Community Development Department

MINUTES

REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, July 16, 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, Lisa Motoyama and Tim Pine. Bill Kuhlman had an excused absence.

1. **Council/Staff Liaison Announcements and Reports**
   No report was given.

2. **Comments from the Public**
   Carol Langhauser, 946 Contra Costa Dr, asked if the bicycle facilities component of the San Pablo Avenue Specific Plan was approved by the State.

   Nick Arzio, 10026 San Pablo Ave, asked if the Housing Element would be discussed at the meeting.

3. **Approval of Minutes**
   Motion to approve the May 21, 2014 meeting minutes: Motoyama, 2nd: Hansen. Ayes: Hansen, Iswalt, Motoyama, Lucas, Pine
   Noes: None
   Abstain: None
   Absent: Kuhlman

4. **Commissioner Communication/Conflict of Interest Disclosure**
   No conflicts were reported**.**

5. **Study Session – San Pablo Avenue Specific Plan**
   Applicant: City of El Cerrito, Community Development Department
   Location: Plan Area (generally along San Pablo Avenue, Central Avenue and Fairmount Avenue)

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.***

Request: A Planning Commission study session of the Draft San Pablo Avenue Specific Plan. Staff shall present an overview of the Plan and its elements that are pertinent to the Planning Commission's purview.

CEQA: A draft programmatic Environmental Impact Report has been prepared and is currently under review.

Community Development Service Manager, Margaret Kavanaugh-Lynch, and Senior Planner, Sean Moss, gave a presentation on the San Pablo Avenue Specific Plan.

The following members of the public addressed the Commission regarding the Draft San Pablo Avenue Specific Plan:

Tom Panas, 7345 Fairmount Ave
Lloyd Coyne, 7019 Schmidt Ln
Carol Langhauser, 946 Contra Costa Drive
Nick Arzio, 10026 San Pablo Ave
Mary Yaholkovsky, 537 Kearney St
Howdy Goudey, 635 Elm St
Garland Ellis, Richmond

The Commission asked questions of staff and discussed their comments on the Draft Specific Plan.

6. Study Session – Annual Work Plan

Project: Annual Work Plan

Request: Identify topic(s) for further study as part of the Planning Commission's annual work plan.

Senior Planner, Sean Moss, presented the work plan and expressed the need for the Commission to consider topics of discussions for the Council to consider. The following topics were considered by the Commission:

Watershed approach – No net increase in creek coverage.
Cell towers – change in process so that the Commission does not consider them.
Parking – Discussion on parking.
Multi-generational housing.
Field trip of the accessory dwelling units.
Economic development study on businesses that would use ground floor spaces.
Training related to historic resources.
Fences along the front, deer fences, and wildlife corridors.

There was consensus among Commissioners that creeks, watersheds and wildlife corridors were a top priority and the Commission directed staff to look for opportunities for further training.

7. Staff Communications

Staff informed the Commission about the upcoming Housing Element workshop.

8. Adjournment

10:20 p.m.