

Mayor

Carolyn Wysinger

Mayor Pro Tem

Gabe Quinto



Councilmembers

William Ktsanes

Lisa Motoyama

Rebecca Saltzman

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MINUTES

TUESDAY, JULY 15, 2025

REGULAR CITY COUNCIL MEETING (6:00 PM)

Council Chambers - 10890 San Pablo Ave, El Cerrito

Closed Captions Available Via Zoom:

<https://us06web.zoom.us/j/82359405953?pwd=vD7wBhq9KYJ8MMdnXWIM3nRmtRBLk9.1>

Meeting ID: 823 5940 5953 **Passcode:** 347044 **Dial in:** 1-408-638-0968

View (Regular Meeting Only):

1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.el-cerrito.org/CouncilMeetingMaterials

Accommodations: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 510-215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations. Closed Captions available via zoom.

Conduct: This meeting shall be conducted pursuant to the El Cerrito [City Council Rules of Order and Procedure](#), including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Council.

Public Comments:

1. *In-person* by submitting a request to speak to the City Clerk.
2. *By Email* to cityclerk@ci.el-cerrito.ca.us identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted [online](#) in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting**.

6:00 PM ROLL CALL – CONVENE REGULAR CITY COUNCIL MEETING

Mayor Wysinger called the meeting to order at 6:02 PM.

Present: Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman

Absent: None

1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

2. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF A MOMENT OF SILENCE

3. TELECONFERENCE AND PUBLIC COMMENT INSTRUCTIONS

4. COUNCIL/STAFF COMMUNICATIONS

Reports of closed session, commission appointments and informational reports on matters of general interest which are announced by the City Council and staff.

City Manager Pinkos - announced the transition to a new email and domain of [elcerrito.gov](mailto:info@elcerrito.gov) in August, reported on the July 4th event, and the upcoming grand opening of the Castro Park Pickleball courts.

Councilmember Motoyama - announced upcoming meeting of the East Bay Wildfire Coalition on July 23rd, upcoming celebration of the 65th birthday of the Contra Costa Civic Theater and 50th birthday of the El Cerrito Historical Society, commented on a successful July 4th event, congratulated Crystal Reams on her 2-year anniversary with El Cerrito, and congratulated resident Vanessa Vo on the receipt of the Taproot fellowship for Vietnamese music and composition.

Councilmember Ktsanes - commented on the success of the July 4th event.

Mayor Pro Tem Quinto - commented on the success of the July 4th event, and upcoming National Night Out event.

Mayor Wysinger - reported on Mayoral Proclamations issued for St. John the Baptist Centennial, the 90th Birthday for the Dalai Lama and year of compassion, and the 55th anniversary of the Grand Barbershop in El Cerrito and 95th birthday of owner Gerald Sandlin; commented on July 4th event; reported on hosted the San Francisco pride parade for the 3rd year, and participated in an interview with a NY Times intern about the City Council.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers and may limit the total time for public comment to facilitate the completion of business on the agenda. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda will be heard prior to the City Council taking action on each item.

Public Comments: Written comments submitted prior to and during the meeting are posted online as supplemental materials and incorporated into the official meeting record.

Ryan Lau - AC Transit representative, spoke on upcoming August 10th launch of Realign project implementation.

Richard Page - spoke regarding appreciation of the service of city representatives and July 4th event.

Howdy Goudey - commented on recent KARO-ECHO event.

Sue Duncan - spoke in support of consent item 7C.

Michael McDougall - requested to pull 7D and come back to discuss, and support for 7G recommendation.

Barbara Chan - spoke against spending on a new library and instead getting the current safety building up to code.

Linda Cain - commented on a recent fire and the response by the fire department.

6. PRESENTATIONS

7. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.

Moved/Seconded: Councilmember Saltzman/Councilmember Motoyama

Action: Approved items A-C, E-G on the consent calendar as indicated below:

Ayes: Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

A. Approval of Minutes

Action Proposed: Approve the City Council Meeting minutes from May 20, June 3, and June 17, 2025.

Contact: Holly M. Charléty, City Clerk, City Management

Action: Approved minutes

B. Board, Commission, and Committee Workplan(s) and/or Accomplishments

Action Proposed: Receive and file adopted workplan(s) and accomplishments from applicable Boards, Commissions, and Committees of the City.

- Urban Forest Committee
- Community Safety Committee

- Committee on Aging
- Economic Development Committee

Contact: Holly M. Charléty, City Clerk, City Management

Action: Received and filed

C. Adoption of Ordinance regarding Defensible Space and Home Hardening Inspections within the High and Very High Fire Hazard Severity Zones as Designated by CalFire and Designating Fire Hazard Severity Zones.

Introduced on 6/17/2025

Action Proposed: Adopt Ordinance 2025-02: AN ORDINANCE OF THE CITY OF EL CERRITO AMENDING CHAPTER 8.30 OF THE EL CERRITO MUNICIPAL CODE TO DESIGNATE FIRE HAZARD SEVERITY ZONES PURSUANT TO GOVERNMENT CODE SECTION 51179 AND TO ESTABLISH PROCEDURES FOR DEFENSIBLE SPACE AND HOME HARDENING INSPECTIONS WITHIN THE HIGH AND VERY HIGH FIRE HAZARD SEVERITY ZONES.

Contact: Holly M. Charléty, City Clerk, City Management

Action: Approved Ordinance 2025-02

D. Consulting Services Agreements for On-Call Construction Management Services

Action Proposed: Adopt a resolution authorizing the City Manager to execute consulting services agreements with 4leaf, Avila Project Management, Consor PMCM, Consolidated CM, CSG Consultants, Dabri., Inc, Kellman Construction, Mack5, Shiels Sowko Consultants, Swinerton Management & Consulting, and Zoon Engineering to provide On-Call Construction Management Services for three years with options to extend for an additional two years in an amount not to exceed \$350,000 per fiscal year for each agreement.

Contact: A'shanti Coleman, Management Assistant Public Works Department; Yvetteh Ortiz, Public Works Director/City Engineer

Pulled from Consent by Councilmember Saltzman

Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman **Action:** Approved Resolution No. 2025-50 **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

E. Consulting Services Agreement for Service Delivery Study

Action Proposed: Adopt a resolution authorizing the City Manager to execute a consulting services agreement with Citygate Associates, LLC, to complete a citywide Service Delivery Study in an amount not to exceed \$149,891.

Contact: Will Provost, Assistant to the City Manager, City Management
Action: Approved Resolution No. 2025-51

F. Resolution in Support of the El Cerrito Plaza Station Transit-Oriented Development, Parcel A South

Action Proposed: Adopt a resolution supporting the issuance of Multifamily Housing Revenue Bonds or Notes (Bonds) by the County of Contra Costa to finance the construction of 70 affordable housing units located at 515 Richmond Street (Project) for ECP Parcel A South Housing Partners, L.P. (Developer), an affiliate of the Related Companies of California, LLC.

Contact: Aissia Ashoori, Housing-Economic Development Manager; Melanie Mintz, Community Development Director, Community Development Department

Moved/Seconded: Councilmember Saltzman/Councilmember Motoyama **Action:** Approved Resolution No. 2025-52. **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Saltzman **Noes:** None **Abstain:** Councilmember Motoyama (recused due to potential conflict of interest).

G. Financial Advisory Board Recommendation

Action Proposed: Receive and file recommendations from the Financial Advisory Board.

Contact: David Carvel, Vice-Chair, Financial Advisory Board; Crystal Reams, Finance Director/Staff Liaison, Finance Department

Action: Received and filed. City Council requested that the recommendation come back for discussion at the same time as the recommendation received on June 15, 2025.

8. PUBLIC HEARINGS

A. Fire Hazard Abatement Hearing and Declaration

Exempt from California Environmental Quality Act review (CEQA Guidelines Sections 15304 and 15308), Notice published on 7/5/2025

Action Proposed: Staff requests that the City Council:

1. Adopt a resolution declaring weeds, rubbish, litter, or other flammable material on certain real property identified in the resolution constitutes a public nuisance; and

2. Conduct a public hearing and upon conclusion, adopt a resolution overriding objections by property owners and ordering the City Manager or their designee to abate certain public nuisances pursuant to El Cerrito Municipal Code Chapter 16.26.

Contact: Thomas Wade, Fire Prevention Officer; Chase Beckman, Fire Marshal, Fire Department

Moved/Seconded: Councilmember Motoyama/Mayor Pro Tem Quinto
Action: Approved Resolution No. 2025-53 (Declaring Properties). **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

Public Hearing: Mayor Wysinger opened the public hearing.

Public Comments:

Sue Duncan - spoke in support of adoption and thanked the fire department for their continued work on the abatement program.

Moved/Seconded: Mayor Pro Tem Quinto/Councilmember Saltzman
Action: Closed the Public Hearing **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

Moved/Seconded: Councilmember Motoyama/Councilmember Saltzman **Action:** Approved Resolution No. 2025-54 (Overriding Objections). **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

B. Public Nuisance Abatement Hearing for 6327 Conlon Avenue
Property Notice posted on 07/03/2025, Notice Published on 07/05/2025

Action Proposed: Conduct a public hearing and, upon conclusion, adopt a resolution confirming the cost of abatement of public nuisance conditions resulting from the presence of weeds, rubbish, litter, or other flammable material on private property at 6327 Conlon Avenue, as authorized by El Cerrito Municipal Code Chapter 8.34 - Nuisance Abatement.

Contact: Steven Mello, Neighborhood Preservation Program Coordinator; Aissia Ashoori, Housing-Economic Development Manager; Melanie Mintz, Community Development Director

Public Hearing: Mayor Wysinger opened the public hearing.

Public Comments:

Kelli Runions Valle - Family member of the owner spoke regarding financial and family circumstances.

Moved/Seconded: Councilmember Motoyama/Mayor Pro Tem Quinto
Action: Closed the Public Hearing. **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

Moved/Seconded: Councilmember Saltzman/Councilmember Motoyama **Action:** Approved Resolution No. 2025-55 **Ayes:** Mayor Wysinger, Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama, Councilmember Saltzman **Noes:** None

9. POLICY MATTERS

A. Active Transportation Plan and Complete Streets Policies Study Session

Action Proposed: Conduct a study session on the City's Active Transportation Plan and Complete Streets policies and provide possible direction to City staff regarding these policies.

Contact: Jarrett Mullen, Sustainable Transportation Program Manager, Community Development Department; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department

Councilmember Saltzman stated for transparency that she is employed by Bike East Bay and has confirmed with Attorney that there is no conflict of interest in her participating in the discussion or taking action on the item.

Presentation and Discussion: Presenters and staff responded to comments and questions raised by members of the council regarding public safety implications, how blue curb for disabled parking will be incorporated into the project, and options for driveway widening.

Public Comments: Written comments submitted prior to and during the meeting are posted online as supplemental materials and incorporated into the official meeting record.

Inge Brust, William Stewart, Larry Amernick, Lynn Watkins, Terry Stokes, Ruth Amernick, Tim Newman, Terrance Sims, Mark Mespect, Ann Baugh, Elaine Fielding, Andrew Lam, Betsy Bashor, Leah Langbehn, Kerri Langbehn, Clifford Nuzman, Buddy Akacic, William White, Mande Gluch, Ethan Kim, Barbara Chan, Brendan Glueck, - spoke in opposition of the Richmond Street Complete Streets project.

Alice Towey, Matt Blackwell, William Wood, Gaia Sonatina, Stuart Sonatina, Rebecca Millikin, Carrie Schulman, Paul Fadelli, James Ryder, Howdy Goudey, Katharine Bierce, Cory Reisbord, Mary Ann Jawili, Christoph Dankert, Corey Busay, Steve Price, Jacob Klein, Lucinda Young, Louis Chico, Martie Conner, Josh Green, Robin Mitchell, Margaret Alkon, Meghan Reisbord - spoke in support of the Richmond Street Complete Streets project.

Councilmember Ktsanes made a motion to 1) Direct city staff to evaluate and report to the City Council potential revisions, amendments and/or alternatives to the Active Transportation Plan and Complete Street Policy that minimize the removal of parking along Richmond Street while adhering to legally-required engineering and design standards, including any necessary review under the California Environmental Quality Act statute ("CEQA"); 2) Direct city staff to evaluate and report to the City Council potential revisions, amendments and/or alternatives to the Active

Transportation Plan and Complete Streets Policy that maintain the original East Side Bicycle Boulevard as approved in the 2016 Active Transportation Plan in which Richmond Street is listed as part of the “Class III - Sharrow” bicycle route and, per the Plan, parking is only removed from the block between Schmidt Lane and Portola Drive, while adhering to legally-required engineering and design standards, including any necessary review under CEQA; 3) Direct city staff to evaluate and report to the City Council potential revisions, amendments and/or alternatives to the Active Transportation Plan and Complete Street Policy that would result in the removal of no more than 50% of the parking along any given block of Richmond Street (such as presented in November 2024), while adhering to legally-required engineering and design standards, including any necessary review under CEQA; and 4) Direct the City Council to conduct a public hearing that engages the community in a discussion, review and comparison of the current proposal and potential options. The motion failed for lack of a second.

Councilmember Ktsanes made a motion to retain the appeal fee for this project only at the current appeal fee of \$632 and allow residents to collectively appeal block by block. The motion failed for lack of a second.

Moved/Seconded: Councilmember Motoyama/Mayor Pro Tem Quinto
Action: Passed a motion retain the appeal fee for this project only at the current appeal fee of \$632. **Ayes:** Mayor Pro Tem Quinto, Councilmember Ktsanes, Councilmember Motoyama **Noes:** Mayor Wysinger, Councilmember Saltzman

10. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS *Mayor and City Council communications regarding local and regional liaison assignments, committee reports, and any required reporting under AB 1234 for meetings (as defined by the Brown Act) attended at the public's expense.*

Mayor Pro Tem Quinto - announced opening for new pickleball courts tomorrow at 5pm, and upcoming Bay Area Air District (BAAD) Board meetings; and reported on attendance at BAAD Stationary Source Committee meeting.

Councilmember Saltzman- reported on attendance at West Contra Costa Transportation Advisory Committee (WCCTAC), moderated a panel at Move Bay Area East Bay Summit, and attendance at West County Forum meeting.

Councilmember Motoyama - reported on attendance at the Association of Bay Area Governments (ABAG) general assembly meeting, and League of Women Voters of Contra Costa County annual meeting.

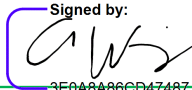
Mayor Wysinger - reported on attendance at the Contra Costa County Mayors Conference.

11. ADJOURN REGULAR CITY COUNCIL MEETING

The next regularly scheduled City Council meeting is Tuesday, August 19, 2025 at 6:00 p.m.

The regular meeting adjourned at 9:20 PM.

Signed by:



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Carolyn Wysinger, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the City Council meeting of July 15, 2025 as approved by the El Cerrito City Council.

Signed by:



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Holly M. Charléty, MMC, City Clerk