



Environmental and Development Services
Department

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

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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 Albrecht 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.