on upcoming agenda items and the hiring of a new Associate Planner.

**6. Adjournment**

9:15 p.m.