



Community Development Department

# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, March 19, 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, and Andrea Lucas. Commissioner Motoyama had an excused absence. Commissioner Pine was also absent.

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

Nothing was reported.

**2. Comments from the Public**

Nick Arzio of 10026 San Pablo Ave addressed the Commission regarding the minutes of the November 20, 2013 Planning Commission meeting.

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

Commissioner Coty disclosed a conversation with Tom Panas regarding the 1715 Elm Street project.

Chair Kuhlman disclosed a conversation with Mary Flynn regarding the 1715 Elm Street project. Commissioner Hansen disclosed a conversation with Tom Panas.

**4. Public Hearing – 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.

### 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

This General Plan Annual Progress Report covers the period from January 1, 2013 to December 31, 2013.

Motion to approve the 2013 General Plan Annual Progress Report: Lucas, 2nd: Iswalt. Vote: 5-0-0-2.

**5. Study Session - 1715 Elm Street – Multifamily Development Project**

Application: 6133  
Applicant: Edward Biggs  
Location: 1715 Elm Street  
Zoning: RM (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.

Carl Campos, the project architect, addressed the Commission and answered questions.

The public comment period was opened. The following speakers addressed the Commission:

Daniel Pines, 1721/1723 Elm Street  
Linda Shehabi, Director of Keystone Montessori School  
Jason Haseley, 7340 Manila Ave  
Henia Pines, 1721/1723 Elm Street  
Elizabeth Goodlove, 6610 Hill St  
Todd Aimen, 1325 Everett St  
Clay Smith, 6601 Blake St  
Naomi McPherson  
Adrian, 1725 Elm Street  
Franklin Leong, Manor Cir  
Anna Basallaje, 6453 Hagen Blvd  
Howdy Goudey, 635 Elm St  
Tom Panas, 7345 Fairmount Ave  
Robin Mitchell, 635 Elm St

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Sheri Hsu, Keystone Montessori  
Allison Torres, 2564 Tassajara Ave  
Lo Ming Wu, Manor Cir

The Planning Commission provided input regarding the project.

**6. Staff Communications**

Staff reminded the Commission about submitting Form 700 – Statement of Economic Interests and attendance procedures. Staff updated the Commission regarding procedures for electing the Chair and Vice Chair of the Planning Commission and regarding an appeal of a Planning Commission decision.

**7. Adjournment**

10:15 p.m.