



Community Development Department

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

**7:30 p.m.**  
**Wednesday, November 19, 2014**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

**This Meeting Place Is Wheelchair Accessible**

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

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

Councilmember Friedman reported on recent City Council matters including the recent election, the Park and Recreation Committee Work Plan and the possibility of joining Marin Clean Energy.

**2. Comments from the Public**

No comments were received.

**3. Approval of Minutes**

Motion to approve the October 15, 2014 meeting minutes: Kuhlman, 2<sup>nd</sup>: Motoyama.

Vote:

Ayes: Iswalt, Kuhlman, Motoyama, Pine

Noes: None

Abstain: Hansen, Lucas

Absent: None

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

Nothing was reported.

**5. Public Hearing - AT&T DAS Node**

Application: PL14-0108

Applicant: New Cingular Wireless PCS, LLC

Location: Public right-of-way near 7687 Stockton Avenue

APN: Public Right-of-Way

**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.*

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330  
E-mail: smoss@ci.el-cerrito.ca.us

City of El Cerrito  
Planning Commission Meeting Minutes

Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit for a wireless telecommunications facility mounted to an existing utility pole in the public right-of-way near 7687 Stockton Avenue.  
CEQA: Categorically Exempt, Section 15303 – Class 3, New Construction or Conversion of Small Structures.

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

Marc Grabisch of AT&T addressed the Commission and answered questions.

The public hearing was opened.

David Green of 910 Seaview Dr addressed the Commission.  
Mark Grabisch of AT&T answered a question from the Commission.  
Nick Arzio of 10026 San Pablo Ave addressed the Commission.

The public hearing was closed.

Motion to approve a Conditional Use Permit for a wireless telecommunications facility mounted to an existing utility pole in the public right-of-way near 7687 Stockton Avenue: Pine, 2<sup>nd</sup>: Kuhlman.

Vote:

Ayes: Iswalt, Hansen, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: None

## 6. Zoning Text Amendments

Applicant: City of El Cerrito

Location: Citywide

APN: Citywide

Request: Planning Commission consideration of a recommendation of an ordinance and corresponding Zoning Text Amendments to the El Cerrito Municipal Code (Zoning Ordinance) Section 19.47 Terms and Definitions. The following three definitions are proposed to be modified: Supportive Housing, Transitional Housing and Lot Line Types. The purpose of the first two amendments is to ensure consistency between the Zoning Ordinance and state law. The purpose of the third amendment is to allow the Zoning Officer the authority to make determinations as to front, rear and side yards on a case by case basis.

CEQA: The project is categorically exempt from review under CEQA pursuant to Section 15061(b)(3), Review for Exemption (General Rule Exemption), because it can be seen with certainty that the project will not have a significant effect on the environment; therefore the project is not subject to CEQA.

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

The public hearing was opened.

Nick Arzio of 11026 San Pablo Ave addressed the Commission.

The public hearing was closed.

Motion to recommend to the City Council approval of an ordinance and corresponding Zoning Text Amendments to the El Cerrito Municipal Code (Zoning Ordinance) Section 19.47 Terms and Definitions: Kuhlman, 2<sup>nd</sup>: Hansen.

Vote:

Ayes: Iswalt, Hansen, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: None

## **7. Study Session - Tobacco Retail License Program**

Applicant: City of El Cerrito

Location: Citywide

APN: Citywide

Request: A study session on an ordinance as well as appropriate amendments to various Sections of Title 19 (Zoning Ordinance) to further the goals of curbing underage smoking in the City of El Cerrito.

Community Outreach Specialist, Suzanne Iarla presented the staff report and answered questions from the Commission

The public hearing was opened.

The following members of the public addressed the Commission:

Alexandra Nelson, American Lung Association in California

Tom Panas, 7345 Fairmount Ave

Mary Jaccodine, Contra Costa Tobacco Prevention Coalition

Denice Dennis, Contra Costa Tobacco Prevention Project

Bhupinder Dhindsa

Nick Arzio, 10026 San Pablo Ave

The public hearing was closed.

The Planning Commission provided input to staff regarding the level and type of regulations on tobacco sales that would be appropriate for a Tobacco Retailer License program in El Cerrito.

## **8. Staff Communications**

Staff updated the Commission regarding the Housing Element update, and a planned disaster preparedness drill.

**9. Adjournment**  
10:15 p.m.