



Community Development Department

**MINUTES**  
**REGULAR MEETING**  
**OF THE**  
**PLANNING COMMISSION**

**7:30 p.m.**  
**Wednesday, October 16, 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: Carla Hansen, Ken Hirano, Andrea Lucas, and Tim Pine. Commissioners Amy Coty and Lisa Motoyama had excused absences.

**1. Council / Staff Liaison Report**

Councilmember Benassini updated the Commission about the adoption of the 2013 Building Code, the discussion of Council Liaison roles and other recent City Council items.

**2. Comments from the Public**

No comments were received.

**3. Approval of Minutes**

Motion to approve the September 18, 2013 meeting minutes: Hansen, 2<sup>nd</sup>: Lucas. Vote:4-0-1-2. Commissioner Pine abstained from the vote because he was not present at the September 18 meeting.

**4. Commissioner Communication/Conflict of Interest Disclosure**

Nothing was reported.

**5. Public Hearing – Temporary Tent Sales**

Application: PL13-0133  
Applicant: Azim Dehestani  
Location: 10542 San Pablo Avenue  
APN: 503-233-034  
Zoning: CC (Community Commercial)  
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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City of El Cerrito  
Planning Commission Meeting Minutes

Request: Planning Commission consideration for a conditional use permit to allow for temporary tent sales on multiple dates over a period of two years.  
CEQA: Categorically Exempt, Section 15301 – Class 1, Existing facility.

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

Jay Mehren, representing the applicant, addressed the Commission and answered questions.

Mr. Bernal, 1906 San Benito Street, Richmond addressed the Commission.

Motion to approve application PL13-0133, approving a conditional use permit to allow for temporary tent sales on multiple dates over a period of two years: Lucas, 2<sup>nd</sup>: Hirano. Vote: 5-0-0-2.

**6. Public Hearing - Ohlone Gardens**

Application: PL13-0123  
Applicant: Ohlone Gardens, LP  
Location: 6431 and 6495 Portola Drive  
APN: 503-121-019 & 020  
Zoning: TOM (Transit Oriented Mixed Use)  
General Plan: Commercial/Mixed Use  
Request: Planning Commission consideration of a change to a previously approved conditional use permit (PL09-0034) to reduce the size of the commercial space from 4,650 square feet to 3,189 square feet.  
CEQA: Categorically Exempt, Class 32 – In-fill Development Projects

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

Carolyn Bookhart and Rick Williams, representing the applicant, addressed the Commission.

Hilde Myall, Housing Programs Manager for the City, addressed the Commission.

Motion to approve application PL13-0123, approving a change to a previously approved conditional use permit (PL09-0034) to reduce the size of the commercial space from 4,650 square feet to 3,189 square feet: Lucas, 2<sup>nd</sup>: Hansen. Vote: 5-0-0-2.

**7. Staff Communications**

Staff updated the Commission regarding the upcoming community workshop for the City's multi-plan process, recently adopted legislation regarding traffic analysis in CEQA, and upcoming agenda items.

**8. Adjournment**

9:05 p.m.