



Community Development Department

**MINUTES**  
**SPECIAL MEETING**  
**OF THE**  
**PLANNING COMMISSION**

**7:30 p.m.**  
**Tuesday, January 28, 2014**  
**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, Ken Hirano, Andrea Lucas, Lisa Motoyama and Tim Pine. Commissioner Carla Hansen was absent.

**1. Council / Staff Liaison Report**

Nothing was reported.

**2. Comments from the Public**

No comments were received.

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

Commissioner Hirano disclosed that he knew the applicant's representative, Doug Giffin. Chair Kuhlman disclosed that he had received a letter from the applicant, Steve Chamberlain.

**4. Public Hearing – 1800 Elm Street**

Application: PL13-0146  
Applicant: Educational Ventures, LLC  
Location: 1800 Elm Street  
APN: 502-122-041  
Zoning: PS (Public/Semi Public)  
General Plan: Institutional & Utility  
Request: Public hearing for the consideration of a Zoning Clearance application to determine compliance of a proposed middle school with the existing use permit entitlements in place on the property of 1800 Elm Street, El Cerrito, CA.  
CEQA: Categorically Exempt, Section 15301 – Class 1, Existing Facilities

**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

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

Steve Chamberlain and Doug Giffin, representing the applicant, and Kelly Garcia, representing Summit Charter Schools presented the project and answered questions from the Commission.

The following members of the public addressed the Commission:

Amy Kang, 2320 Cedar St  
Hadassah Williams, 2501 Maine Ave, Richmond  
Monserrat Perez, 443 Cutting Street, Richmond  
Helen Couture Rodriguez, 1712 Manor Cir  
Phil Murphy, 7415 Rockway  
Maria Hollands, 2536 Edwards  
Maria Avalos, 3121 Garvin Ave, Richmond  
Dennis Cody, 2721 Del Monte Ave  
Zoe Downing, 639 Old County Rd, Belmont  
Whitney Dotson, 4109 Jenkins Way, Richmond  
Jeff Robertson, 317 Colusa Ave, Kensington  
LaRona Gray, 775 S. 47<sup>th</sup> St, Richmond  
Sheila O'Daniel, 2319 Cedar St  
Evelyn Granera, 457 28<sup>th</sup> St, Richmond  
Patty Castillo 2842 Esmond Ave, Richmond  
Tom Panas, 7345 Fairmount Ave  
Ben Steinberg, 5871 McBryde Ave, Richmond  
John Finafrock, 6485 Conlon Ave  
Brigitte Perez, 435 S. 16<sup>th</sup> St, Richmond  
Leslie Reckler, 33 Edwin Dr, Kensington  
Elizabeth Sanders, 467 Carlson St, Richmond  
Longming Wu, 1788 Manor Cir  
Daisy Leong, 1780 Manor Cir  
Franklin Leong, 1780 Manor Cir  
Loraine Sonoda, 1801 Key Blvd

Steve Chamberlain, Doug Giffin, and Kelly Garcia again addressed the Commission and answered questions.

Motion to find that the applicant has submitted adequate information to verify that the proposed middle school will be in compliance with the existing use permit in place at 1800 Elm Street: Kuhlman, 2<sup>nd</sup>: Pine. Vote: 6-0-0-1.

**5. Staff Communications**

No Communications were given.

**6. Adjournment**

9:25 p.m.