7:30 p.m. CONVENE REGULAR MEETING

1. ROLL CALL – Chair Daniel Hamilton, Vice Chair Leslie Mendez; Members Brendan Bloom, and Joy Navarrete. Commissioner Erin Gillett had an excused absence.

2. ELECTION OF CHAIR AND VICE CHAIR
   Moved/Second: Commissioners Bloom/Navarrete. Action: Passed a motion to elect Commissioner Hamilton as the chair and Commissioner Mendez as the vicechair.
   Ayes: Bloom, Hamilton, Mendez, Navarrete.
   Noes: None.
   Abstain: None.
   Absent: Gillett.

3. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS
   No report was given.

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

5. ADOPTION OF MINUTES
   Moved/Second: Commissioners Navarrete/Bloom. Action: Passed a motion to adopt the April 20, 2022 meeting minutes.
   Ayes: Bloom, Hamilton, Mendez, Navarrete.
   Noes: None.
   Abstain: None.
   Absent: Gillett.

6. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE
   Nothing was disclosed.

7. CONDITIONAL USE PERMIT – 8529 BETTY LANE
   Application: PL22-0029
   Applicant: Karl Golden
   Location: 8529 Betty Lane
   APN: 505-352-004
   Zoning: RS-10 (Single Family Residential)
   General Plan: Very Low Density Residential
Request: Planning Commission consideration of a proposed 1,015 sq. ft. addition of a single-family house that requires a Conditional Use Permit for enlarging a house considered legally nonconforming because it contains no covered parking (Chapter 19.27 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.

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:
Mary & Brian

The public hearing was closed.

Moved/Second: Commissioners Mendez/Hamilton. Action: Passed a motion to approve the Conditional Use Permit to allow a 1,015 sq. ft. addition of a single-family house which is legally nonconforming because it contains no covered parking at 8528 Betty Lane.
Ayes: Bloom, Hamilton, Mendez, Navarrete
Noes: None.
Abstain: None.
Absent: Gillett.

8. CONDITIONAL USE PERMIT – 2060 TAPSCOTT AVE
Application: PL21-0258
Applicant: Prospect Sierra School
Location: 2060 Tapscott Ave
APN: 501-370-002
Zoning: Public and Semipublic
General Plan: Institutional & Utility
Request: Planning Commission consideration of a Conditional Use Permit to amend the existing Conditional Use Permit to allow the construction of a 6’ high, black vinyl chain link fence along the eastern boundary of the elementary school campus.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15304 of the CEQA Guidelines, Class 4: Minor Alterations to Land.

This item was postponed.

9. STAFF COMMUNICATIONS
Planning Manager Sean Moss updated the Commission regarding upcoming agenda items, Bike to Wherever Day, the Housing Element workshop, the San Pablo Avenue Specific Plan update, and Planning Division staffing.

10. ADJOURNMENT
The meeting adjourned at 8:05 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 May 18, 2022 as approved by the Planning Commission.

Sean Moss, Staff Liaison