



# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, May 15, 2019**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

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

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

**1. Comments from the Public**

No comments were received.

**2. Approval of Minutes**

Motion to approve the April 17, 2019 meeting minutes: Lucas; second: Bloom.

Vote:

Ayes: Bloom, Crump, Lucas, Mendez, Navarrete

Noes: None

Abstain: Gillett

Absent: Hansen

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

Commissioner Gillett disclosed that she met with three neighbors at the project site of 1431 Scott Street.

Commissioner Navarrete noted that she exchanged emails with neighbors of the 1431 Scott Street application.

**4. Public Hearing: Variances and Conditional Use Permit – 1431 Scott Street**

Application: PL18-0163

Applicant: Cody Fornari

Location: 1431 Scott Street

APN: 502-330-008

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a proposed new single family residence that requires Variances for a reduced rear yard setback and reduced covered

### **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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parking and a Conditional Use Permit for exceeding building envelope requirements due to a constrained site with storm drain easements (Chapter 19.36 and Chapter 19.34, ECMC)

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission.

The applicant, Cody Fornari presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Mary Westervelt

Deya Bondy

Brianna Lind, 1429 Scott St.

Paul Wilmington

Kevin Guana, 1461 Navellier St.

Greg Visineau, 1428 Lawrence St.

Flossie Lewis, 1461 Navellier St.

Carol Ballanti

Maia Bazjanac, 1461 Navellier St.

Anne Cliat, 1428 Scott St.

Eileen Kim

Eric Eissler

Jessica King

Karen Jewel

Matt Henry

Akhi Shalom

Vladimir Bazjanac

The public hearing was closed.

Motion to continue the item to June 19, 2019: Mendez; second: Lucas.

Vote:

Ayes: Crump, Gillett, Lucas, Mendez, Navarrete

Noes: Bloom

Abstain: None

Absent: Hansen

**5. Public Hearing: Conditional Use Permit – 817 Richmond Street**

Application: PL19-0006  
Applicant: Huafang Cui  
Location: 817 Richmond Street  
APN: 503-244-010  
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 and daylight planes (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.

Consulting Planner, Julian Bobilev, presented the staff report and answered questions from the Commission

The applicant, Huafang Cui, and the property owner, Shirley Lo, 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 and daylight planes at 817 Richmond Street: Bloom; second: Crump.

Vote:

Ayes: Bloom, Crump, Gillett, Lucas, Navarrete

Noes: None

Abstain: Mendez

Absent: Hansen

**6. Public Hearing: Variance – 2332 Alva Avenue**

Application: PL19-0004  
Applicant: Bill McLaughlin  
Location: 2332 Alva Avenue  
APN: 500-430-016  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a proposed new single family residence that requires Variances for reduced front and rear setbacks due to a substandard lot size (Chapter 19.36, ECMC)  
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission

The applicant and property owner, Bill McLaughlin, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Variance amendment to allow a reduced rear setback and a two-year extension of Resolution PC17-05 and to deny a Variance for a reduced front yard setback, for a proposed single-family house at 2332 Alva Avenue.

Motion: Lucas; second: Bloom.

Vote:

Ayes: Bloom, Crump, Gillett, Lucas, Mendez, Navarrete

Noes: None

Abstain: None

Absent: Hansen

**7. Public Hearing: Tentative Parcel Map – 7952 Terrace Drive**

Application: PL17-0095

Applicant: Tom Zhang

Location: 7952 Terrace Drive

APN: 505-243-021

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of tentative parcel map to subdivide lot into two lots and an exception to Title 18 of the City’s Municipal Code for minor subdivisions in which frontage on a public street is not provided for all parcels (18.32.050, ECMC).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15315 of the CEQA Guidelines, Class 15: Minor Land Divisions.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission

The public hearing was opened.

The following speakers addressed the Commission:

John Addison, 7927 Terrace Dr.

Alonzo Addison, 7927 Terrace Dr.

Paul Pinney, 7930 Terrace Dr.

Joseph Calger, Hancock Way

Tracy Ousdahl, 7930 Terrace Dr.

Lara Speyer, Hancock Way

Edmund Low, 7952 Terrace Dr.

The public hearing was closed.

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Motion to continue the item to a date uncertain: Bloom; second: Lucas.

Vote:

Ayes: Bloom, Crump, Gillett, Lucas, Mendez, Navarrete

Noes: None

Abstain: None

Absent: Hansen

**8. Staff Communications**

Nothing was reported.

**9. Adjournment**

11:42 p.m.