



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, May 21, 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: Amy Coty, Carla Hansen, Michael Iswalt, Lisa Motoyama and Tim Pine. Bill Kuhlman had an excused absence.

1. Council/Staff Liaison Announcements and Reports

Councilmember Friedman updated the Commission regarding the budget and the smoking ordinance.

2. Comments from the Public

No comments were received.

3. Approval of Minutes

Motion to approve the April 16, 2014 meeting minutes: Coty, 2nd: Pine. Vote:

Ayes: Coty, Hansen, Iswalt, Lucas, Pine

Noes: None

Abstain: Motoyama

Absent: Kuhlman

Motion to approve amendments to the November 20, 2013 meeting minutes: Hansen, 2nd: Motoyama. Vote:

Ayes: Hansen, Iswalt, Lucas, Motoyama, Pine

Noes: None

Abstain: Coty

Absent: Kuhlman

4. Commissioner Communication/Conflict of Interest Disclosure

Commissioner Motoyama reported that she had received a call and copy of comments from Tom Panas. Commissioner Pine reported that he had received an email from a member of the public

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

regarding creek permitting. Commissioner Coty reported that she had received an email from a member of the public and a phone call from Tom Panas.

5. Public Hearing - 724 Elm Street Addition

Application: PL14-0037
Applicant: Tilak Sunar
Location: 724/728 Elm Street
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
APN: 503-373-022
Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of a legal nonconforming duplex (19.27.060, ECMC)
CEQA: Exempt, Section 15301 – Class 1 Existing Facilities.

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

The applicant, Tilak Sunar, and his architect, Dan Swain, addressed the Commission and answered questions.

The public hearing was opened and the following members of the public addressed the Commission:

Kate Walker, 737 Elm Street
Diane Diani, 732 Elm Street

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an expansion of a legal nonconforming duplex at 724/728 Elm Street: Pine, 2nd: Coty. Vote:
Ayes: Coty, Hansen, Iswalt, Lucas, Motoyama, Pine
Noes: None
Abstain: None
Absent: Kuhlman

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 General Plan Amendment, Development Agreement, the creation of a Planned Development District including a Zoning Map Amendment 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

City of El Cerrito
Planning Commission Meeting Minutes

space. The Planning Commission will be asked to make a recommendation regarding these entitlements to the City Council.

CEQA: A Mitigated Negative Declaration has been approved for this project. Development Services Manager, Margaret Kavanaugh-Lynch presented the staff report and answered questions from the Commission.

Carl Campos, representing the applicant, addressed the Commission and answered questions. Mike Wood, biologist for the applicant, addressed the Commission and answered questions.

The public hearing was opened and the following members of the public addressed the Commission:

Tom Panas, 7345 Fairmount Ave
Dan Pines, 1721 Elm St
Mary Ghidella
Jennifer Hammer, 316 Ashbury Ave
Pam Austin, 834 Kearney St
Robin Mitchell, 635 Elm St
Howdy Goudey, 635 Elm St
Patricia Spivey, 2603 Arlington Blvd
Julia Lucia, 2044 Junction Ave
Steve Chung, 1704 Manor Cir
Daisy Leong, Manor Cir

The public hearing was closed.

Motion to make no recommendation to the City Council and recommend that the developer meet with neighbors of the project: Motoyama.

The motion failed for lack of a second.

Motion to recommend approval of a General Plan Amendment, Development Agreement, and creation of a Planned Development to the City Council: Hansen, 2nd: Iswalt. Commissioner Hansen accepted an amendment to the motion to recommend requirement in the development agreement that the property owner and any successors not oppose nomination of the property to any Federal, State, or local registers of historic resources.

Vote:

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

The motion failed.

Motion to recommend denial of a General Plan Amendment, Development Agreement, and creation of a Planned Development to the City Council: Coty, 2nd: Pine. Vote:

Ayes: Coty, Lucas, Motoyama, Pine
Noes: Hansen, Iswalt
Abstain: None

City of El Cerrito
Planning Commission Meeting Minutes

Absent: Kuhlman

The motion passed.

7. Staff Communications

Staff updated the Commission regarding the Draft San Pablo Avenue Specific Plan and Draft Environmental Impact Report.

8. Adjournment

11:17 p.m.