Roll Call - Chair: Andrea Lucas; Commissioners: Michael Iswalt, Bill Kuhlman, and Tim Pine. Lisa Motoyama arrived at 7:40 pm; Carla Hansen had an excused absence.

1. Comments from the Public
   No comments were received.

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

   Motion to approve the December 4, 2014 special meeting minutes: Pine, 2nd: Iswalt.
   Vote:
   Ayes: Iswalt, Kuhlman, Lucas, Pine
   Noes: None
   Abstain: None
   Absent: Hansen, Motoyama

3. Commissioner Communication/Conflict of Interest Disclosure
   Nothing was reported.

4. Public Hearing - 3217 Yosemite Daycare Parking Exception
   Application: PL14-0162
   Applicant: Tsering Yangchen
City of El Cerrito
Planning Commission Meeting Minutes

Location: 3217 Yosemite
Zoning: RM (Multi Family Residential)
General Plan: High Density Residential
APN: 510-022-007
Request: Planning Commission consideration of a Conditional Use Permit to allow an exception to the required off-street parking for a Large Family Daycare (19.20.110.M, ECMC)
CEQA: Section 15301 – Class 1 Existing Facilities.

Senior Planner, Sean Moss presented the staff report and answered questions from the Commission.

The public hearing was opened.

Henry Chan of 1230 Liberty Street addressed the Commission.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the required off-street parking for a Large Family Daycare: Pine, 2nd: Motoyama.

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

5. Public Hearing - Tobacco Retail License Program
Applicant: City of El Cerrito
Location: Citywide
APN: Citywide
Request: Planning Commission consideration of a recommendation to the City Council regarding an ordinance and appropriate amendments to various Sections of Title 19 (Zoning Ordinance) to further the goals of curbing underage smoking in the City of El Cerrito.

Development Services Manager, Margaret Kavanaugh-Lynch presented the project and answered questions from the Commission.

The public hearing was opened.

The following members of the public addressed the Commission:
Tom Panas, 7345 Fairmount Ave
Bhupinder Dhindsa
Nick Arzio, 10026 San Pablo Avenue

The public hearing was closed.

The item was continued to the January 21 meeting of the Planning Commission.
6. **Staff Communications**
   Staff updated the Commission regarding the Housing Element update, the new City Council Liaison to the Commission and the annual work plan.

7. **Adjournment**
   8:36 p.m.