



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

March 20, 2024 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:30 p.m. CONVENE REGULAR MEETING

- 1. ROLL CALL** – Chair Joy Navarrete, Vice Chair Daniel Hamilton; Members Erin Gillett, Leslie Mendez, Abhijeet Singh, and Nathan Tinsclair
- 2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
- 3. ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
- 4. ADOPTION OF MINUTES**
Adoption of the February 21, 2024 meeting minutes.
- 5. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.
- 6. PUBLIC HEARING: CONDITIONAL USE PERMIT – 6551 PORTOLA DRIVE**
Application: PL24-0001
Applicant: Anthony Dente
Location: 6551 Portola Drive
APN: 503-130-012
Zoning: RM (Multi-family Residential)
General Plan: High Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for expanding a nonconforming side setback for an existing single-family house (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.

7. PUBLIC HEARING: CONDITIONAL USE PERMIT – 2010 JUNCTION AVENUE

Application: PL23-0150
Applicant: Perry Wexelberg
Location: 2010 Junction Avenue
APN: 501-321-005
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of Conditional Use Permits to allow a proposed increase in building height of an existing single-family house to convert a basement to a first floor which exceeds the building envelope requirement, and to allow the extension an existing nonconforming side setback (Section 19.06.030.D, 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.

8. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP – 1715 ELM STREET

Application: PL21-0053
Applicant: Harmeet Anand
Location: 1715 Elm Street
APN: 502-112-038
Zoning: RM-PD (Multi-family Residential – Planned Development)
General Plan: High Density Residential
Request: Planning Commission consideration of a Tentative Subdivision Map to create fourteen condominium residential units within a multifamily residential building and to create one commercial condominium unit within a separate structure on the parcel (Chapter 18.12, ECMC).
CEQA: An Initial Study/Mitigated Negative Declaration was prepared and adopted for the project pursuant to CEQA.

9. PRESENTATION: LOCAL ROAD SAFETY PLAN

Update on the Local Road Safety Plan

10. STAFF COMMUNICATIONS

Informational reports on matters of general interest, presented by City staff.

11. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection.