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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

August 19, 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 Tinclear; Vice Chair Daniel Hamilton; Members Erin Gillett, Courtney Helion, Cara Houser, Michael Norwood, Mordecai Stayton, and 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 July 1, 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 to allow an expansion of a non-conforming setback for a single-family dwelling (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 IV Design Review – 6501 Fairmount Avenue**

Application: PL26-0024
Applicant: El Cerrito 36, LP
Location: 6501 Fairmount Avenue and 412 Lexington Avenue
APN: 504-140-015 and 504-140-016
Zoning: Transit Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of a Tier IV Design Review application, pursuant to the San Pablo Avenue Specific Plan, for a new three-story development containing 16 townhomes and 757 square feet of ground-floor commercial space.

CEQA: The project is, pursuant to Government Code Section 65457, exempt from the California Environmental Quality Act (CEQA) as a residential project implementing the San Pablo Avenue Specific Plan (SPASP) and, for which, a Program Environmental Impact Report (EIR) was prepared. The project is also statutorily exempt from CEQA under CEQA Guidelines 15182 (Projects Proximate to Transit).

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 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.