MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION
7:30 p.m.
Wednesday, April 16, 2014
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Bill Kuhlman; Commissioners: Amy Coty, Carla Hansen, Michael Iswalt, Andrea Lucas, and Tim Pine. Lisa Motoyama was absent.

1. Council/Staff Liaison Announcements and Reports
   No report was given.

2. Election of Chair and Vice Chair
   Motion to elect Commissioner Lucas as Chair: Coty, 2nd: Pine. Vote:
   Ayes: Coty, Hansen, Iswalt, Lucas, Pine, Kuhlman
   Noes: None
   Abstain: None
   Absent: Motoyama

   Motion to elect Commissioner Hansen as Vice Chair: Kuhlman, 2nd: Coty. Vote:
   Ayes: Coty, Hansen, Iswalt, Lucas, Pine, Kuhlman
   Noes: None
   Abstain: None
   Absent: Motoyama

3. Comments from the Public
   Nick Arzio of 10026 San Pablo Avenue addresses the Commission regarding the minutes of the November 20, 2013 meeting.

4. Approval of Minutes
   Motion to approve the February 19, 2014 meeting minutes: Hansen, 2nd: Kuhlman. Vote:
   Ayes: Hansen, Iswalt, Lucas, Pine, Kuhlman
   Noes: None

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

10890 San Pablo Avenue, El Cerrito, CA  94530   Tel: (510) 215-4330
E-mail: smoss@ci.el-cerrito.ca.us
Abstain: Coty  
Absent: Motoyama  

Motion to approve the March 19, 2014 meeting minutes: Kuhlman, 2nd: Hansen. Vote:  
Ayes: Coty, Hansen, Iswalt, Lucas, Kuhlman  
Noes: None  
Abstain: Pine  
Absent: Motoyama  

5. Commissioner Communication/Conflict of Interest Disclosure  
Commissioner Coty reported that she had spoken with Tom Panas regarding the 1715 Elm Street project. Commissioner Pine reported that she had spoken with Tom Panas regarding the 1715 Elm Street project. Commissioner Lucas reported that she had received a letter from Tom Panas regarding the 1715 Elm Street project. Commissioner Kuhlman reported that she had received a letter from Tom Panas regarding the 1715 Elm Street project and an email forwarded from Ernestine Lewis from a neighborhood watch group regarding the 1715 Elm Street project.  

6. Public Hearing - 1715 Elm Street – Multifamily Development Project  
Application: 6133  
Applicant: Edward Biggs  
Location: 1715 Elm Street  
Zoning: R-3 (Multiple-Family Residential District)  
General Plan: High-Density Residential  
APN: 502-112-038  
Request: Planning Commission consideration of a Mitigated Negative Declaration and necessary entitlements to consider the construction of 14 new dwelling units, the relocation 1 existing dwelling unit to be retained on site; 15 parking spaces; 1,548 square feet of private open space, and 2,874 square feet of common open space.  

Entitlements requested include: General Plan Amendment, Planned Development, Zoning Map Amendment, Development Agreement, Use Permit, Tentative Map and Design Review.  

CEQA: A Mitigated Negative Declaration has been prepared for this project and will be considered by the Planning Commission.  

Development Services Manager Margaret Kavanaugh-Lynch presented the staff report and answered questions from the Commission.  

The public hearing was opened.  

The following speakers addressed the Commission:  
Patricia Spivey  
Linda Shehabi, Keystone Montessori  
Jason Haseley, 7347 Manila St  
Sheri Hsu, 1729 Walnut St  
Julia Lucia, 2049 Junction Ave  
Jennifer Moran, 1716 Liberty St  
Nick Arzio, 10026 San Pablo Ave
City of El Cerrito
Planning Commission Meeting Minutes

Eugene Goh, 1705 Manor Cir
Daniel Pines
Franklin Leong, Manor Cir
Susan, 1716 Elm St
Tom Panas, 7345 Fairmount Ave
Bernadette Molina, 1724 Liberty St
Henia Pines
Ed Perea, 1725 Elm St
Howdy Goudey, 635 Elm St
Robin Mitchell, 635 Elm St
Paul Taybi, 2 Ridgeway Ln
Naomi McPherson, 6603 Blake St

The public hearing was closed.

Carl Campos, representing the applicant presented the project and answered questions from the Commission.

Motion to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the 1715 Elm Street project: Kuhlman, 2nd: Iswalt. Vote:
Ayes: Hansen, Iswalt, Lucas, Kuhlman
Noes: Coty, Pine
Abstain: None
Absent: Motoyama

Motion to approve the Conditional Use Permits for the project at 1715 Elm Street with the deletion of Condition of Approval #18 regarding parking permits and an addition to Condition of Approval #13 that states that no construction shall take place on June 27, 2014: Iswalt, 2nd: Hansen. Vote:
Ayes: Hansen, Iswalt, Lucas, Kuhlman
Noes: Coty, Pine
Abstain: None
Absent: Motoyama

7. Public Hearing - 243 Carmel Addition
Application: PL14-0031
Applicant: Matthew McHugh
Location: 243 Carmel Ave
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
APN: 504-251-002
Request: Planning Commission consideration of Conditional Use Permits to allow an exception to the main building envelope allowing a height increase (19.06.030.D.3, ECMC) and to allow an expansion of a structure with nonconforming parking (19.27.050, ECMC)
CEQA: Section 15301 – Class 1, Existing Facilities.

Senior Planner Sean Moss presented the staff report and answered questions from the Commission.
The applicant, Matt McHugh, presented the project.

The public hearing was opened.

The public hearing was closed.

Motion to approve Conditional Use Permits to allow an exception to the main building envelope allowing a height increase and to allow an expansion of a structure with nonconforming parking at 243 Carmel Ave: Kuhlman, 2nd: Pine. Vote: 
Ayes: Coty, Hansen, Iswalt, Lucas, Kuhlman, Pine
Noes: None
Abstain: None
Absent: Motoyama

8. **Public Hearing - 711 Everett St. – Parking Exception**

<table>
<thead>
<tr>
<th>Application:</th>
<th>PL14-0029</th>
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</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Jinlin Guo</td>
</tr>
<tr>
<td>Location:</td>
<td>711 Everett Street</td>
</tr>
<tr>
<td>Zoning:</td>
<td>RS-5 (Single Family Residential)</td>
</tr>
<tr>
<td>General Plan:</td>
<td>Low Density Residential</td>
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<tr>
<td>APN:</td>
<td>503-372-015</td>
</tr>
<tr>
<td>Request:</td>
<td>Planning Commission consideration of a Conditional Use Permit for the reduction of the required off street parking for a large family day care.</td>
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<tr>
<td>CEQA:</td>
<td>Section 15301 – Class 1, Existing Facilities</td>
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Commissioner Coty excused herself from the meeting at 11:00 p.m.

Commissioner Pine recused himself because he owns property within 500 feet of the project.

Senior Planner Noel Ibalio presented the staff report and answered questions from the Commission.

Rebecca Quintana, representing the applicant, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow the reduction of the required off street parking for a large family day care at 711 Everett: Iswalt, 2nd: Hansen. Vote:
Ayes: Hansen, Iswalt, Lucas, Kuhlman
Noes: None
Abstain: None
Absent: Coty, Motoyama, Pine

9. **Staff Communications**
Staff updated the Commission regarding an appeal of their decision regarding a wireless DAS node and the San Pablo Avenue Specific Plan and its programmatic Environmental Impact Report.

10. Adjournment
   11:26 p.m.