



Community Development Department

**MINUTES**  
**REGULAR MEETING**  
**of the**  
**PLANNING COMMISSION**

**7:30 p.m.**  
**Wednesday, October 15, 2014**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

**This Meeting Place Is Wheelchair Accessible**

**Roll Call** - Commissioners: Michael Iswalt, Bill Kuhlman, Lisa Motoyama and Tim Pine. Andrea Lucas and Carla Hansen had excused absences.

**1. Council/Staff Liaison Announcements and Reports**

No report was given.

**2. Comments from the Public**

No speakers addressed the Commission.

**3. Approval of Minutes**

Motion to approve the September 17, 2014 minutes: Motoyama, 2<sup>nd</sup>: Pine.

Vote:

Ayes: Iswalt, Kuhlman, Motoyama, Pine

Noes: None

Abstain: None

Absent: Hansen, Lucas

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

Commissioner Kuhlman noted that he visited the site and met with neighbors to talk about the project.

**5. Public Hearing - 915 Clark Place**

Application: PL14-0106 and PL 14-0107

Applicant: I Kuan Choi

Location: 915 Clark Place

Zoning: RS-5 (Single Family Residential)

General Plan: Low 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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APN: 505-301-048  
Request: Planning Commission consideration of a Conditional Use Permit for additional building height, up to the maximum height stated in Table 19.06-D (19.06.030 D. 1. a. of the ECMC) and for a Planning Commission recommendation to the City Council for conditional exceptions to requirements and regulations for minor subdivisions in which frontage on the public street is not provided for all parcels (Section 18.32.050 ECMC)  
CEQA: Section 15301 – Class 1 Existing Facilities and Section 15315: Minor Subdivision of the California Environmental Quality Act

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

The Planning Commission added a condition of approval to lower the building by one foot.

Motion to approve the proposed Conditional Use Permit to exceed to overall height to 29': Motoyama, 2<sup>nd</sup>: Pine.

Vote:

Ayes: Iswalt, Kuhlman, Motoyama, Pine

Noes: None

Abstain: None

Absent: Hansen, Lucas

Motion to recommend to the City Council approval of an exception to the Subdivision Ordinance for a lack of frontage for a deep lot subdivision: Pine, 2<sup>nd</sup>: Iswalt.

Vote:

Ayes: Iswalt, Kuhlman, Motoyama, Pine

Noes: None

Abstain: None

Absent: Hansen, Lucas

**6. Public Hearing – 921 Clark Place**

Application: PL14-0137  
Applicant: David B. Helfant  
Location: 921 Clark Place  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low-Density Residential  
APN: 505-301-0302  
Request: Planning Commission consideration of a Variance to encroach five feet into the front yard setback (Section 19.06.030 ECMC) on a lot in the RS-5 zoning district..  
CEQA: Section 15301 – Class 1 Existing Facilities.

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

Motion to approve a variance to encroach 5' into the required front yard setback: Pine, 2<sup>nd</sup>: Motoyama.

Vote:

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

**7. Study Session - Tobacco Retail Sales**

Planning Commission study session on potential text amendments to the Zoning Ordinance related to tobacco sales.

Susanne Iarla presented and answered questions from the Commission. Staff will draft ordinance based on the comments received from the Commission. This issue is intended to be back before the Planning Commission at the November meeting.

**8. Staff Communications**

City staff updated the Commission regarding the following items:

- The Specific Plan will take effect on November 10, 2014.
- The Creekside project is still on hold and entitled.
- 1715 Elm Street will go before the Design Review Board for approval.

**9. Adjournment**

9:45 p.m.