



Community Development Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, June 15, 2016
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Kevin Colin, Michael Iswalt, Bill Kuhlman, and Andrea Lucas. Commissioners Brendan Bloom and Lisa Motoyama had excused absences.

1. Comments from the Public

No comments were received.

2. Approval of Minutes

Motion to approve the May 18, 2016 meeting minutes: Lucas, 2nd: Iswalt.

Vote:

Ayes: Kuhlman, Lucas, Iswalt, Hansen.

Noes: None

Abstain: Colin

Absent: Motoyama, Bloom

Motion to approve the June 8, 2016 meeting minutes: Kuhlman, 2nd: Lucas.

Vote:

Ayes: Kuhlman, Lucas, Iswalt, Colin, Hansen.

Noes: None

Abstain: None

Absent: Motoyama, Bloom

3. Commissioner Communication/Conflict of Interest Disclosure

Commissioner Kuhlman disclosed that he had received emails from Michael Balmaceda, Suzanne Balmaceda, Teresa Chow and Leslie Reckler through the Planning staff. Commissioner Kuhlman also disclosed that he took a tour of the Summit K2 site with the applicant.

Commissioner Colin noted that all Commissioners received the same emails as Commissioner Kuhlman. Commissioner Colin also disclosed that he toured the Summit K2 site with the applicant on May 20, 2016.

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

Commissioner Iswalt disclosed that he had toured the Summit K2 site with the applicant on May 17, 2016.

4. Public Hearing – Christensen Residence

Application: PL16-0031
Applicant: Jon Christensen
Location: 208 Ashbury Avenue
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow for a fourth bedroom and over 2,000 square feet home with a one-car garage (El Cerrito Municipal Code Section 19.27.050).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Senior Planner, Noel Ibalio, presented the staff report and answered questions from the Commission.

Project architect, Ben Anderson, presented the project and answered questions from the Commission

The public hearing was opened.

The public hearing was closed.

Motion to adopt Planning Commission Resolution PC16-06 approving a Conditional Use Permit to allow for a fourth bedroom and over 2,000 square feet to a dwelling with a one-car garage:
Colin, 2nd: Kuhlman.

Vote:

Ayes: Kuhlman, Lucas, Iswalt, Colin, Hansen.

Noes: None

Abstain: None

Absent: Motoyama, Bloom

5. Public Hearing – Summit K2 Operational Expansion

Application: PL15-0006
Applicant: Education Matters, a non-profit corp.
Address: 1800 Elm Street
APN: 502-122-041
Zoning: PS (Public/Semi-Public)
General Plan: Institutional & Utility
Request: Planning Commission consideration of a Final Subsequent Environmental Impact Report and the following amendments to the Conditional Use Permit for a school:

- Increase maximum enrollment to 630 (from 347) during the school year and 315 (from 175) during the summer session.
- Change the grade levels permitted at the site to 7-12 (from K-8).

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- Change primary hours of operation to 8:00 a.m. to 3:30 p.m. (from 8:00 a.m to 3:00 p.m.)

CEQA: Subsequent Environmental Impact Report

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

The principal of Summit K2, Kelly Garcia and the applicant, Doug Giffin presented the project and answered questions form the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Claudine Swickard, 861 Arlington Blvd

Nigel Arscott, 861 Arlington Blvd

Joanna Pace, 8324 Buckingham Dr

Troy Tyler, 6746 Cutting Blvd

Robert Sessler, 1840 Key Blvd

Kathy Wimberly, 6650 Hill St

James Ough, 14025 Atwell Rd

Alycia Mulgrew, 5528 MacDonald Ave

Danielle Ferguson, 1230 Scott St

Judith Frank, 6762 Glen Mawr Ave

Jeff Rosenfeld, 1776 Manor Cir

Helen Couture Rodriguez, 1712 Manor Cir

Susanna Spiro, 1776 Manor Cir

Victoria Tseng, 6667 Hill St

Lan Zhou, 6340 Conlon Ave

Hani Sobhi, 6340 Conlon Ave

Alonso Raimilla-Couture, 1712 Manor Cir

Steve Haines, 1755 Elm St

Lorraine Sonoda, 1801 Key Blvd

Mark Carraher, 6426 Conlon Ave

Christy Kim, 6910 Potrero Ave

Michael Wu, 1788 Manor Cir

Franklin Leong, 1780 Manor Cir

Eunice Kim

Daisy Leong, 1780 Manor Cir

Hannah Kim, 6910 Potrero Ave

Merle Corpuz, 1810 Key Blvd

The public hearing was closed.

Motion to adopt Planning Commission Resolution PC16-07, certifying the Subsequent Environmental Impact Report, and adopting the Mitigation Monitoring and Reporting Program:
Iswalt, 2nd: Colin.

Vote:

Ayes: Colin, Hansen, Iswalt, Kuhlman, Lucas

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Noes: None
Abstain: None
Absent: Bloom, Motoyama

Motion to adopt Planning Commission Resolution PC16-08, approving a Conditional Use Permit to allow operation of a school with grades 7 through 12 for maximum of 630 student s during the regular school year and a maximum of 315 students during the summer session: Lucas, 2nd: Colin.

Vote:
Ayes: Colin, Hansen, Iswalt, Kuhlman, Lucas
Noes: None
Abstain: None
Absent: Bloom, Motoyama

6. Staff Communications

Recreation Director, Chris Jones updated the commission regarding the City's library needs. Staff updated the Commission regarding upcoming agenda items.

7. Adjournment

10:42 p.m.