



Community Development Department

MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, March 18, 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. Council/Staff Liaison Announcements and Reports

Councilmember Quinto reported on recent City Council matters including the Madera Property and Marin Clean Energy.

2. Comments from the Public

BJ Thorsnes of 608 Everett Street asked if she would have an opportunity to speak regarding the 1715 Elm Street project.

3. Approval of Minutes

Motion to approve the January 21, 2015 meeting minutes: Pine, 2nd : Kuhlman

Vote:

Ayes: Hansen, Iswalt, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: Colin

Absent: None

4. Commissioner Communication/Conflict of Interest Disclosure

Chair Lucas disclosed that she attended a social event that included the appellants, but did not discuss the appeal and was not aware that the project was being appealed at that time.

5. Public Hearing - Appeal of Final Design Review for project located at 1715 Elm Street

Application: PL14-0159

Appellants: Howdy Goudey and Robin Mitchell

Location: 1715 Elm Street

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

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Zoning: RM (Multi-Family Residential)
General Plan: High-Density Residential
APN: 502-112-038
Request: Planning Commission consideration of an appeal of the Design Review Board's approval of the design review for the project proposed for the subject property.
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.

The public hearing was opened.

The following members of the public addressed the Commission:

BJ Thorsnes, 608 Everett St
Ralph Boniello, 5701 El Dorado St
Julia Lucia, Junction Ave
Franklin Leong, Manor Circle
Pam Austin, 834 Kearney St
Sarah Taylor, Cutting Blvd

Carl Campos, the project architect, addressed the Commission.

The public hearing was closed.

Motion to grant the appeal: Pine, 2nd: Motoyama

Vote:

Ayes: Motoyama, Pine

Noes: Colin, Hansen, Iswalt, Kuhlman, Lucas

Abstain: None

Absent: None

Motion to deny the appeal: Lucas, 2nd: Iswalt

Vote:

Ayes: Colin, Hansen, Iswalt, Lucas

Noes: Kuhlman, Motoyama, Pine

Abstain: None

Absent: None

6. Public Hearing - 2015-2023 Housing Element Update

Applicant: City of El Cerrito

Location: Citywide

APN: Citywide

Request: Consideration of a Planning Commission recommendation to adopt the City of El Cerrito's Housing Element update and Negative Declaration.

CEQA: Negative Declaration

Motion to recommend adoption of the Negative Declaration for the Housing Element: Kuhlman, 2nd : Hansen.

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Vote:

Ayes: Colin, Iswalt, Hansen, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: None

Motion to recommend adoption of the 2015-2023 Housing Element: Motoyama, 2nd: Hansen

Vote:

Ayes: Colin, Iswalt, Hansen, Kuhlman, Lucas, Motoyama, Pine

Noes: None

Abstain: None

Absent: None

7. Staff Communications

Staff updated the Commission regarding upcoming agenda items and a public event at Summit K2 school.

8. Adjournment

10:50 p.m.