MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION

April 15, 2020 at 7:30 p.m.

This meeting was held via teleconference.
The meeting was accessible at
https://meetingsamer6.webex.com/meet/cityclerk and
(408) 418-9388 (Access Code 296 024 026) at the date and
time specified above.

7:30 p.m. CONVENE SPECIAL MEETING

1. ROLL CALL – Chair Leslie Mendez; Members Brendan Bloom, Greg Crump, Erin Gillett, and Joy Navarrete. Commissioner Andrea Lucas had an excused absence.

2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
   Nothing was reported.

3. ORAL COMMUNICATIONS FROM THE PUBLIC
   No Comments were received.

4. ADOPTION OF MINUTES

5. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
   Commissioner Andrea Lucas received an excused absence for this meeting. Andrea Lucas is the applicant for the public hearing item for 956 Sea View Drive Parcel Map. Andrea Lucas participated only during this public hearing item as the applicant and did not participate in the meeting as a Planning Commissioner nor take part in any Planning Commission actions.

6. PUBLIC HEARING: 7 SANTA FE AVENUE VARIANCE AND USE PERMIT
   Application: PL20-0014
   Applicant: Erick Mikiten, AIA
   Location: 7 Santa Fe Avenue
   APN: 504-283-012
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a Variance for reduced rear setback and a Conditional Use Permit for exceeding building envelope requirements to allow a proposed two-story addition to the rear of an existing two-story single family house (Chapter 19.36 and Chapter 19.34, 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 Jeff Ballantine presented the staff report and answered questions from the Commission.

The project architect, Erick Mikiten, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Diane Switzer, 14 San Carlos Avenue
Jim Feeley, 12 San Carlos Avenue
Howdy Goudey, El Cerrito

The public hearing was closed.


7. PUBLIC HEARING: 956 SEA VIEW DRIVE TENTATIVE PARCEL MAP
Application: PL17-0180
Applicant: Andrea Lucas and Tobin Kendrick
Location: 956 Sea View Drive
APN: 505-221-040
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a recommendation for a 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 minimum 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.

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

The applicant, Andrea Lucas, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Athan Magganas, 933-941 Shevlin Drive
Peter Magganas, 933-941 Shevlin Drive
Kristos Magganas, 933-941 Shevlin Drive
Howdy Goudey, El Cerrito

The public hearing was closed.

Moved/Second: Commissioner Crump/Bloom. Action: Passed a motion to recommend City Council approval of a 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 minimum
frontage on a public street is not provided for all parcels at 956 Sea View Drive. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Mendez. **Noes:** None.

8. **STAFF COMMUNICATIONS**
Planning Manager Sean Moss updated the commission regarding the City’s General Plan Annual Progress Report; City operations during the Contra Costa County Shelter in Place Order; and the City’s budget.

9. **ADJOURNMENT**
9:55p.m.