



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, November 21, 2018

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Carla Hansen; Commissioners: Greg Crump, Leslie Mendez, and Joy Navarrete. Commissioners Brendan Bloom and Andrea Lucas had excused absences.

1. Comments from the Public

Howdy Goudey addressed the Commission regarding scheduling meetings one day before Thanksgiving.

Blair Akey addressed the Commission regarding traffic and parking impacts from proposed new developments near the intersection of San Pablo Avenue and Alameda Avenue.

Emily Akey addressed the Commission regarding traffic and parking impacts from proposed new developments near the intersection of San Pablo Avenue and Alameda Avenue.

2. Approval of Minutes

Motion to approve the September 19, 2018 meeting minutes: Crump; Second: Navarrete.

Vote:

Ayes: Crump, Hansen, Navarrete

Noes: None.

Abstain: Mendez

Absent: Bloom, Lucas

3. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

4. Public Hearing

A. Conditional Use Permit – 7701 Potrero Avenue

Application: PL18-0139

Applicant: Veronica and Jason Dullack

Location: 7701 Potrero Avenue

APN: 505-401-012

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

Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow a fence taller than 6 feet (19.06.030.U.1, ECMC)
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

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

Alex Bergtraun, the project architect, and Jason Dullack, the property owner, 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 a fence taller than 6 feet at 7701 Potrero Avenue: Navarrete; Second: Mendez.

Vote:

Ayes: Crump, Hansen, Mendez, Navarrete

Noes: None

Abstain: None

Absent: Bloom, Lucas

B. Tier IV Design Review – Griffin On San Pablo Avenue

Application: PL17-0134

Applicant: Bavak El Cerrito LLC

Location: 11048/11060 San Pablo Ave

APN: 502-411-021

Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)

Request: Planning Commission consideration of Tier IV Design Review for two 6-story buildings, including a total of 173 residential units.

CEQA: The project is within the San Pablo Avenue Specific Plan area, for which a Programmatic Environmental Impact Report was certified. The project is exempt from environmental review pursuant to Government Code Section 65457(a), CEQA Guidelines Section 15182, and Public Resources Code Section 21155.4.

Acting Planning Manager Sean Moss presented the staff report and answered questions from the Commission.

Paul Van Konynenburg, the project applicant, and Brett Bailey, the project architect, presented the project and answered questions from the Commission.

The public hearing was opened.

City of El Cerrito
Planning Commission Meeting Minutes

The following speakers addressed the Commission:

Jack Freethy, 1432 Kearney Street
Emily Akey, 10945 San Pablo Avenue
John Dalrymple
Tom Hansen, Electric Workers Local 302
Howdy Goudey, 635 Elm Street
Robin Mitchell, 635 Elm Street
Dale Power, 11090 San Pablo Avenue
Patrick Marasco, 11090 San Pablo Avenue

The public hearing was closed.

Motion to approve a Tier IV Design Review for two 6-story buildings, including a total of 173 residential units with the addition and modification of the following Conditions of Approval:

1. Only emergency and service vehicles shall be allowed ingress and egress to the project site from Kearney Street.
2. Fixed tables and seating shall be provided in the proposed Ohlone Plaza to the satisfaction of the Zoning Administrator.
3. Condition of Approval #30 shall be revised to require that the bike station shall be open, at a minimum, between 7:00 a.m. and 7:00 p.m. on weekdays and to the satisfaction of the Zoning Administrator.

Motion: Mendez; Second: Crump

Vote:

Ayes: Crump, Hansen, Mendez, Navarrete

Noes: None

Abstain: None

Absent: Bloom, Lucas

5. Staff Communications

Staff updated the Commission on an upcoming Joint Study Session with the Design Review Board to provide input on updating the San Pablo Avenue Specific Plan.

6. Adjournment

10:12 p.m.