MINUTES
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, October 17, 2012
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Bill Kuhlman; Commissioners: Amy Coty, Carla Hansen, Ken Hirano, Andrea Lucas, Lisa Motoyama and Tim Pine.

1. Council / Staff Liaison Report
   Councilmember Greg Lyman was not present. Development Services Manager Jennifer Carman updated the Commission regarding the appeal of the 11858 San Pablo project.

2. Comments from the Public
   No members of the public addressed the Commission.

3. Approval of Minutes
   Motion to approve the August 15, 2012 meeting minutes: Pine; 2nd, Hansen. Vote: 4-0-3-0
   Motion to approve the September 19, 2012 meeting minutes: Hansen; 2nd, Motoyama. Vote: 5-0-2-0

4. Commissioner Communication/Conflict of Interest Disclosure
   No conflicts of interest was reported.

5. Public Hearing –1095 Arlington Fence
   Application: PL12-0081
   Applicant: Lynden McLaughlen
   Location: 1095 Arlington Blvd.
   APN: 505-211-020
   Zoning: RS-10 (Single Family Residential)
   General Plan: Very Low Density Residential
   Request: Planning Commission consideration a use permit to allow an 8-foot high fence.
   CEQA: Categorically Exempt, Class 3 – New Construction or Conversion of Small Structures.

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 Jennifer Carman, 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: jcarman@ci.el-cerrito.ca.us
Senior Planner, Sean Moss, presented the staff report and answered questions from the Commission.

The property owner, Jean Manuel Izaret, addressed the Commission and answered questions.

Motion to continue to the project to an uncertain date: Hansen; 2nd: Coty. Vote: 7-0-0-0.

6. **801 Bates Mitigated Negative Declaration Addendum**
   - Application: PL12-0099
   - Applicant: Stephen Stept
   - Location: 801 Bates Ave.
   - APN: 505-282-027
   - Zoning: RS-5 (Single Family Residential)
   - General Plan: Low Density Residential
   - Request: Planning Commission consideration an addendum to a previously adopted Mitigated Negative Declaration for the 801 Bates project.
   - CEQA: Mitigated Negative Declaration

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

   The property owner, Richard Lau, addressed the Commission and answered questions.

   Lauren Wynveen of Swatt | Miers Architects addressed the Commission.

   Motion to adopt an addendum to a previously adopted Mitigated Negative Declaration for the 801 Bates project: Motoyama; 2nd: Pine. Vote 7-0-0-0.

7. **Staff Communications**
   Development Services Manager Jennifer Carman updated the Commission on upcoming issues.

8. **Adjournment**
   9:00 p.m.