



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, July 17, 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: Erin Gillett, Carla Hansen, Andrea Lucas, and Joy Navarrete. Commissioners Brendan Bloom and Greg Crump had excused absences.

1. Council Liaison Report

Councilmember Quinto updated the Commission regarding a special election for an extension of Measure A, the Fire Department's weed abatement efforts, and PG&E's emergency preparedness efforts.

2. Comments from the Public

Ann Hotta addressed the Commission regarding the project at 10290 San Pablo Avenue.

Alton Chin addressed the Commission regarding the update to the San Pablo Avenue Specific Plan and the issue of unit mix.

3. Approval of Minutes

Motion to approve the May 29, 2019 and June 19, 2019 meeting minutes: Navarrete; second: Gillett.

Vote:

Ayes: Gillett, Hansen, Lucas, Mendez, Navarrete

Noes: None

Abstain: None

Absent: Bloom, Crump

4. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing: Conditional Use Permit for 806 Balra Drive

Application: PL19-0058

Applicant: Norman LaForce and Amber Evans

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

City of El Cerrito
Planning Commission Meeting Minutes

Location: 806 Balra Drive
APN: 503-311-031-2
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of a legal nonconforming use (a duplex) within a structure that does not conform to the development standards of Title 19 (19.27.060.C, 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, Norman LaForce, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve the project with the addition of the following Conditions of Approval:

1. The applicant shall install a handrail along the street-facing front stairs leading to the dwelling units.
2. The applicant shall consider installing a trellis or similar cover over the uncovered parking.

Motion: Mendez; second: Lucas

Vote:

Ayes: Gillett, Hansen, Lucas, Mendez, Navarrete

Noes: None

Abstain: None

Absent: Bloom, Crump

6. Staff Communications

Staff updated the Commission about the San Pablo Avenue Specific Plan update.

7. Adjournment

8:30 p.m.