



Community Development Department

MINUTES
SPECIAL MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Thursday, September 4, 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 arrived at 7:48 p.m.

1. Approval of Minutes

Motion to approve the August 20, 2014 meeting minutes: Motoyama, 2nd: Hansen. Vote:

Ayes: Hansen, Iswalt, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: Kuhlman

2. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported

3. Comments from the Public

Tess Taylor addressed the Commission regarding the San Pablo Avenue Specific Plan.

4. Recommendation to the City Council regarding San Pablo Specific Plan and Environmental Impact Report

Applicant: The City of El Cerrito

Location: Plan Area of the San Pablo Avenue Specific Plan

APN: Various

Request: Planning Commission recommendation to the City Council regarding the San Pablo Specific Plan; a related General Plan Amendment and Zoning Text and Map Amendment; and a Final Environmental Impact Report

CEQA: Environmental Impact Report

City staff and consultants presented the staff report, a power point presentation and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Howdy Goudey, 635 Elm St

City of El Cerrito
Planning Commission Meeting Minutes

Sadie Graham, BART
Dick Awenius, 737 Central Ave
Al Miller, 625 Ashbury Ave
B.J. Thorsnes, 608 Everett St
Nicholas Arzio, 10026 San Pablo Ave
Steve Price, 1404 Elm St
Carol Langhauser, 946 Contra Costa Dr
Tom Miller, 2700 Tulare Ave
Robin Mitchell, 635 Elm St
Jacquelynn Vittori, 106 Seaview Dr
Michael Jhon, 513 Lexington Ave
Arlin Robins, 513 Lexington Ave
Julie Pereira, 10944 San Pablo Ave
Mary Selva, Richmond
Dave Harris, Richmond
Tom Panas, 7345 Fairmount Ave
Barbara Sholtz, 843 Richmond St
Rose Vekony, 837 Richmond St
Laura Iiyama, 6802 Glen Mawr

The public hearing was closed.
The members of the Planning Commission asked additional questions of staff.

Motion to recommend to the City Council to adopt the San Pablo Avenue Specific Plan, the Environmental Impact Report and all associated entitlements: Motoyama, 2nd: Hansen

The motion contained the following modifications:

1. Graphic of planters revised to show less trees in the parking area
2. Add the text, "Pending off street parking locations" on page 03.03.02 (and subsequent places where this notation would apply)
3. Add note that Parking Policy will be brought back before the Planning Commission for review.
4. Projects that require public hearings, in addition to the requirements in the Draft Plan and the Municipal Code shall:
 - a. Require posting of the project site.
 - b. Send written notice to renters and owners of site.
 - c. Public Notification shall be made 21 days prior to the hearing.
5. And, with the inclusion of the Errata dated September 4, 2014

Vote:

Ayes: Hansen, Iswalt, Lucas, Motoyama, Pine

Noes: Kuhlman

Abstain: None

Absent: None

5. Staff Communications

Nothing was reported

6. Adjournment

11:40 p.m.