MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, April 18, 2012
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

Roll Call - Commissioners: Michael Albrecht, Amy Coty, Bill Kuhlman, Lisa Motoyama, Tim Pine and Carla Hansen. Chair Margaret Kavanaugh-Lynch has an excused absence

1. **Election of Chair and Vice-chair.** The Commission continued the election to the next meeting.

2. **Council / Staff Liaison Report.** Council Greg Lyman reported on City Council items discussed since their December 2011 meeting. Councilman Lyman primarily reported on the status of the City’s Redevelopment agency, ribbon cutting for the Recycling Center, Animal Ordinance, and the mid-year budget.

3. **Comments from the Public.** No one spoke on behalf of the public

4. **Approval of Minutes**
   Approval of the December 14, 2011 meeting minutes. Motion to approve the minutes: Coty, 2nd: Motoyama. Vote 4-0-2-1. Commissioners Kuhlman and Hansen abstained from voting.

5. **Commissioner Communication/Conflict of Interest Disclosure**
   No Commissioners reported a conflict.

6. **Public Hearing - 1207 Everett Parking Reduction**
   Application: PL12-0034
   Applicant: Duessadee Pakawongse
   Location: 1207 Everett Street
   APN: 503-060-014
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a conditional use permit for a parking reduction for a Large Family Daycare. (19.20.110, ECMC)
   CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

**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 Jennifer Carman, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

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Senior Planner, Sean Moss, reported the case and answered questions from the Commission. The Commission required that the Condition #4. regarding clean water (C3) requirement be stricken from the resolution. Motion to approve the Use Permit: Kuhlman, 2nd: Pine. Vote 6-0-0-1.

7. **Public Hearing** - Hassler Heating and Air Conditioning
   
   Application: PL12-0036  
   Applicant: Mike Hassler  
   Location: 1537 South 56th Street  
   APN: 509-042-011  
   Zoning: CC (Community Commercial)  
   General Plan: Commercial/Mixed-Use  
   Request: Planning Commission consideration of a conditional use permit to allow a contractor’s yard in the CC (Community Commercial) zoning district. (19.07.020, ECMC)  
   CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)  

   Senior Planner, Sean Moss, reported the case and answered questions from the Commission. The Commission required that Condition # 4 on the resolution be changed from “…inside the a building.” Motion to approve the Use Permit: Albrecht, 2nd; Coty. Vote 6-0-0-1.

8. **Public Hearing** - Chipotle Mexican Grill  
   
   Application: PL12-0033  
   Applicant: Stacy Kroft, Harlan Faust Architects  
   Location: 9901 San Pablo Avenue  
   APN: 510-015-020  
   Zoning: TOM (Transit Oriented Mixed Use)  
   General Plan: Commercial/Mixed Use  
   Request: Planning Commission consideration of a conditional use permit for a parking reduction and to establish a restaurant use in the TOM zoning district, pursuant to Section 19.07.020 of the El Cerrito Municipal Code.  
   CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)  

   Senior Planner, Noel M. Ibalio, presented the case and answered questions from the Commissioners. Motion to approve the Use Permit: Motoyama, 2nd: Pine. Vote 6-0-0-1.

9. **Staff Communications**  
   
   Staff report that the Planning Division staff attended the National American Planning Association Conference in Los Angeles and came back with interesting topics to discuss amongst staff.  
   
   Michael Albrect announce that this may be his last meeting in that he will be moving back to Germany.  
   
   Commissioner Kuhlman noted that he has received complaints from the public regarding traffic, both pedestrian and automobile, impacts around the new Safeway store.
10. Adjournment: 9:10 p.m.