



Community Development Department

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, April 15, 2015**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

**This Meeting Place Is Wheelchair Accessible**

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

**1. Comments from the Public**

*(Each speaker is limited to a maximum of 3 minutes.)*

**2. Approval of Minutes**

Approval of the March 18, 2015 meeting minutes.

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

This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

**4. Public Hearing - 1800 Elm Street**

Application: PL14-0168

Applicant: Doug Giffin

Location: 1800 Elm Street

Zoning: PS (Public/Semi Public)

General Plan: Institutional Utility

APN: 502-122-041

Request: Planning Commission consideration of requested modifications to the conditions of approval:

- Amend the start of the school year to align with the start of the public school year calendar. The proposed school year would be revised to "mid-August until June".

### 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

- Allow for one start time of 8:00 am for all classes. Currently, the school's entitlements allow for a staggered start time of 8:00 am and 8:30 am.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

**5. Public Hearing - 305 Pomona Daylight Plane (Inclined Setback) Exception**

Application: PL15-0001

Applicant: Paul Wong

Location: 305 Pomona Ave

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

APN: 504-231-011

Request: Planning Commission consideration of a conditional use permit to allow a single family residence to extend above the allowed building envelope (height increase.)

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines ("New Construction and Conversion of Small Structures").

**6. Public Hearing – Tobacco Retailer License Program**

The Planning Commission consideration of a recommendation regarding a new ordinance amending Title 6 (Business Permits and Regulations) and Title 19 (Zoning) of the El Cerrito Municipal Code to the City Council. The purpose of the ordinance is to combat the public health problems associated with tobacco use by regulating the sale of tobacco products, including electronic smoking devices.

**7. General Plan Annual Progress Report**

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2014 to December 31, 2014.

**8. Staff Communications**

**9. Adjournment**

***Appeals:***

*A decision of the Planning Commission may be appealed to the City Council, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$339 with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)*

*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.*