



Community Development Department

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

**7:30 p.m.**  
**Wednesday, April 16, 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, Carla Hansen, Michael Iswalt, Andrea Lucas, and Tim Pine. Lisa Motoyama was absent.

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

No report was given.

**2. Election of Chair and Vice Chair**

Motion to elect Commissioner Lucas as Chair: Coty, 2<sup>nd</sup>: Pine. Vote:

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

Noes: None

Abstain: None

Absent: Motoyama

Motion to elect Commissioner Hansen as Vice Chair: Kuhlman, 2<sup>nd</sup>: Coty. Vote:

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

Noes: None

Abstain: None

Absent: Motoyama

**3. Comments from the Public**

Nick Arzio of 10026 San Pablo Avenue addresses the Commission regarding the minutes of the November 20, 2013 meeting.

**4. Approval of Minutes**

Motion to approve the February 19, 2014 meeting minutes: Hansen, 2<sup>nd</sup>: Kuhlman. Vote:

Ayes: Hansen, Iswalt, Lucas, Pine, Kuhlman

Noes: None

**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

Abstain: Coty  
Absent: Motoyama

Motion to approve the March 19, 2014 meeting minutes: Kuhlman, 2<sup>nd</sup>: Hansen. Vote:  
Ayes: Coty, Hansen, Iswalt, Lucas, Kuhlman  
Noes: None  
Abstain: Pine  
Absent: Motoyama

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

Commissioner Coty reported that she had spoken with Tom Panas regarding the 1715 Elm Street project. Commissioner Pine reported that she had spoken with Tom Panas regarding the 1715 Elm Street project. Commissioner Lucas reported that she had received a letter from Tom Panas regarding the 1715 Elm Street project. Commissioner Kuhlman reported that she had received a letter from Tom Panas regarding the 1715 Elm Street project and an email forwarded from Ernestine Lewis from a neighborhood watch group regarding the 1715 Elm Street project.

**6. Public Hearing - 1715 Elm Street – Multifamily Development Project**

Application: 6133  
Applicant: Edward Biggs  
Location: 1715 Elm Street  
Zoning: R-3 (Multiple-Family Residential District)  
General Plan: High-Density Residential  
APN: 502-112-038  
Request: Planning Commission consideration of a Mitigated Negative Declaration and necessary entitlements to consider the construction of 14 new dwelling units, the relocation 1 existing dwelling unit to be retained on site; 15 parking spaces; 1,548 square feet of private open space, and 2,874 square feet of common open space.

Entitlements requested include: General Plan Amendment, Planned Development, Zoning Map Amendment, Development Agreement, Use Permit, Tentative Map and Design Review.

CEQA: A Mitigated Negative Declaration has been prepared for this project and will be considered by the Planning Commission.

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

The public hearing was opened.

The following speakers addressed the Commission:

- Patricia Spivey
- Linda Shehabi, Keystone Montessori
- Jason Haseley, 7347 Manila St
- Sheri Hsu, 1729 Walnut St
- Julia Lucia, 2049 Junction Ave
- Jennifer Moran, 1716 Liberty St
- Nick Arzio, 10026 San Pablo Ave

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Eugene Goh, 1705 Manor Cir  
Daniel Pines  
Franklin Leong, Manor Cir  
Susan, 1716 Elm St  
Tom Panas, 7345 Fairmount Ave  
Bernadette Molina, 1724 Liberty St  
Henia Pines  
Ed Perea, 1725 Elm St  
Howdy Goudey, 635 Elm St  
Robin Mitchell, 635 Elm St  
Paul Taybi, 2 Ridgeway Ln  
Naomi McPherson, 6603 Blake St

The public hearing was closed.

Carl Campos, representing the applicant presented the project and answered questions from the Commission.

Motion to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the 1715 Elm Street project: Kuhlman, 2<sup>nd</sup>: Iswalt. Vote:

Ayes: Hansen, Iswalt, Lucas, Kuhlman

Noes: Coty, Pine

Abstain: None

Absent: Motoyama

Motion to approve the Conditional Use Permits for the project at 1715 Elm Street with the deletion of Condition of Approval #18 regarding parking permits and an addition to Condition of Approval #13 that states that no construction shall take place on June 27, 2014: Iswalt, 2<sup>nd</sup>: Hansen. Vote:

Ayes: Hansen, Iswalt, Lucas, Kuhlman

Noes: Coty, Pine

Abstain: None

Absent: Motoyama

**7. Public Hearing - 243 Carmel Addition**

Application: PL14-0031

Applicant: Matthew McHugh

Location: 243 Carmel Ave

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

APN: 504-251-002

Request: Planning Commission consideration of Conditional Use Permits to allow an exception to the main building envelope allowing a height increase (19.06.030.D.3, ECMC) and to allow an expansion of a structure with nonconforming parking (19.27.050, ECMC)

CEQA: Section 15301 – Class 1, Existing Facilities.

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

The applicant, Matt McHugh, presented the project.

The public hearing was opened.

The public hearing was closed.

Motion to approve Conditional Use Permits to allow an exception to the main building envelope allowing a height increase and to allow an expansion of a structure with nonconforming parking at 243 Carmel Ave: Kuhlman, 2nd: Pine. Vote:

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

Noes: None

Abstain: None

Absent: Motoyama

### **8. Public Hearing - 711 Everett St. – Parking Exception**

Application: PL14-0029

Applicant: Jinlin Guo

Location: 711 Everett Street

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

APN: 503-372-015

Request: Planning Commission consideration of a Conditional Use Permit for the reduction of the required off street parking for a large family day care.

CEQA: Section 15301 – Class 1, Existing Facilities.

Commissioner Coty excused herself from the meeting at 11:00 p.m.

Commissioner Pine recused himself because he owns property within 500 feet of the project.

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

Rebecca Quintana, representing the applicant, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow the reduction of the required off street parking for a large family day care at 711 Everett: Iswalt, 2<sup>nd</sup>: Hansen. Vote:

Ayes: Hansen, Iswalt, Lucas, Kuhlman

Noes: None

Abstain: None

Absent: Coty, Motoyama, Pine

### **9. Staff Communications**

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Staff updated the Commission regarding an appeal of their decision regarding a wireless DAS node and the San Pablo Avenue Specific Plan and its programmatic Environmental Impact Report.

**10. Adjournment**  
11:26 p.m.