MINUTES
REGULAR MEETING
of the
PLANNING COMMISSION
7:30 p.m.
Wednesday, October 15, 2014
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible


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

2. Comments from the Public
   No speakers addressed the Commission.

3. Approval of Minutes
   Motion to approve the September 17, 2014 minutes: Motoyama, 2nd: Pine.
   Vote:
   Ayes: Iswalt, Kuhlman, Motoyama, Pine
   Noes: None
   Abstain: None
   Absent: Hansen, Lucas

4. Commissioner Communication/Conflict of Interest Disclosure
   Commissioner Kuhlman noted that he visited the site and met with neighbors to talk about the project.

5. Public Hearing - 915 Clark Place
   Application: PL14-0106 and PL 14-0107
   Applicant: I Kuan Choi
   Location: 915 Clark Place
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential

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.

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City of El Cerrito  
Planning Commission Minutes

APN: 505-301-048  
Request: Planning Commission consideration of a Conditional Use Permit for additional building height, up to the maximum height stated in Table 19.06-D (19.06.030 D. 1. a. of the ECMC) and for a Planning Commission recommendation to the City Council for conditional exceptions to requirements and regulations for minor subdivisions in which frontage on the public street is not provided for all parcels (Section 18.32.050 ECMC)

CEQA: Section 15301 – Class 1 Existing Facilities and Section 15315: Minor Subdivision of the California Environmental Quality Act

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

The Planning Commission added a condition of approval to lower the building by one foot.

Motion to approve the proposed Conditional Use Permit to exceed to overall height to 29’: Motoyama, 2nd: Pine.

Vote:
Ayes: Iswalt, Kuhlman, Motoyama, Pine
Noes: None
Abstain: None
Absent: Hansen, Lucas

Motion to recommend to the City Council approval of an exception to the Subdivision Ordinance for a lack of frontage for a deep lot subdivision: Pine, 2nd: Iswalt.

Vote:
Ayes: Iswalt, Kuhlman, Motoyama, Pine
Noes: None
Abstain: None
Absent: Hansen, Lucas

6. Public Hearing – 921 Clark Place

Application: PL14-0137
Applicant: David B. Helfant
Location: 921 Clark Place
Zoning: RS-5 (Single Family Residential)
General Plan: Low-Density Residential
APN: 505-301-0302
Request: Planning Commission consideration of a Variance to encroach five feet into the front yard setback (Section 19.06.030 ECMC) on a lot in the RS-5 zoning district.

CEQA: Section 15301 – Class 1 Existing Facilities.

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

Motion to approve a variance to encroach 5’ into the required front yard setback: Pine, 2nd: Motoyama.

Vote:
Ayes: Iswalt, Kuhlman, Motoyama, Pine
Noes: None
Abstain: None
Absent: Hansen, Lucas

7. **Study Session - Tobacco Retail Sales**
Planning Commission study session on potential text amendments to the Zoning Ordinance related to tobacco sales.

Susanne Iarla presented and answered questions from the Commission. Staff will draft ordinance based on the comments received from the Commission. This issue is intended to be back before the Planning Commission at the November meeting.

8. **Staff Communications**
City staff updated the Commission regarding the following items:
- The Specific Plan will take effect on November 10, 2014.
- The Creekside project is still on hold and entitled.
- 1715 Elm Street will go before the Design Review Board for approval.

9. **Adjournment**
9:45 p.m.