



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, September 18, 2013
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, Ken Hirano, Andrea Lucas, and Lisa Motoyama. Commissioner Time Pine had an excused absence.

1. Council / Staff Liaison Report

Councilmember Benassini updated the Commission on the single use bag ordinance, the foodware ordinance, a grant the City received to purchase a ladder truck and other recent City Council items.

2. Comments from the Public

No comments were received.

3. Approval of Minutes

Motion to approve the August 21, 2013 meeting minutes: Coty, 2nd: Hirano. Vote: 5-0-1-1. Commissioner Motoyama abstained from the vote because she was not present at the August 21 meeting.

4. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing – 828 Liberty Street Second Unit

Application: PL13-0098
Applicant: Anne Phillips
Location: 828 Liberty Street
APN: 503-245-024
Zoning: RD (Duplex Residential)
General Plan: Medium 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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Request: Planning Commission consideration of use permits to allow a Second Unit within rear and side setbacks (19.20.190.H of the El Cerrito Municipal Code) as well as the creation of a carport in excess of 225 square feet.
CEQA: Categorically Exempt, Section 15303 – Class 3, New Construction or Conversion of Small Structures.

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

Scott Looney, representing the applicant, gave a presentation and answered questions from the Commission.

The public hearing was opened.

Ron Gronsky of 7343 Waldo addressed the Commission.

The public hearing was closed.

Motion to approve the reduced rear and side setback and approve a carport that is larger than 225 square feet.: Coty, 2nd: Motoyama. Vote 5-1-0-1. Commissioner Lucas voted no.

6. Study Session and Public Comment on Draft EIR- Eden Housing San Pablo Mixed Use Senior Apartments

Application: PL13-0098
Applicant: Eden Housing
Location: 10848 and 10860 San Pablo Avenue
APN: 503-010-003 and 503-010-014
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use
Request: A study session for a mixed use project containing 62 affordable residential units for seniors one manager's unit, a medical clinic and a café/retain space and public comment on the Draft Environmental Impact Report.
CEQA: Environmental Impact Report

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

Woody Karp, representing Eden Housing, the applicant and Rick Williams of Van Meter Williams Pollack gave a presentation and answered questions from the Commission.

The Planning Commission received public comment on the Draft Environmental Impact Report and on the project.

The following members of the public addressed the Commission:

Tom Panas, 7345 Fairmount
John Stashik, 1528 Lexington
Marilyn Hanson, 1528 Lexington
Laura Iiyama, Glen Mawr Ave

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Al Miller, 625 Ashbury
Unnamed member of the public
Garland Ellis, 1624 San Benito, Richmond
Flora Ninomiya, 412 Wood Glen, Richmond
Davis Todd Hunter, 7400 Cutting

7. Staff Communications

Staff updated the Commission on upcoming agenda items.

8. Adjournment

11:00