MINUTES
REGULAR MEETING OF THE
PLANNING COMMISSION
March 16, 2022 at 7:30 p.m.
The meeting was held via teleconference.

7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Daniel Hamilton, Vice Chair Leslie Mendez; Members Brendan Bloom, Greg Crump, Erin Gillett, Linda Klein, and Joy Navarrete.

2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
   Councilmember Abelson updated the Commission about recent City Council items.

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

4. ADOPTION OF MINUTES
   Moved/Second: Commissioners Mendez/Bloom. Action: Passed a motion to adopt the January 19, 2022 meeting minutes.
   Ayes: Bloom, Crump, Gillett Mendez, Klein, Navarrete.
   Noes: None.
   Abstain: Hamilton.
   Absent: None.

5. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
   Commissioner Gillett disclosed that she had a conflict of interest regarding the Use Permit for 7901 Cutting Blvd and would leave the meeting for that item.

6. Use Permit – 7901 Cutting Blvd
   Application: PL21-0195
   Applicant: Hogan Land Services
   Location: 7901 Cutting Blvd
   APN: 505-010-013
   Zoning: Parks and Recreation
   General Plan: Parks & Open
   Request: Planning Commission consideration of a Conditional Use Permit to establish development standards for fences, retaining walls, and overhead landscape features in the Parks and Recreation zoning district at 7901 Cutting Blvd.
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15304 & 15311 of the CEQA Guidelines, Class 4: Minor Alterations to Land & Class 11: Accessory Structures.
Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

Alan Montes and Ryan Wilson presented on behalf of the applicant and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

**Moved/Second:** Commissioners Mendez/Bloom. **Action:** Passed a motion to approve new development standards for fences, retaining walls, and overhead landscape feature and a proposed 7- to 8-foot-tall fence at 7901 Cutting Blvd, with condition that if the fence is not constructed in 2 years that portion of the use permit would expire and that the development standards shall continue in perpetuity.

**Ayes:** Bloom, Crump, Hamilton, Klein, Mendez, Navarrete

**Noes:** None.

**Abstain:** None.

**Absent:** Gillett.

7. **11335 San Pablo Avenue, 6111 & 6115 Potrero Avenue**

   **Application:** PL21-0036

   **Applicant:** Rhoades Planning Group

   **Location:** 11335 San Pablo Avenue, 6111 & 6115 Potrero Avenue

   **APN:** 513-372-015, 513-372-018, 513-372-046

   **Zoning:** Transit-Oriented High Intensity Mixed-Use (TOHIMU)

   **General Plan:** Transit-Oriented High Intensity Mixed-Use (TOHIMU)

   **Request:** Application for: (a) Tier IV Design Review for the demolition of an existing commercial building and subsequent construction of a new building containing 63 residential dwelling units and approximately 6,220 square feet of ground floor commercial space; and (b) Administrative Use Permit for Restaurant, Full or Limited Service, With Alcohol Sales land uses located at the ground floor space.

   **CEQA:** This project is consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c). The project is also exempt from CEQA pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), under subsection (b) (Projects Proximate to Transit).

Consulting Planner Kevin Colin presented the staff report and answered questions from the Commission.

Mark Rhodes presented on behalf of the applicant and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Seta Azizian
Jack Hagopian
Jamie
The public hearing was closed.

**Moved/Second:** Commissioners Bloom/Navarrete. **Action:** Passed a motion to approve Tier IV Design Review for construction of a new 5-story building containing 63 multi-family dwelling units and 6,220 square feet of ground floor commercial space; and an Administrative Use Permit for a Restaurant, Full or Limited Service, with Alcohol Sales, land use with the amendment that condition #30e specifies the tenant of each unit may choose the type of shared mobility subsidy.

**Ayes:** Bloom, Crump, Gillett, Hamilton, Klein, Mendez, Navarrete

**Noes:** None.

**Abstain:** None.

**Absent:** None.

8. **Conditional & Administrative Use Permit – 7818 Terrace**

- **Application:** PL21-0261
- **Applicant:** Nimit Rathee
- **Location:** 7818 Terrace Drive
- **APN:** 503-322-020
- **Zoning:** RS-5
- **General Plan:** Single Family Residential
- **Request:** Planning Commission consideration of a Conditional Use Permit to allow an expansion of an accessory structure on the north side of the property with an existing non-conforming setback (19.27.050.B, ECMC) and an Administrative Use Permit to allow that accessory structure to be greater than 225 square feet (19.06.030.T).

**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.

Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Elizabeth Bashor
Christine Anders
Ann Blackwood

The public hearing was closed.

**Moved/Second:** Commissioners Hamilton/Bloom. **Action:** Passed a motion to approve a Conditional Use Permit to allow an expansion of an accessory structure on the north side of the property with an existing non-conforming setback and an Administrative Use Permit to allow that accessory structure to be greater than 225 square feet.

**Ayes:** Bloom, Crump, Gillett, Hamilton, Navarrete

**Noes:** Mendez.

**Abstain:** Klein.

**Absent:** None.

9. **STAFF COMMUNICATIONS**

Planning Manager Sean Moss updated the Commission regarding upcoming agenda items, the San Pablo Avenue Specific Plan update, and Planning Division staffing.
10. ADJOURNMENT
The meeting adjourned at 10:05 p.m.

Daniel Hamilton, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Planning Commission meeting of March 16, 2022 as approved by the Planning Commission.

Sean Moss, Staff Liaison