



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

Sean Moss | 510.215.4330
smoss@ci.el-cerrito.ca.us

AGENDA

SPECIAL MEETING OF THE PLANNING COMMISSION

May 29, 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 Tinclear
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 April 17, 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 – 2060 TAPSCOTT AVE**
Application: PL24-0028
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 an 8' high, wrought iron fence along the boundary of the elementary school campus.

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.

7. PUBLIC HEARING: CONDITIONAL USE PERMIT – 960 AVIS DRIVE

Application: PL24-0026
Applicant: Prospect Sierra School
Location: 960 Avis Drive
APN: 503-280-002
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 an 8' high, wrought iron fence along the boundary of the middle school campus.
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.

8. STAFF COMMUNICATIONS

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

9. 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.



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

Sean Moss | 510.215.4330
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MINUTES

**REGULAR MEETING OF THE
PLANNING COMMISSION**

April 17, 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; Members Leslie Mendez, Erin Gillett, Abhijeet Singh, and Nathan Tincclair. Vice Chair Daniel Hamilton had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
No report was given.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Cordell Hindler and Robert Ang provided public comment.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioners Mendez/Navarrete. **Action:** Passed a motion to adopt the March 20, 2024 Meeting Minutes.
Ayes: Mendez, Navarrete, Gillett, Singh, Tincclair
Noes: None
Abstain: None
Absent: Hamilton
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
6. **PUBLIC HEARING: DESIGN REVIEW APPEAL – 1711-1755 EASTSHORE BLVD.**
Application: PL24-0013
Applicant: Contra Costa Residents for Responsible Development
Location: 1711-1755 Eastshore Boulevard
APN: 513-371-001, 513-371-002, & 513-362-110
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Appeal of Design Review Board approval of Tier II Design Review application PL22-0015, for a new 6-story building containing 305 residential units.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

Planning Manager, Sean Moss, and Senior Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission.

The appellant, Andrew Graf, provided a presentation.

The applicant, Gene Broussard, provided a presentation.

The public hearing was opened.

The following speakers addressed the Commission:

Cordell Hindler
Howdy Goudey

The public hearing was closed.

Moved/Second: Commissioners Navarrete/Mendez. **Action:** Passed a motion denying an appeal of Design Review Board approval of planning application PL22-0015 granting Tier II design review for construction of a new building containing 305 residential units at 1711-1755 Eastshore Boulevard with the following amendment to the conditions of approval:

- Delete the condition of approval stating: The barbeque in the public plaza may be removed from the plans or substituted with another amenity pursuant to approval of the Zoning Administrator in consultation with the Police Chief and the Fire Marshal.
- Add a condition of approval stating: Prior to issuance of a building permit, the applicant shall revise the project plans to remove the proposed barbecue from the public open space area

Ayes: Mendez, Navarrete, Gillett, Singh, Tincclair

Noes: None

Abstain: None

Absent: Hamilton

7. ELECTION OF CHAIR AND VICE CHAIR

Moved/Second: Commissioners Mendez/Gillett. **Action:** Passed a motion electing Joy Navarrete to serve as Planning Commission Chair.

Ayes: Mendez, Navarrete, Gillett, Singh, Tincclair

Noes: None

Abstain: None

Absent: Hamilton

Moved/Second: Commissioners Mendez/Navarrete. **Action:** Passed a motion electing Erin Gillett to serve as Vice Chair.

Ayes: Mendez, Navarrete, Gillett, Singh, Tincclair

Noes: None

Abstain: None

Absent: Hamilton

8. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission about a Safety Element community meeting, a library public workshop, Bike to wherever day, and the El Cerrito Plaza TOD project.

9. ADJOURNMENT

9:25 p.m.

DRAFT



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

PLANNING COMMISSION STAFF REPORT

May 29, 2024

2060 TAPSCOTT AVE FENCING

DETAILS

Application Number: PL24-0028

Applicant: Steve Harrington

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 an 8' high wrought iron fence along the boundary of the elementary school campus.

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.

EXECUTIVE SUMMARY

The proposal is to amend an existing Conditional Use Permit approved by the Planning Commission in 2001. The applicant is requesting to replace 215 linear feet of existing chain link fencing with an 8-foot high, wrought iron fence along the boundary of the elementary school campus.

Based on the evidence and analysis contained in this report, staff is recommending approval of the Conditional Use Permit.

Background

Site Location and Layout

The project site is located at 2060 Tapscott Avenue. The site consists of one parcel (APN 503-280-002), is approximately 174,240 square feet in size, and contains 34,294 square feet of existing building space. The campus covers approximately 2.55 acres bounded by Tapscott Avenue on the west and Gatto Avenue on the east. The site is immediately adjacent to a grass field owned by the City, which the School uses on a fee basis during the school day.

Entitlement History

The Planning Commission approved the Prospect Sierra Facilities Master Plan in 2001 under Planning Commission Resolution PC01-18. On June 15, 2022, the Planning Commission approved a Use Permit for a 10-foot-high fence, which separated the school campus from the City-owned fields, under Planning Commission Resolution PC22-10.

Vicinity Map



Site Photos



View from Tapscott Drive



View from Gatto Ave

Adjacent Land Uses

North: Parks and Recreation (PR) Zoning and Parks & Open General Plan designation. Canyon Trail Park.

East: Parks and Recreation (PR) Zoning and Parks & Open General Plan designation. Canyon Trail Park.

South: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation.
Single family house.

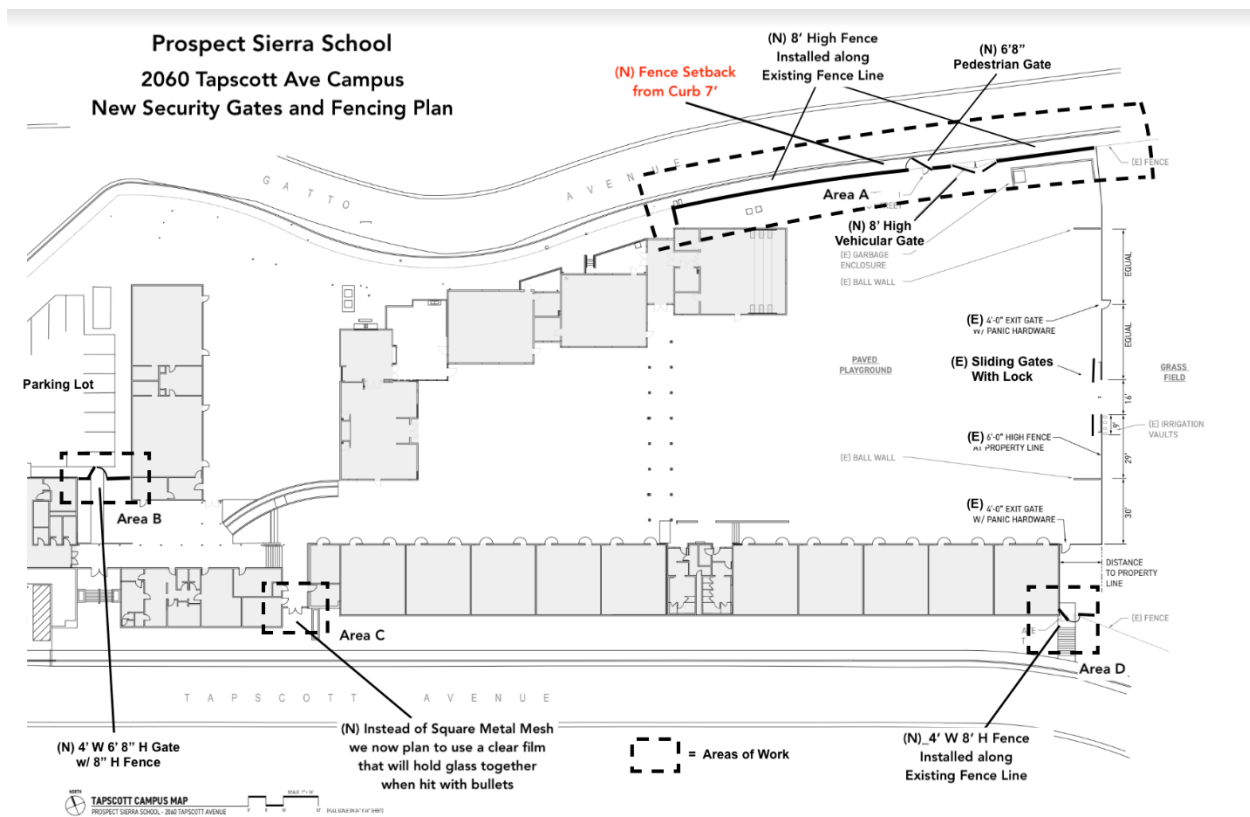
West: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation.
Single family house.

Analysis

Project Description

The school is seeking to create a secure boundary for the safety and well-being of students and staff. The applicant has stated that there have been previous incidents of a person being found trespassing on their campuses. There were two incidents at the 960 Avis Campus and one incident at the 2060 Tapscott campus where people climbed over the existing 6' fence. The school is seeking permission to utilize California State Nonprofit Security grant funding that they were awarded to better secure the perimeter of the school.

The applicant is requesting to amend the existing Conditional Use Permit to allow for an 8-foot high, wrought iron fence along the boundary of the school's elementary school campus. The proposed fence would run along portions of the property line along Gatto Ave. This portion of the fence would be approximately 215' long and will have one pedestrian gate and one vehicular gate. This proposed fencing would replace the existing chain-link fencing along Gatto Ave. The applicant is proposing to replace a gate which separates the school parking lot from the campus itself, highlighted as Area B on the site plan below. The applicant is also proposing to replace a gate along Tapscott Drive which also functions as an entrance to the City owned fields. Per a 2001 survey, this gate is on school property. The school has traditionally unlocked this gate every evening around 6:00 PM on school days and has left it open until around 8:00 AM each school day. It is also left unlocked on weekends and during school breaks. Under the Use Permit approved in 2022, a condition of approval was adopted stating that the gate on Tapscott Avenue shall remain open and unlocked outside of school hours and shall only be locked during school hours, this condition of approval shall continue to apply.



Proposed Fence Locations

General Plan Compliance

The project is consistent with and will implement the following policies of the El Cerrito General Plan:

CD1.1: Neighborhood Character. Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.

The fence itself will be the only exterior change to the school. The new fence will be made of high-quality materials and will be smaller than the existing chain-link fence surrounding the campus and the City's Canyon Trail sports field on Tapscott Ave.

CD4.1: Compatibility in Building Scale. Avoid big differences in building scale and character between developments on adjoining lots.

The new fence will be smaller than the existing 10-foot-high chain-link fence surrounding the campus and the City's Canyon Trail sports field on Tapscott Ave thus has less of an impact in terms of scale compared to other fences on the site.

Environmental Review

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.

Public Notice

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before May 1, 2024. No public comments were received prior to the publication of this report.

Required Findings

In order to approve the Conditional Use Permits, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The surrounding neighborhood contains predominantly single-family houses. The proposed fence will not adversely and materially affect the homes in the surrounding residential neighborhoods. The proposed project will not alter the operating hours, staffing, or enrollment of the school. The new fence will be made of high-quality materials and is in keeping of fence design for schools.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

The project will continue a school use near residential areas. The school's increased security will enhance an existing amenity for the El Cerrito community.

3. The proposal is consistent with the purpose of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

The project is consistent with the intent of the PS (Public/Semi-Public) zoning district. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.1: Neighborhood Character and CD4.1: Compatibility in Building Scale.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL24-0028, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

Move adoption of Planning Commission Resolution PC2024-08 granting a Conditional Use Permit for Planning Application No. PL24-0028: amending an existing Conditional Use Permit to allow the construction of an 8-foot high wrought iron fence along the boundary of the elementary school campus at 2060 Tapscott Ave.

Appeal Period

Within ten (10) working days after the date of the decision, the Planning Commission action may be appealed to the City Council.

Attachments

1. Draft Resolution
2. Project Materials

Planning Commission Resolution PC 2024-08

APPLICATION NO. PL24-0028

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PROSPECT SIERRA FACILITIES MASTER PLAN TO ALLOW THE CONSTRUCTION OF AN 8-FOOT HIGH, WROUGHT IRON FENCE ALONG THE BOUNDARY OF THE ELEMENTARY SCHOOL CAMPUS AT 2060 TAPSCOTT AVE

WHEREAS, the project site is located at 2060 Tapscott Avenue; and

WHEREAS, the existing Assessor's Parcel Number of the site is 501-370-002; and

WHEREAS, the General Plan land use classification of the site is Institutional & Utility; and

WHEREAS, the zoning district of the site is Public and Semipublic; and

WHEREAS, on September 5, 2001, the El Cerrito Planning Commission adopted Resolution PC01-18, approving a Conditional Use Permit that approved the Prospect Sierra Facilities Master Plan for a school located at 2060 Tapscott Avenue; and

WHEREAS, on June 15, 2022, the El Cerrito Planning Commission adopted Resolution PC22-10, approving a Conditional Use Permit allowed the construction of a 10' high, black vinyl chain link fence along the eastern boundary of the elementary school campus located at 2060 Tapscott Avenue; and

WHEREAS, on March 14, 2024, Steve Harrington of Prospect Sierra School (the "applicant") submitted an application for a Conditional Use Permit to allow the construction of an 8' high, wrought iron fence along the boundary of the elementary school campus; and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures; and

WHEREAS, on May 29, 2024, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding neighborhood contains predominantly single-family houses. The proposed fence will not adversely and materially affect the homes in the surrounding residential neighborhoods. The proposed project will not alter the operating hours, staffing, or enrollment of the school. The new fence will be made of high-quality materials and is in keeping of fence design of other schools.
2. The project will continue a school use near residential areas. The school's increased security will enhance an existing amenity for the El Cerrito community.
3. The project is consistent with the intent of the PS (Public/Semi-Public) zoning district. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.1: Neighborhood Character and CD4.1: Compatibility in Building Scale.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL24-0028, subject to the following conditions:

Planning Division:

1. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
2. The project will be constructed substantially in conformance with the plans received by the City on April 18, 2024. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
3. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
4. If not exercised this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.
5. The fence shall be maintained in good condition at all times.

Fire Department:

6. A Knox Box (#3200) shall be installed at each gate in the fence.
7. The existing gate on Tapscott Avenue shall remain open and unlocked outside of school hours and shall only be locked during school hours.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on May 29, 2024, upon motion of Commissioner _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

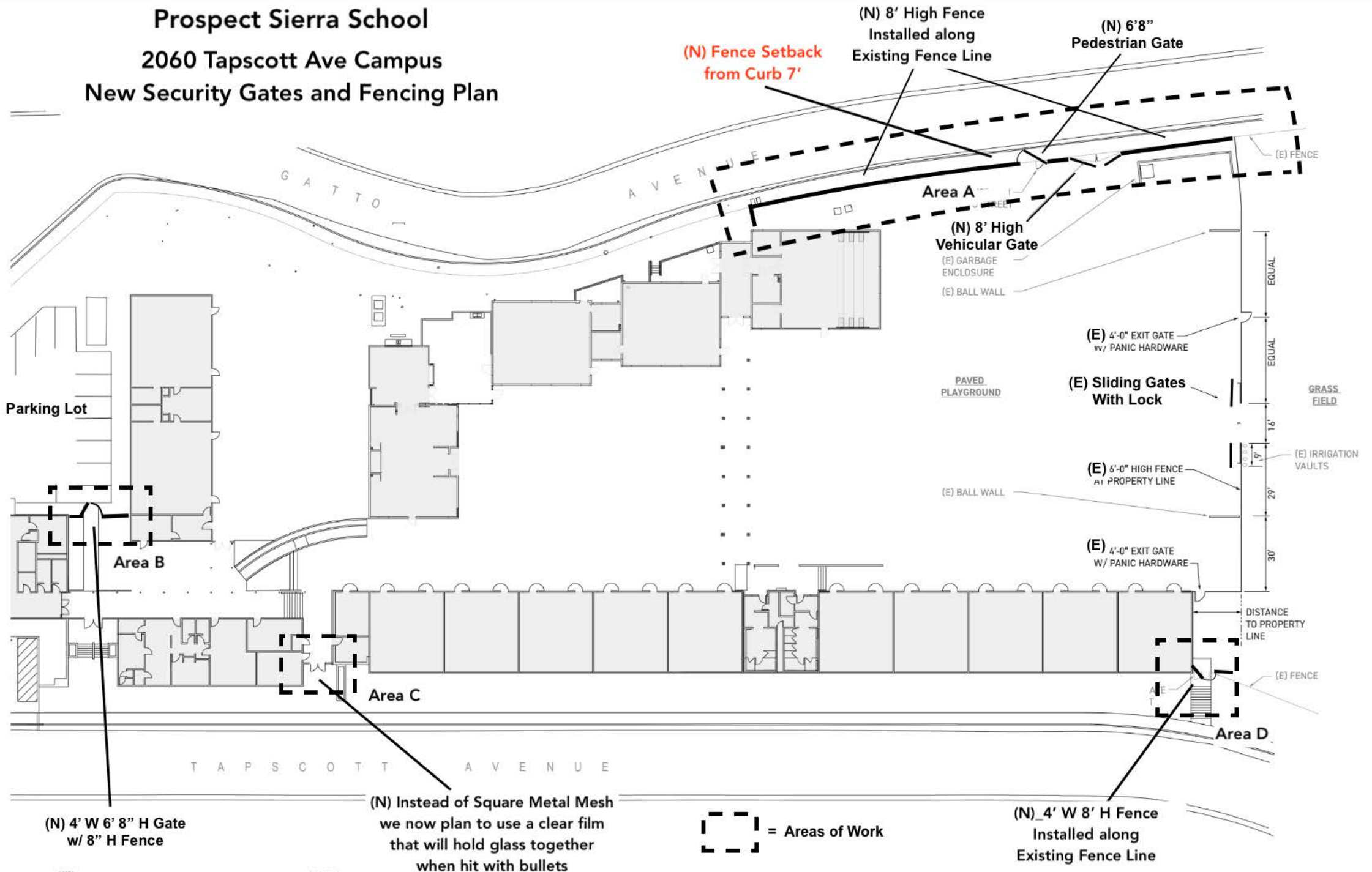
ABSENT:

Sean Moss, AICP
Planning Manager

Prospect Sierra School

2060 Tapscott Ave Campus

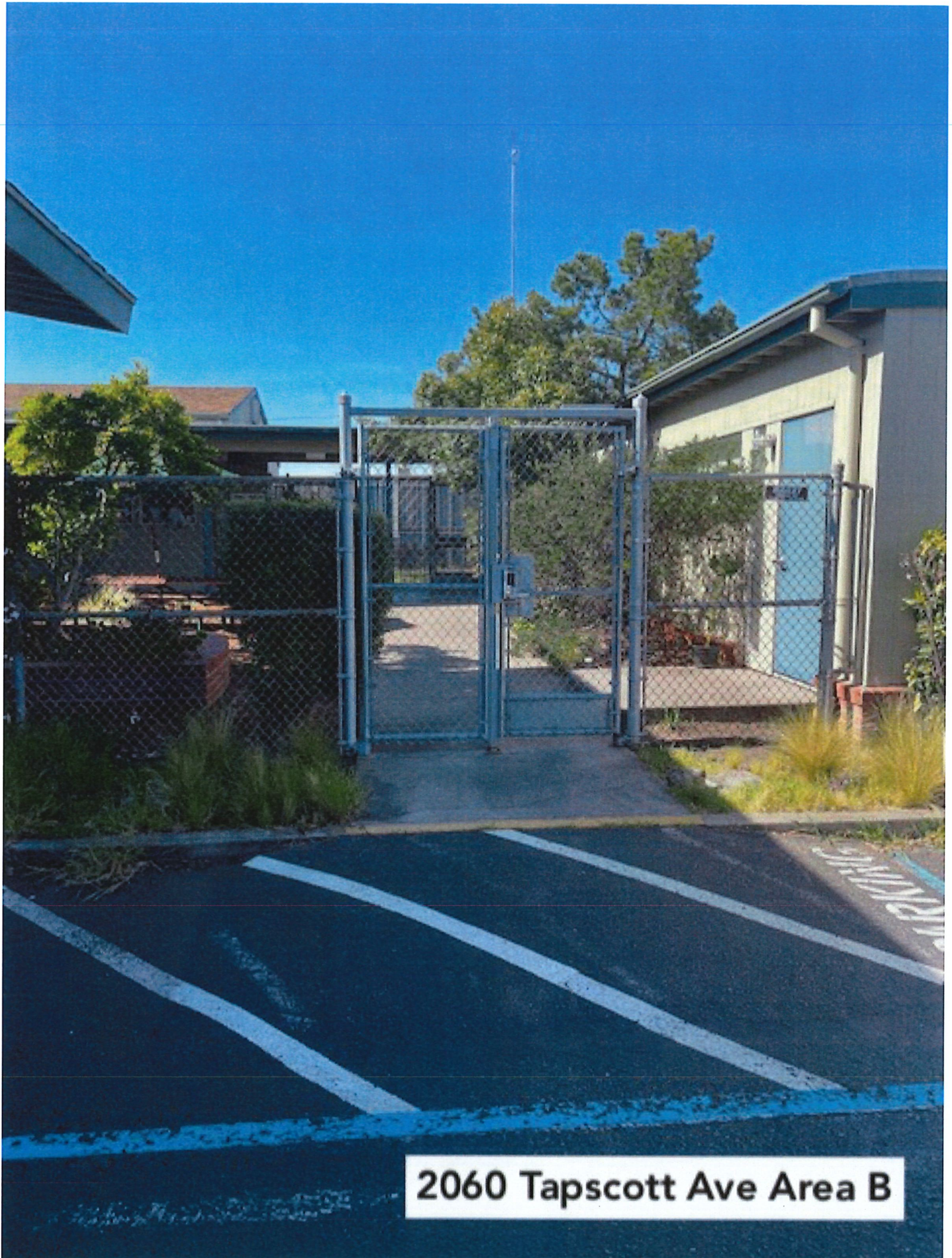
New Security Gates and Fencing Plan





2060 Tapscott Ave Area A (photo #1)





2060 Tapscott Ave Area B



2060 Tapscott Ave Area C



2060 Tapscott Ave Area D



Photo of 8' black iron rail fencing
with "Aristocratic Style" pinched points

Standard Styles Illustrated

Illustrations 1 through 5 on the following pages show the Standard Styles available in BFC Ornamental Iron. Picket location and spacing is indicated for each style.

For finish options, see page 5 — MATERIAL FINISHES

Aristocrat Style

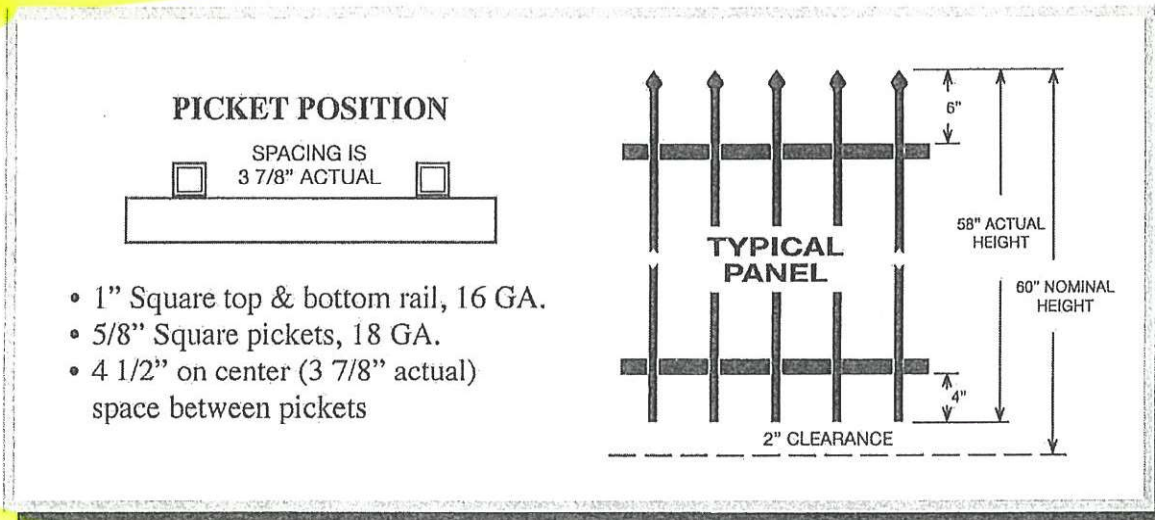


Illustration 1: Typical Standard Aristocrat Panel

Modern Style

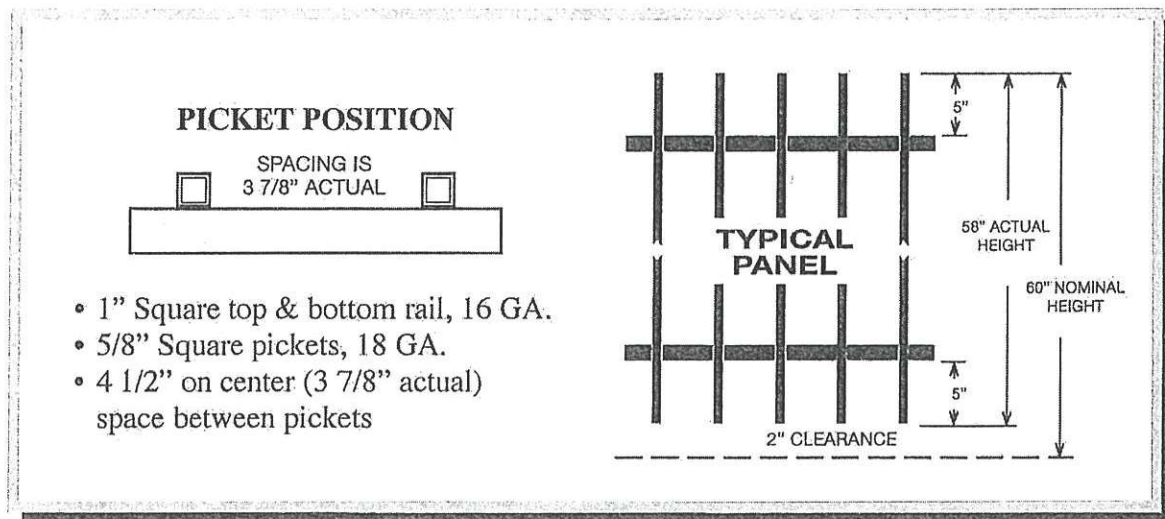
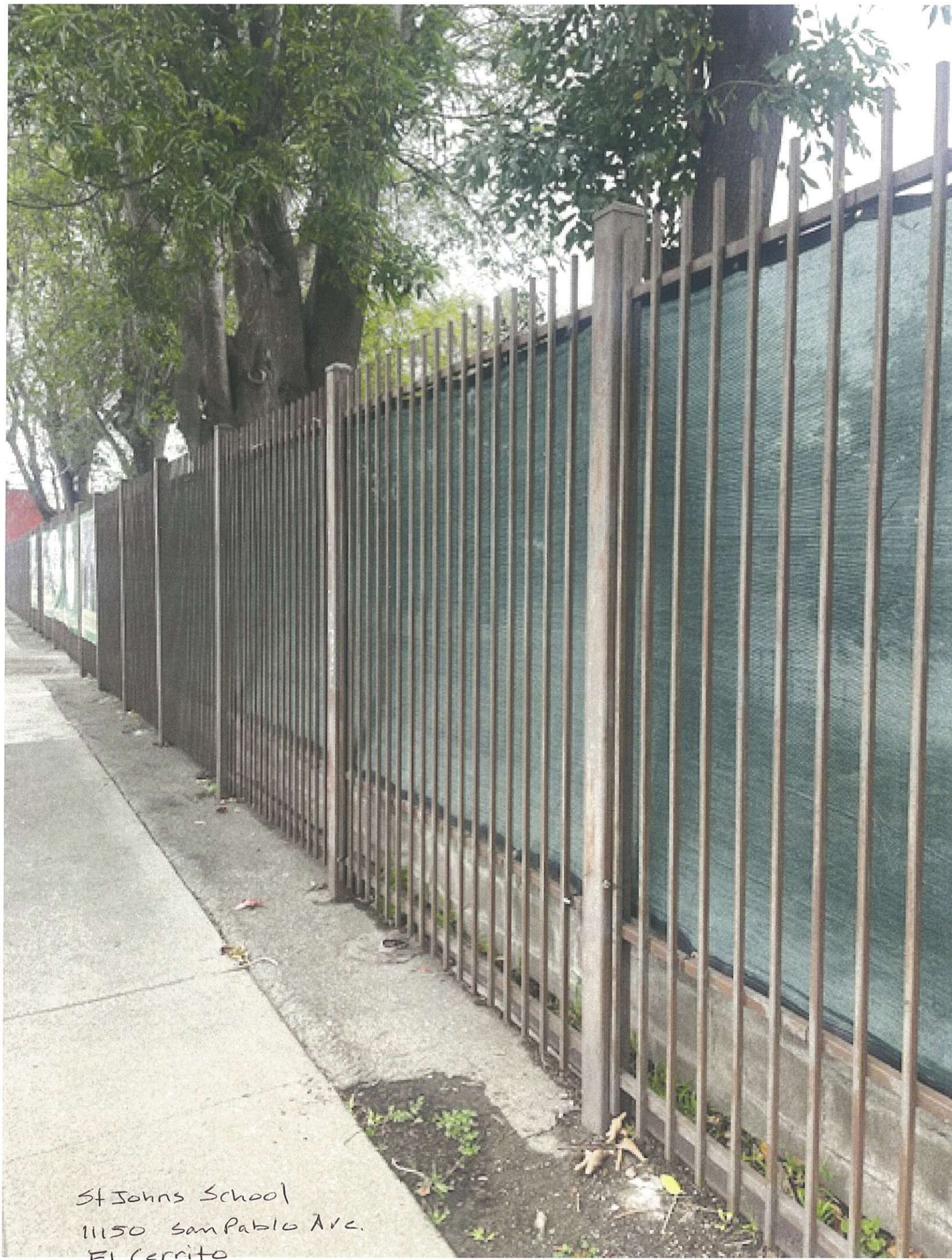


Illustration 2: Typical Standard Modern Panel

For other grades see Figure 1 on page 2.



Existing galvanized security Gates at 2060 Tracyscott Ave.



St Johns School
11150 San Pablo Ave.
El Cerrito



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

PLANNING COMMISSION STAFF REPORT

May 29, 2024

960 AVIS DRIVE FENCING CONDITIONAL USE PERMIT

DETAILS

Application Number: PL24-0026

Applicant: Steve Harrington

Location: 960 Avis Drive

APN: 503-280-002

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 an 8-foot high wrought iron fence along the boundary of the middle school campus.

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.

EXECUTIVE SUMMARY

The proposal is to amend an existing Conditional Use Permit approved by the Planning Commission in 2001. The applicant is requesting to replace approximately 450 linear feet of existing chain link fencing with an 8-foot high, wrought iron fence along the boundary of the middle school campus.

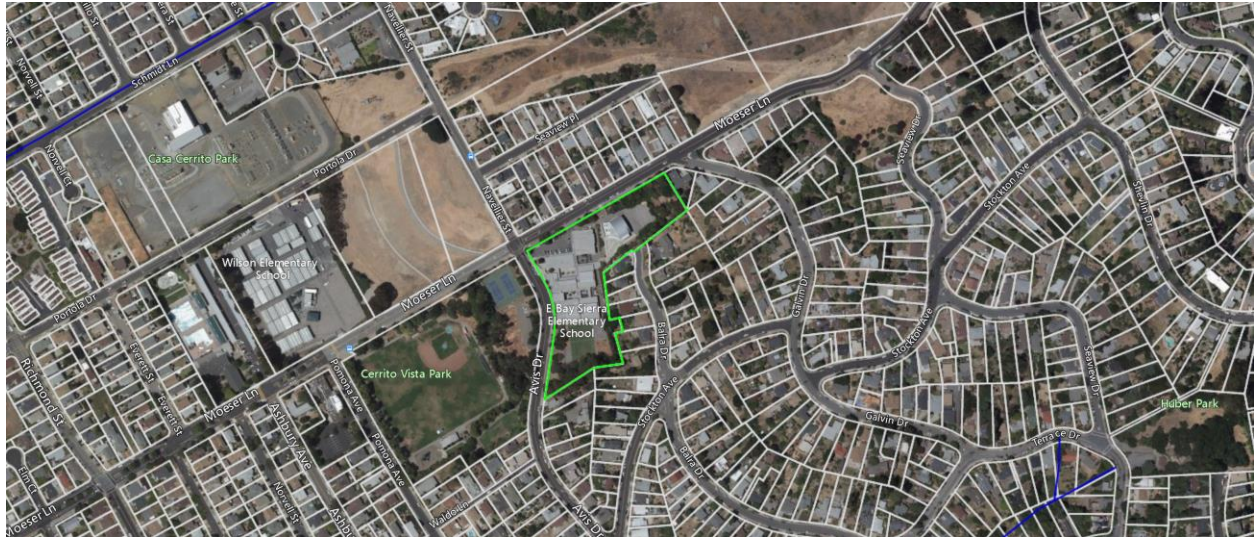
Based on the evidence and analysis contained in this report, staff is recommending approval of the Conditional Use Permit.

Background

Site Location and Layout

The project site is located at 960 Avis Drive. The site consists of one parcel (APN 503-280-002), is approximately 174,240 square feet in size, and contains 34,294 square feet of existing building space. The site is located across the street from Cerrito Vista Park and is surrounded by single family land uses.

Vicinity Map



Site Photo



View from Avis Drive



View from Moeser Ln

Adjacent Land Uses

North: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

East: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

South: Single Family Residential (RS-5) Zoning and Low Density Residential General Plan designation. Single family house.

West: Parks and Recreation (PR) Zoning and Parks & Open General Plan designation. Cerrito Vista Park.

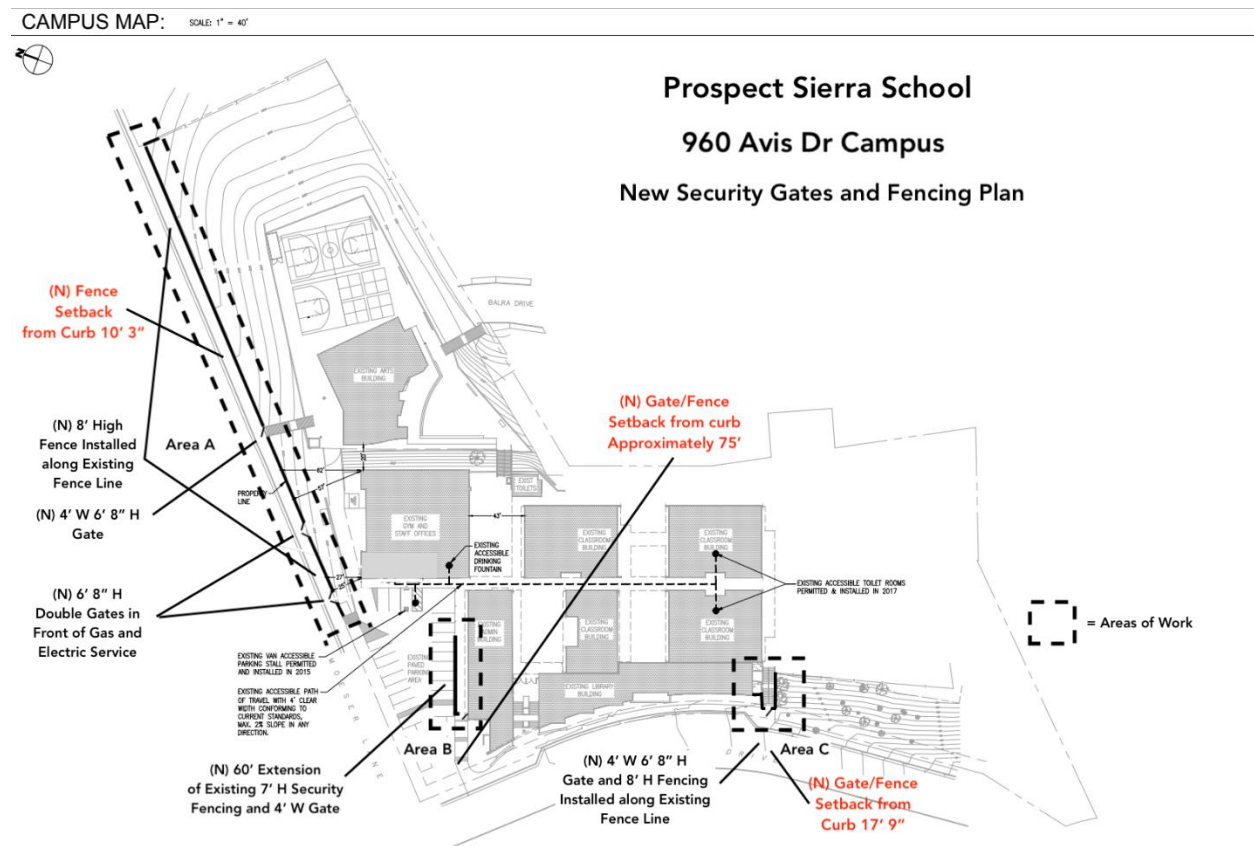
Analysis

Project Description

The school is seeking to create a secure boundary for the safety and well-being of students and staff. The applicant has stated that there have been previous incidents of a person being found trespassing on the school's two campuses. There were two incidents at the 960 Avis Campus and one incident at the 2060 Tapscott campus where individuals climbed over the existing 6-foot fence. The school is seeking

permission to utilize California State Nonprofit Security grant funding that has been awarded to better secure the perimeter of the school.

The applicant is requesting to amend the existing Conditional Use Permit to allow for an 8-foot high, wrought iron fence along the boundary of the school's middle school campus. The proposed fence would replace the existing chain-link fence at the property line along Moeser lane. This portion of the fence would be approximately 450' long and will have 3 gates and is labeled Area A on the site plan below. The applicant is proposing to extend existing 7' high fencing which separates the school parking lot from the buildings, highlighted as Area B on the site plan below. The applicant is also proposing to replace existing chain-link fencing at the southwest corner of the property with similar wrought iron fencing that will match the rest of the proposal, this section of fence is highlighted as Area C on the site plan below.



Proposed Fence Locations

General Plan Compliance

The project is consistent with and will implement the following policies of the El Cerrito General Plan:

Policy LU4.1: Mixture of Uses. Encourage a mix of uses that promotes such community values as convenience, economic vitality, fiscal stability, public safety, a healthy environment, and a pleasant quality of life.

The project will continue a school use near to residential areas and public facilities. The proposed

fence will enhance the security of the school which will increase the public safety of the City by providing a safer learning environment for students of El Cerrito residents.

CD1.1: Neighborhood Character. Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with the surrounding uses.

The fence itself will be the only exterior change to the school and will be replacing existing chain-link fencing which is partially failing. All new fencing that is visible from the public right-of-way would have a high degree of transparency in order to preserve visibility of the existing neighborhood.

CD4.1: Compatibility in Building Scale. Avoid big differences in building scale and character between developments on adjoining lots.

The new fence will be made of high-quality materials and is in keeping of fence design for schools. Other schools have similar designed fences of a similar scale as what is being proposed.

Environmental Review

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.

Public Notice

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before May 1, 2024. No public comments were received prior to the publication of this report.

Required Findings

In order to approve the Conditional Use Permits, the Planning Commission must make the following findings, contained in Section 19.34.040 of the El Cerrito Municipal Code:

1. The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The surrounding neighborhood contains predominantly single-family houses. The proposed fence will not adversely and materially affect the homes in the surrounding residential neighborhoods. The proposed project will not alter the operating hours, staffing, or enrollment of the school. The new fence will be made of high-quality materials and is in keeping of fence design for schools.

2. The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the City.

The project will continue a school use near residential areas. The school's increased security will enhance an existing amenity for the El Cerrito community.

3. The proposal is consistent with the purpose of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

The project is consistent with the intent of the PS (Public/Semi-Public) zoning district. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.1: Neighborhood Character and CD4.1: Compatibility in Building Scale.

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL24-0026, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

Move adoption of Planning Commission Resolution PC2024-09 granting a Conditional Use Permit for Planning Application No. PL24-0026: amending an existing Conditional Use Permit to allow the construction of an 8' high wrought iron fence along the boundary of the middle school campus at 960 Avis Drive.

Appeal Period

Within ten (10) working days after the date of the decision, the Planning Commission action may be appealed to the City Council.

Attachments

1. Draft Resolution
2. Project Materials

Planning Commission Resolution PC 2024-09

APPLICATION NO. PL24-0026

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PROSPECT SIERRA FACILITIES MASTER PLAN TO ALLOW THE CONSTRUCTION OF AN 8-FOOT HIGH, WROUGHT IRON FENCE ALONG THE BOUNDARY OF THE MIDDLE SCHOOL CAMPUS LOCATED AT 960 AVIS DRIVE

WHEREAS, the site is located at 960 Avis Drive; and

WHEREAS, the existing Assessor's Parcel Number of the site is 503-280-002; and

WHEREAS, the General Plan land use classification of the site is Institutional & Utility; and

WHEREAS, the zoning district of the site is Public and Semipublic; and

WHEREAS, on September 5, 2001, the El Cerrito Planning Commission adopted Resolution PC01-18, approving a Conditional Use Permit that approved the Prospect Sierra Facilities Master Plan for a school located at 960 Avis drive; and

WHEREAS, on March 14, 2024, Steve Harrington of Prospect Sierra School (the "applicant") submitted an application for a Conditional Use Permit to allow the construction of an 8-foot high, wrought iron fence along the boundary of the middle school campus; and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures; and

WHEREAS, on May 29, 2024, the Planning Commission, after due consideration of all evidence and reports and application materials offered for review does find and determine the following:

1. The surrounding neighborhood contains predominantly single-family houses. The proposed fence will not adversely and materially affect the homes in the surrounding residential neighborhoods. The proposed project will not alter the operating hours, staffing, or enrollment of the school. The new fence will be made of high-quality materials and is in keeping of fence design of other schools.
2. The project will continue a school use near residential areas. The school's increased security will enhance an existing amenity for the El Cerrito community.
3. The project is consistent with the intent of the PS (Public/Semi-Public) zoning district. The proposed project will implement the following policies of the El Cerrito General Plan: LU1.1: Neighborhood Character and CD4.1: Compatibility in Building Scale.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby approves Application No. PL24-0026, subject to the following conditions:

Planning Division:

1. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
2. The project will be constructed substantially in conformance with the plans received by the City on April 18, 2024. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
3. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
4. If not exercised this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.
5. The fence shall be maintained in good condition at all times.

Fire Department:

6. A Knox Box (#3200) shall be installed at each gate for any portion of the fence.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on May 29, 2024, upon motion of Commissioner _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager



Prospect Sierra School

960 Avis Dr Campus

New Security Gates and Fencing Plan

(N) Fence
Setback
from Curb 10' 3"

(N) 8' High
Fence Installed
along Existing
Fence Line

(N) 4' W 6' 8" H
Gate

(N) 6' 8" H
Double Gates in
Front of Gas and
Electric Service

EXISTING VAN ACCESSIBLE
PARKING STALL PERMITTED
AND INSTALLED IN 2015

EXISTING ACCESSIBLE PATH
OF TRAVEL WITH 4' CLEAR
WIDTH CONFORMING TO
CURRENT STANDARDS.
MAX. 2% SLOPE IN ANY
DIRECTION.

(N) 60' Extension
of Existing 7' H Security
Fencing and 4' W Gate

BALRA DRIVE

EXISTING ARTS
BUILDING

EXISTING GYM AND
STAFF OFFICES

EXISTING ACCESSIBLE
DRINKING FOUNTAIN

(N) Gate/Fence
Setback from curb
Approximately 75'

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING ACCESSIBLE TOILET ROOMS
PERMITTED & INSTALLED IN 2017

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

EXISTING CLASSROOM
BUILDING

(N) 4' W 6' 8" H
Gate and 8' H Fencing
Installed along Existing
Fence Line

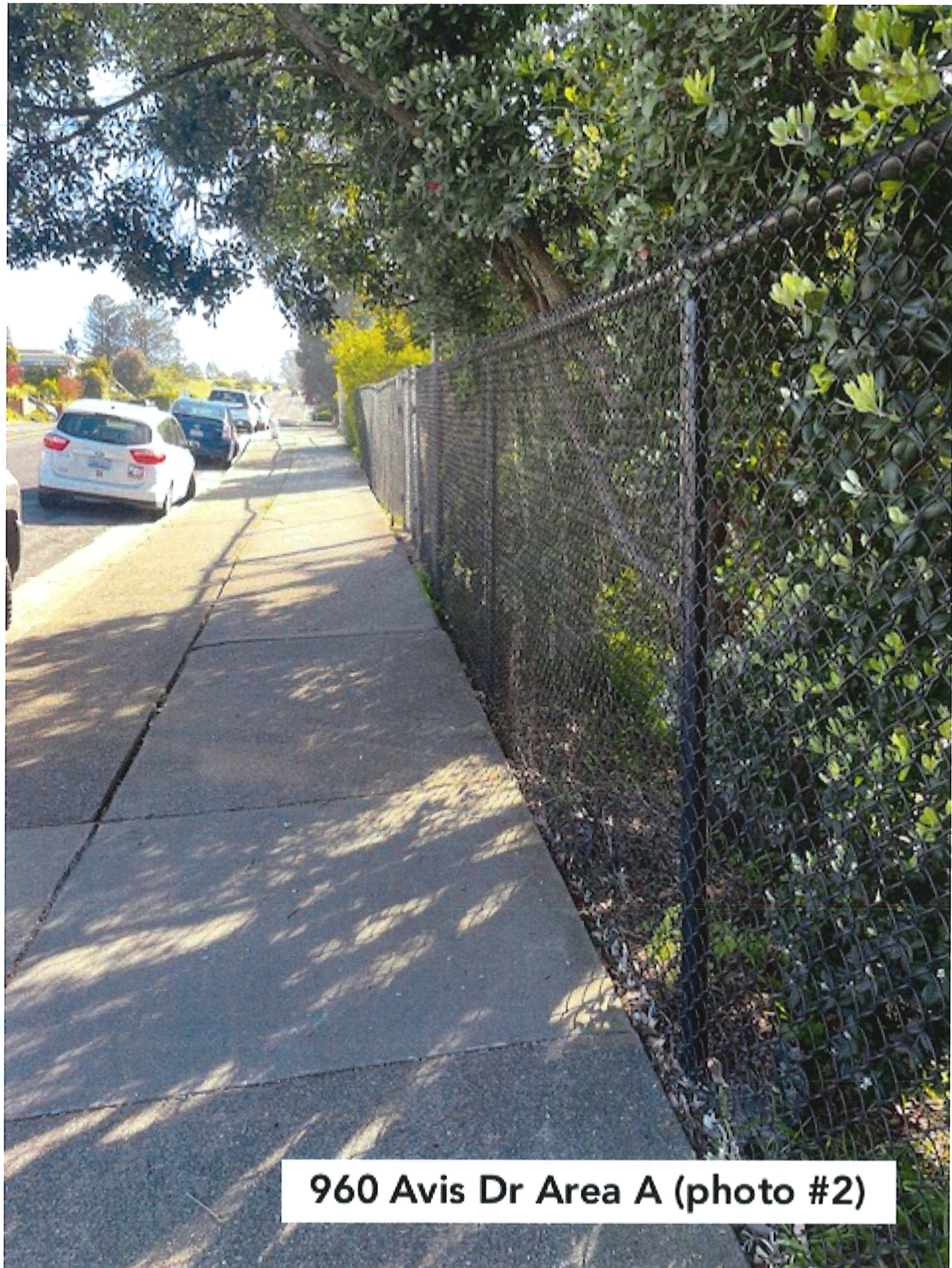
Area C

(N) Gate/Fence
Setback from
Curb 17' 9"

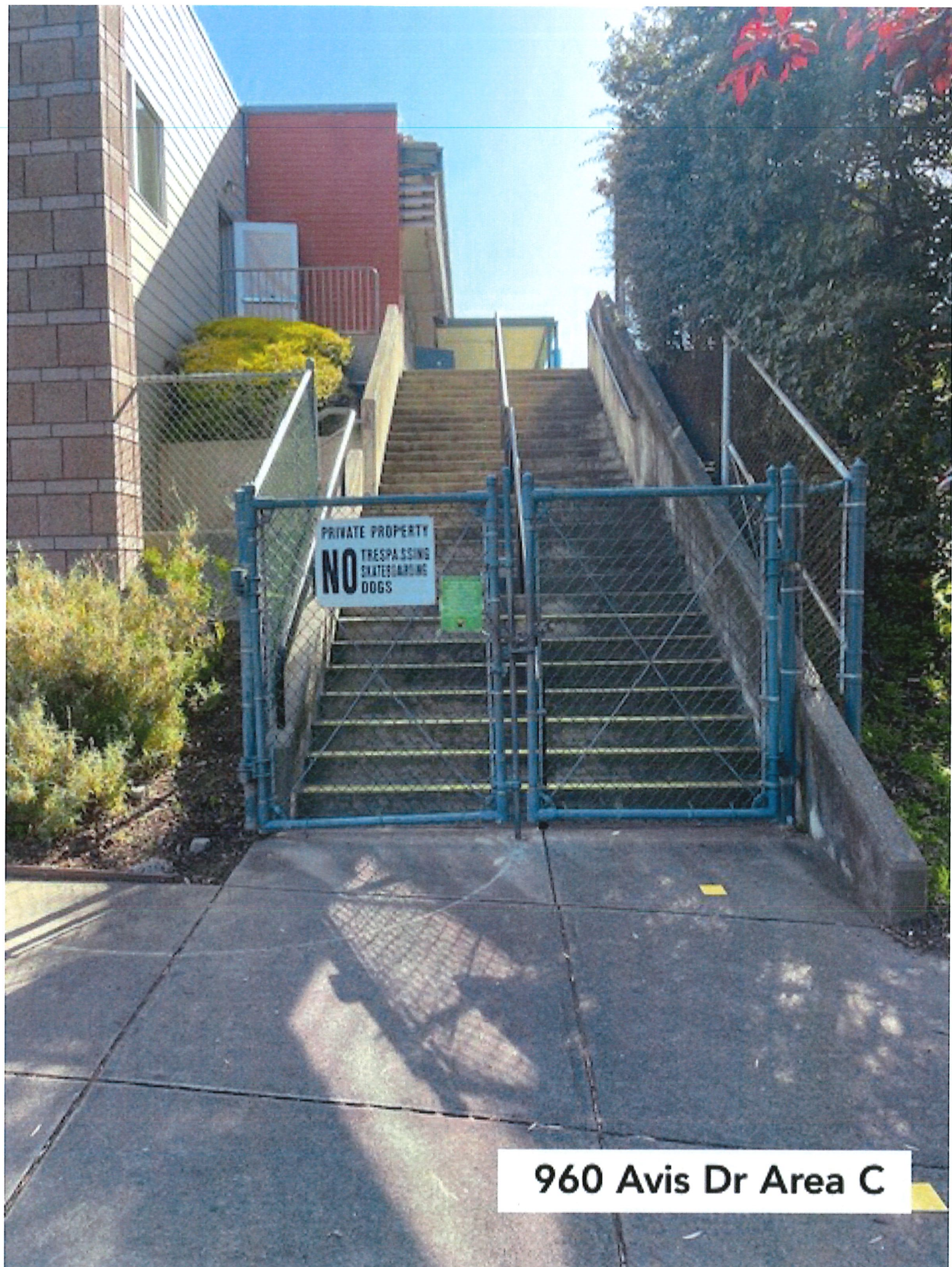
 = Areas of Work



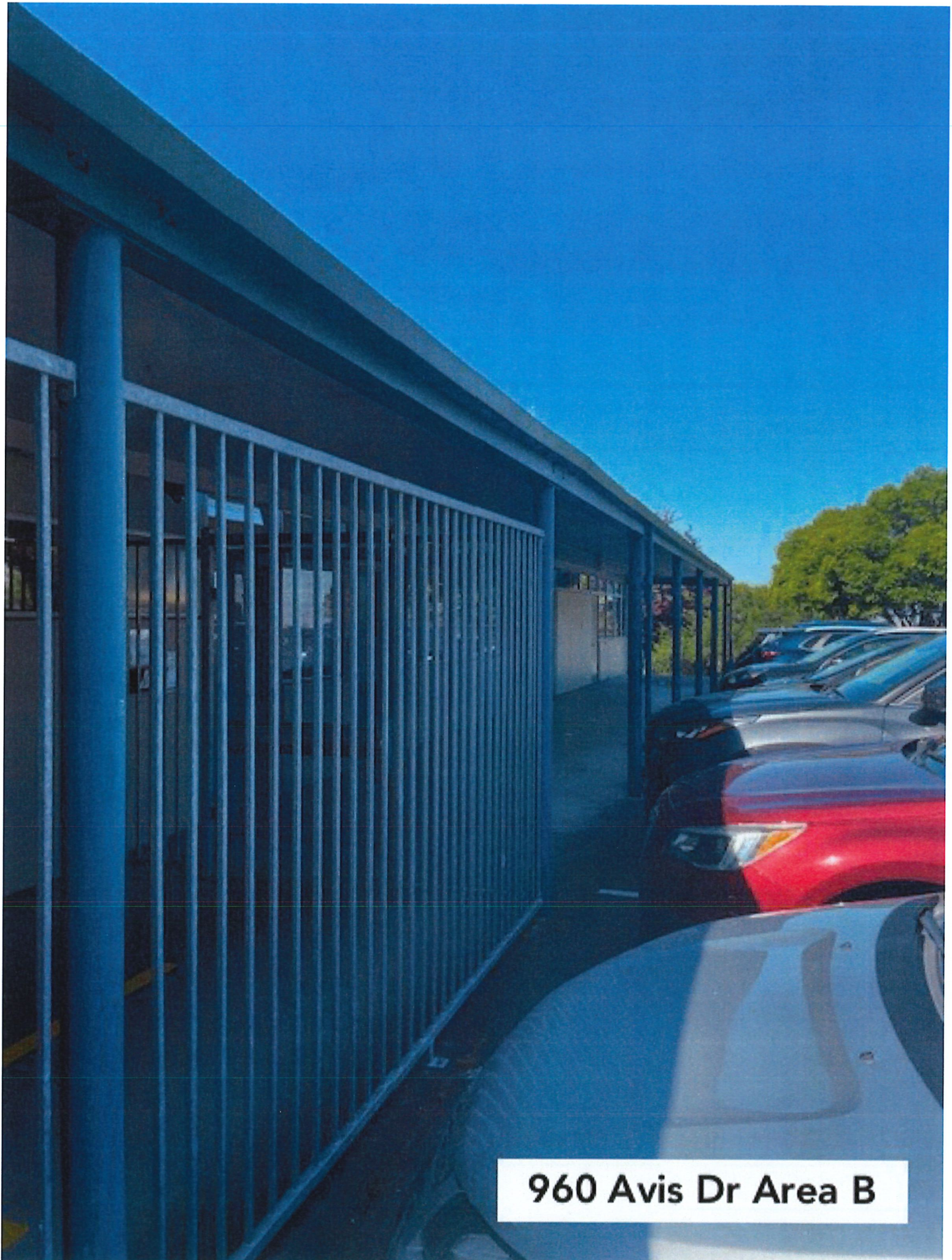
960 Avis Dr Area A (photo #1)



960 Avis Dr Area A (photo #2)



960 Avis Dr Area C



960 Avis Dr Area B

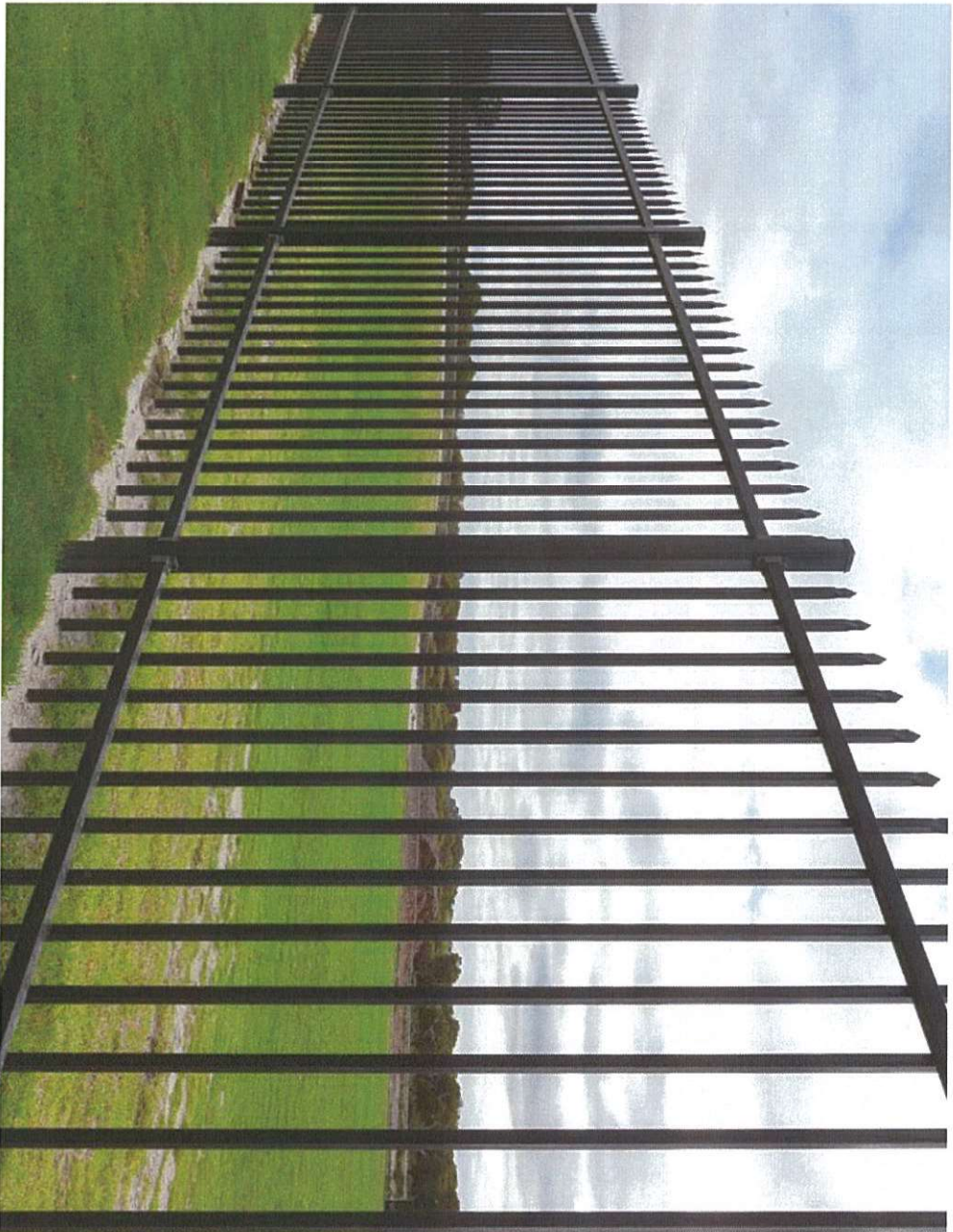


Photo of 8' black iron rail fencing
with "Aristocratic Style" pinched points

Standard Styles Illustrated

Illustrations 1 through 5 on the following pages show the Standard Styles available in BFC Ornamental Iron. Picket location and spacing is indicated for each style.

For finish options, see page 5 — MATERIAL FINISHES

Aristocrat Style

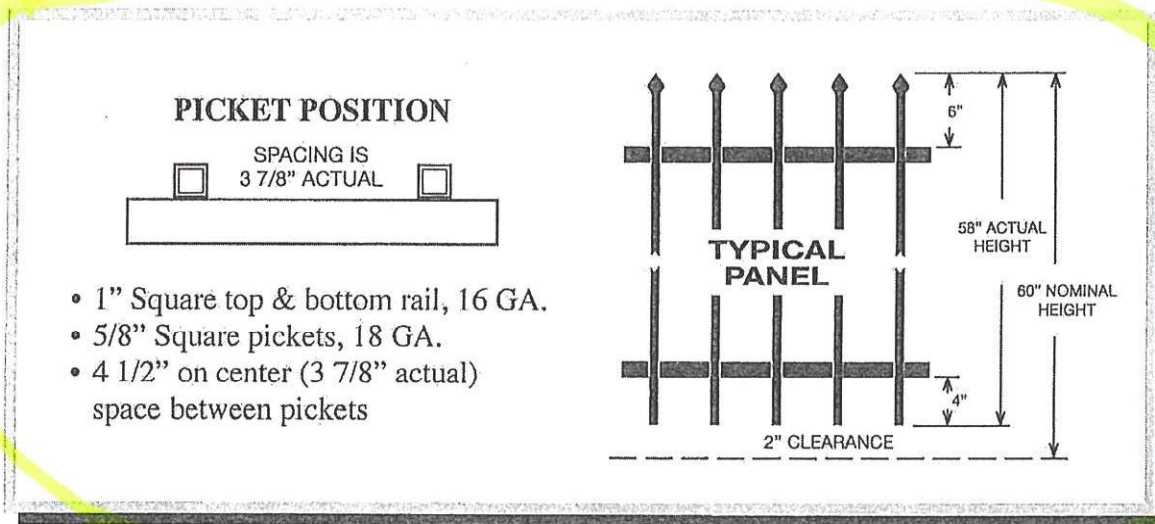


Illustration 1: Typical Standard Aristocrat Panel

Modern Style

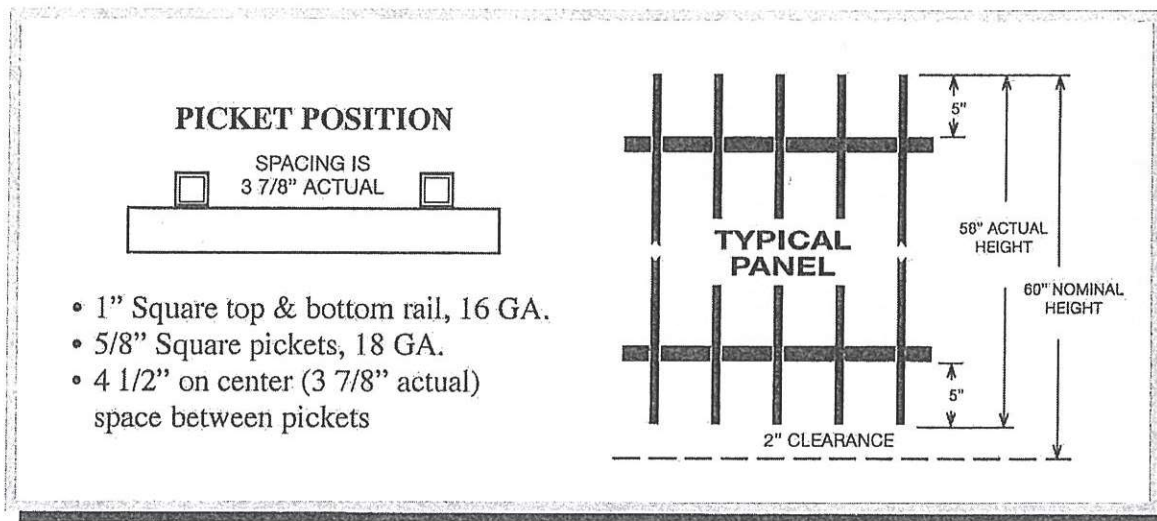


Illustration 2: Typical Standard Modern Panel

For other grades see Figure 1 on page 2.

existing galvanized fencing in staff
parking lot.





St John's School
11150 San Pablo Ave
El Cerrito