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## AGENDA

### SPECIAL MEETING OF THE PLANNING COMMISSION

**July 1, 2026 at 7:00 p.m.**

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

#### **7:00 p.m. CONVENE REGULAR MEETING**

- 1. ROLL CALL** – Chair Nathan Tinclair; Vice Chair Daniel Hamilton; Members Erin Gillett, Courtney Helion, Cara Houser, Michael Norwood, and Mordecai Stayton. Youth member James Takano.
- 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 March 4, 2026 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 – 611 Norvell St**

Application: PL26-0041  
Applicant: Sunday Nguyen  
Location: 611 Norvell St  
APN: 503-421-023  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit request for an expansion of a non-conforming setback to a single-family house (ECMC Section 19.06.030.D and ECMC Chapter 19.34).  
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: Tier II Design Review – 921 Kearney Street**

Application: PL23-0035  
Applicant: Cedric Lewis  
Location: 921 Kearney Street  
APN: 503-233-007 and 503-233-032  
Zoning: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)  
General Plan: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)  
Request: Planning Commission consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new approximate 48,258 square-foot, six-story multi-family residential building with a total of 60 dwelling units.  
CEQA: This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130 and Senate Bill 131).

**8. PUBLIC HEARING: Tier II Design Review – 10167 San Pablo Avenue**

Application: PL23-0038  
Applicant: Cedric Lewis  
Location: 10167 San Pablo Avenue  
APN: 510-034-003  
Zoning: Transit-Oriented Higher Intensity Mixed Use (TOHIMU)  
General Plan: Transit-Oriented Higher Intensity Mixed Use (TOHIMU)  
Request: Planning Commission consideration of a Tier II Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new approximate 61,650 square-foot, eight-story multi-family residential building with a total of 78 dwelling units.  
CEQA: This project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130 and Senate Bill 131).

**9. STAFF COMMUNICATIONS**

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

**10. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, (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 at 10890 San Pablo Avenue El Cerrito, CA 94530 during normal business hours.