MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION
7:30 p.m.
Wednesday, June 15, 2016
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Kevin Colin, Michael Iswalt, Bill Kuhlman, and Andrea Lucas. Commissioners Brendan Bloom and Lisa Motoyama had excused absences.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Motion to approve the May 18, 2016 meeting minutes: Lucas, 2nd: Iswalt.
   Vote:
   Ayes: Kuhlman, Lucas, Iswalt, Hansen.
   Noes: None
   Abstain: Colin
   Absent: Motoyama, Bloom

   Motion to approve the June 8, 2016 meeting minutes: Kuhlman, 2nd: Lucas.
   Vote:
   Noes: None
   Abstain: None
   Absent: Motoyama, Bloom

3. Commissioner Communication/Conflict of Interest Disclosure
   Commissioner Kuhlman disclosed that he had received emails from Michael Balmaceda, Suzanne Balmaceda, Teresa Chow and Leslie Reckler through the Planning staff. Commissioner Kuhlman also disclosed that he took a tour of the Summit K2 site with the applicant.
   Commissioner Colin noted that all Commissioners received the same emails as Commissioner Kuhlman. Commissioner Colin also disclosed that he toured the Summit K2 site with the applicant on May 20, 2016.
Commissioner Iswalt disclosed that he had toured the Summit K2 site with the applicant on May 17, 2016.

4. **Public Hearing – Christensen Residence**

   Application: PL16-0031  
   Applicant: Jon Christensen  
   Location: 208 Ashbury Avenue  
   Zoning: RS-5 (Single Family Residential)  
   General Plan: Low Density Residential  
   Request: Planning Commission consideration of a Conditional Use Permit to allow for a fourth bedroom and over 2,000 square feet home with a one-car garage (El Cerrito Municipal Code Section 19.27.050).

   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

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

   Project architect, Ben Anderson, presented the project and answered questions from the Commission.

   The public hearing was opened.

   The public hearing was closed.

   Motion to adopt Planning Commission Resolution PC16-06 approving a Conditional Use Permit to allow for a fourth bedroom and over 2,000 square feet to a dwelling with a one-car garage:
   Colin, 2nd: Kuhlman.  
   Vote:  
   Noes: None  
   Abstain: None  
   Absent: Motoyama, Bloom

5. **Public Hearing – Summit K2 Operational Expansion**

   Application: PL15-0006  
   Applicant: Education Matters, a non-profit corp.  
   Address: 1800 Elm Street  
   APN: 502-122-041  
   Zoning: PS (Public/Semi-Public)  
   General Plan: Institutional & Utility  
   Request: Planning Commission consideration of a Final Subsequent Environmental Impact Report and the following amendments to the Conditional Use Permit for a school:
   - Increase maximum enrollment to 630 (from 347) during the school year and 315 (from 175) during the summer session.  
   - Change the grade levels permitted at the site to 7-12 (from K-8).
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- Change primary hours of operation to 8:00 a.m. to 3:30 p.m. (from 8:00 a.m to 3:00 p.m.)

CEQA: Subsequent Environmental Impact Report

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

The principal of Summit K2, Kelly Garcia and the applicant, Doug Giffin presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Claudine Swickard, 861 Arlington Blvd
Nigel Arscott, 861 Arlington Blvd
Joanna Pace, 8324 Buckingham Dr
Troy Tyler, 6746 Cutting Blvd
Robert Sessler, 1840 Key Blvd
Kathy Wimberly, 6650 Hill St
James Ough, 14025 Atwell Rd
Alycia Mulgrew, 5528 MacDonald Ave
Danielle Ferguson, 1230 Scott St
Judith Frank, 6762 Glen Mawr Ave
Jeff Rosenfeld, 1776 Manor Cir
Helen Couture Rodriguez, 1712 Manor Cir
Susanna Spiro, 1776 Manor Cir
Victoria Tseng, 6667 Hill St
Lan Zhou, 6340 Conlon Ave
Hani Sobhi, 6340 Conlon Ave
Alonso Raimilla-Couture, 1712 Manor Cir
Steve Haines, 1755 Elm St
Lorraine Sonoda, 1801 Key Blvd
Mark Carraher, 6426 Conlon Ave
Christy Kim, 6910 Potrero Ave
Michael Wu, 1788 Manor Cir
Franklin Leong, 1780 Manor Cir
Eunice Kim
Daisy Leong, 1780 Manor Cir
Hannah Kim, 6910 Potrero Ave
Merle Corpuz, 1810 Key Blvd

The public hearing was closed.

Motion to adopt Planning Commission Resolution PC16-07, certifying the Subsequent Environmental Impact Report, and adopting the Mitigation Monitoring and Reporting Program: Iswalt, 2nd: Colin.

Vote:
Ayes: Colin, Hansen, Iswalt, Kuhlman, Lucas
Motion to adopt Planning Commission Resolution PC16-08, approving a Conditional Use Permit to allow operation of a school with grades 7 through 12 for maximum of 630 students during the regular school year and a maximum of 315 students during the summer session: Lucas, 2nd: Colín.
Vote:
Ayes: Colín, Hansen, Iswalt, Kuhlman, Lucas
Noes: None
Abstain: None
Absent: Bloom, Motoyama

6. Staff Communications
Recreation Director, Chris Jones updated the commission regarding the City’s library needs.
Staff updated the Commission regarding upcoming agenda items.

7. Adjournment
10:42 p.m.