



Environmental and Development Services
Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, January 16, 2013
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, Andrea Lucas, Lisa Motoyama and Tim Pine. Commissioner Hirano was absent.

1. Council / Staff Liaison Report

Councilmember Rebecca Benassini updated the Commission and regarding status of the City's redevelopment lawsuit.

2. Comments from the Public

No members of the public addressed the Commission.

3. Approval of Minutes

Motion to approve the minutes of the November 14, 2012 meeting: Pine, 2nd: Hansen. Vote: 5-0-1-1. Commissioner Motoyama abstained due to absence.

4. Commissioner Communication/Conflict of Interest Disclosure

Nothing was reported.

5. Public Hearing - 828 Galvin Fence

Application: PL12-0142
Applicant: Walter S. On
Location: 828 Galvin Dr.
APN: 503-038-600
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a conditional use permit to allow a rear yard fence that is over 6' tall (7'-6" proposed).
CEQA: Categorically Exempt, Section 15301 – Class 1, Existing Facilities.

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.

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Senior Planner Noel Ibalio presented the project and answered questions from the Commission.

Adrian King of 828 Galvin Drive addressed the Commission and answered questions.

Motion to approve a conditional use permit to allow a rear yard fence that is over 6 feet tall:
Motoyama, 2nd: Lucas. Vote: 6-0-0-1.

6. Public Hearing - 935 Galvin Fence

Application: PL12-0143
Applicant: Michael Coan
Location: 935 Galvin Dr.
APN: 503-301-025
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a conditional use permit to allow a 6-foot tall fence in the required front yard setback.
CEQA: Categorically Exempt, Class 3 – New Construction or Conversion of Small Structures.

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

The applicant, Michael Coan, addressed the Commission and answered questions.

Motion to approve a conditional use permit to allow a 6-foot tall fence in the required front yard setback at 935 Galvin Drive: Motoyama, 2nd: Pine. Vote: 5-1-0-1.

7. Public Hearing - Growth Management Element

Application: PL13-0001
Applicant: City of El Cerrito
Location: Citywide
APN: Citywide
Request: Planning Commission consideration of amendments to the Growth Management section of Chapter 4: Community Development and Design of the El Cerrito General Plan.
CEQA: Exempt, General Rule, Section 15061(b)(3).

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

Motion to recommend adoption of the Growth Management Element with the addition of "...for all users, including pedestrians and bicyclists..." to the first sentence of the first paragraph of page 4-59: Coty, 2nd: Hansen. Vote: 6-0-0-1.

8. Staff Communications

Senior Planner Sean Moss updated the Planning Commission regarding upcoming agenda items and the upcoming Planning Commissioners Academy.

9. Adjournment

Motion to adjourn: Kuhlman, 2nd Hansen. Vote: 6-0-0-1.
9:16 p.m.