



Community Development Department

**MINUTES**  
**REGULAR MEETING**  
**OF THE**  
**PLANNING COMMISSION**

**7:30 p.m.**  
**Wednesday, May 20, 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: Bill Kuhlman, Lisa Motoyama and Tim Pine. Commissioners Colin, Hansen and Iswalt had excused absences.

**1. Election of Chair and Vice Chair**

Motion to elect Andrea Lucas as Chair: Pine, 2<sup>nd</sup>: Motoyama.

Vote:

Ayes: Motoyama, Pine.

Noes: None.

Abstain: Kuhlman, Lucas.

Absent: Colin, Hansen, Iswalt

Motion failed.

Motion to elect Carla Hansen as Chair: Lucas, 2<sup>nd</sup>: Kuhlman.

Vote:

Ayes: Kuhlman, Lucas.

Noes: None.

Abstain: Motoyama, Pine.

Absent: Colin, Hansen, Iswalt

Motion failed.

Motion to elect Carla Hansen as Chair and Andrea Lucas as Vice Chair: Kuhlman, 2<sup>nd</sup>: Pine.

Vote:

Ayes: Kuhlman, Lucas, Motoyama, Pine.

Noes: None

Abstain: None

Absent: Colin, Hansen, Iswalt

Motion passed.

**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

**2. Comments from the Public**

No comments were received.

**3. Approval of Minutes**

Consideration of the April 15, 2015 minutes was continued to the June 17 meeting for lack of a quorum.

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

Commissioner Kuhlman verified that his residence was more than 500' from 2416 Edwards Ave and stated that he had met the applicant previously. Neither condition presented a conflict of interest.

**5. 2416 Edwards Parking Exception**

Application: PL15-0024

Applicant: Daniel Joy

Location: 2416 Edwards Ave

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

APN: 500-390-005

Request: Planning Commission consideration of a Conditional Use Permit to allow a parking exception for a second unit (accessory living unit).

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").

Senior Planner Sean Moss presented the staff report and answered questions from the Commission.

The applicant, Daniel Joy, addressed the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve Conditional Use Permit to allow a parking exception for a second unit (accessory living unit): Lucas, 2<sup>nd</sup>: Kuhlman.

Vote:

Ayes: Kuhlman, Lucas, Motoyama, Pine.

Noes: None

Abstain: None

Absent: Colin, Hansen, Iswalt

**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.

City of El Cerrito  
Planning Commission Meeting Minutes

Community Outreach Specialist Suzanne Iarla presented the staff report and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Ms. Massari

Davis Todd Hunter, 7400 Cutting Blvd

Bhupinder Dhindsa

Denice Dennis, Contra Costa Health Services

Mary Jacobine, Contra Costa Tobacco Prevention Coalition

The public hearing was closed.

Motion to recommend adoption of an ordinance amending Title 6 (Business Permits and Regulations) and Title 19 (Zoning) of the El Cerrito Municipal Code to the City Council with the additional changes:

- Sunset the grandfather clause after 10 years, requiring all tobacco sales businesses to comply with the ordinance at that time.
- Provide technical assistance to businesses to aid with transition to
- Recommend that the City Council carefully consider the economic impacts of adopting the ordinance and take appropriate action to mitigate the impacts.

Motion: Motoyama, 2<sup>nd</sup>: Lucas.

Vote:

Ayes: Kuhlman, Lucas, Motoyama, Pine.

Noes: None

Abstain: None

Absent: Colin, Hansen, Iswalt

**7. Staff Communications**

Staff updated the Commission on the appeal of the 1715 Elm Street project.

**8. Adjournment**

9:34 p.m.