

**EASTERN AREA COMMUNITIES PLANNING COMMITTEE  
GENERAL MEETING MINUTES  
November 8, 2022**

**7:02 PM: Meeting Called to Order** (by Linda Coffman, Chair)

**Present:** Linda Coffman (Chair), Business Rep  
Lynn Edwards (Vice Chair), Rolando Park  
Derryl Williams (Treasurer), Webster  
Richard Diaz (Secretary), Oak Park  
Jennifer Bennett, Redwood Village  
Tanner Blackman, Redwood Village  
Elida Chavez, Oak Park  
Andy Huelskamp, Oak Park  
Bob Scott, Rolando  
Alex Zukas, El Cerrito  
Lorna Zukas, El Cerrito  
Daniele Laman, Community Organization Rep  
Laura Riebau, Member-at-Large

**Absent:** Kristen Hurst, Webster

**Quorum:** Yes

**Members of the Public:** Mario Ingrasci, Jan Hintzman, Pastor Richard (Calvary Lutheran Church), Shelly Kilbourn, Becky Rapp, Mrs. Hernández

**Agenda:** No changes

**Communication from the Public:** Becky Rapp discussed the city council's upcoming vote to lift the cap on number (four) of cannabis businesses allowed in each council dist. She asked the Committee to oppose the lifting and keep the cap "as is" because an increase in communities already impacted negatively by these "pot shops" would lead to further inequity.

**Non-Agenda Discussion by the Board**

- **Community Plan Update:** Laura suggested that an Update sub-committee be formed; the Chair stated that this could be an Action Item for the Jan. 2023 meeting.

- Voting for City Councilmembers: Because Redwood Village and Rolando Park are moving to D9, their residents cannot vote for the D4 candidates in 2022 because they will not be represented by the chosen candidate. When the next round of elections occurs (in 2 yrs.), they can vote for the D9 candidates.

### **Reports from City, County, and State Representatives (Abridged):**

Representatives not present

### **Action Items**

#### **Item 1: College-Rolando Library Parking**

- Presented by Jan Hintzman, Friends of the College-Rolando Library (FCRL)
- The library is heavily used but lacks adequate parking. An opportunity occurred in 2016 when the church next door vacated. A city park with extra parking was discussed between the City and the community, but the City eventually did not buy the lot. Instead, a developer bought it.
- Between 2017 - 2019, the developer proposed to build a hotel (and provide extra library parking spaces) and asked the City to upzone the lot from Residential-Low Density to Visitor-Commercial. The community agreed to the shared parking spaces with the hotel. However, the developer later asked the City to upzone to Residential-High Density to accommodate a multi-story apartment complex w/o input from the community.
- Although the FCRL is in a different planning committee area, it is well used by residents of nearby D9 neighborhoods. The FCRL asks the EACPC for a letter of support to the City to return to the earlier proposal of a hotel with shared library parking.
- **Action: Motion** by Alex to write the letter of support; **seconded** by Bob.  
Concerns leading to the letter: City didn't exercise option to buy the lot; there is a reported 90% deficiency in parkland; this library is heavily used; and, equity needs to be addressed when parking lots are being expanded at libraries in other parts of the city.

**Vote:** Unanimous in favor of the motion.

#### **Item 2: Continued Use of Existing Wireless Communication Structure, 3060 54th St. (PTS 694603)**

- Presented by Shelly Kilbourn, American Tower and Dish Wireless (ATDW)
- Dish Wireless wants to replace / upgrade a communication tower previously owned by another company on the church property. The work would entail re-

branching of the tree-like pole, have only 3 antennae and no overhead wires, and limit the area of the equipment shed to 35 sq. ft. Re-landscaping would also be completed.

- A conditional use permit is needed; ATDW asks that EACPC support the project, complete a CUP form, and provide a copy of the Nov. 8, 2022, minutes.
- **Action: Motion** by Derryl to provide the needed document only after the landscaping has been completed. **Seconded** by Daniele.
- **Vote:** Unanimous in favor of the motion.

### **Review, Correction, and Approval of August Minutes**

- A misspelling was found in “Lucero Maganda” and will be corrected in the final minutes doc.
- **Action: Motion** by Derryl to approve with corrections; **seconded** by Bob.
- **Vote:** Lorna and Tanner abstain, respectively, from the Oct. and Nov. approvals. Motion passes without objections.

### **Board Discussion on Resuming In-person or Hybrid Meetings**

- The Brown Act requires in-person meetings but had been modified due to the pandemic; the state modifications are expected to be lifted in late Feb. 2023.
- Hybrid meetings have the potential to increase and maintain more community participants.
- Calvary Lutheran Church and Teen Challenge have offered space for hybrid meetings.
- **Action: Motion** by Derryl and **seconded** by Alex to form a subcommittee led by Lynn to explore feasible technological equipment and costs to continue hybrid meetings.
- **Vote:** Unanimous in favor of the motion.

### **Board Business**

- Derryl (Treasurer): Will likely need to add funds to the account if hybrid technology equipment is needed. Daniele suggested that we could be reimbursed from the \$500 stipend.

### **Community Updates**

- Rolando Park (Lynn) / Redwood Village (Jennifer and Tanner): Converging community council meetings to avoid duplication

- Oak Park (Richard and Elida): Nov. 29th Walk & Talk on Streamview Dr. with Engineering & Capital Projects—will show Oak Park and Redwood Village the changes ECP has made to Phase II design based on previous discussions with them; Library is moving forward—RFQ's from prospective contractors due Oct. 27th, with RFPs to follow in early 2023; plans to start a Friends of the New Oak Park Library membership drive are in the works
- Webster (Derryl and Linda): EIR only is funded for the 47th St. fire station; MTS had a negative declaration for the 47th and Federal e-bus sites; shooting range is gone on Federal Blvd.; Linda to ask Reyes (Crest Beverages) for an update on the construction and final appearance of the building
- Rolando (Bob): Had a good turnout for meeting with Jan Hintzman and Supervisor Fletcher; met with D9 (Naveed Haris) and discussed tree planting submittal for 54th St. east to Aragon.
- Parks & Rec (Daniele): Funds ok'd for dog park next to Clay Park; Stormwater facility improvements update is needed at Chollas Lake; fishing clinic back at Chollas Lake; Chollas Triangle Park about 2 - 3 years out from completion
- CPC (Chair Linda): CP Committees now going to Groups—may need to update by-laws; Empty seat for Rolando on agenda for the Jan. 23, 2023, meeting; CIPs de-railed due to Ash St. purchase—Linda to obtain a list of impacted CIPs; no December meeting.

**(9:04) PM: Motion to adjourn by Tanner; seconded by Andy. The meeting was adjourned.**