



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, December 18, 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, Ken Hirano, Andrea Lucas, Lisa Motoyama and Tim Pine.

1. Council / Staff Liaison Report

2. Comments from the Public

(Each speaker is limited to a maximum of 3 minutes.)

3. Approval of Minutes

Approval of the November 20, 2013 meeting minutes

4. Commissioner Communication/Conflict of Interest Disclosure

This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

5. Public Hearing – Eden Housing

Application: PL11-0129
Applicant: Eden Housing
Location: 10848 and 10860 San Pablo Avenue
APN: 503-010-003 and 014
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use
Request: Planning Commission consideration an Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Conditional Use Permits for a medical clinic and for a density bonus, height increase and parking reduction pursuant to the City's Incentives Program.

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

CEQA: Environmental Impact Report

6. Public Hearing – Verizon Appeal

Application: PL13-0012
Applicant: David Downs (Verizon Representative)
Location: 6830 Stockton Ave.
APN: 503-372-034
Zoning: RD (Duplex Residential)
General Plan: Medium Density Residential
Request: Planning Commission consideration of an appeal of the Design Review Board’s denial of design review for a facility that will house telecommunication antennas.
CEQA: Categorically Exempt, Section 15303 – Class 3, New Construction or Conversion of Small Structures.

7. Public Hearing – AT&T Appeal

Application: PL13-0007 – PL13-0010
Applicant: New Cingular Wireless PCS, LLC
Location: Public Right of Way near 906 Balra Drive, 762 Colusa Avenue, 7800 Eureka Avenue, and 202 Seaview Drive
APN: Public Right-of-Way
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of an appeal of the Design Review Board’s denial of design review for four wireless telecommunications facilities on existing utility poles.
CEQA: Categorically Exempt, Section 15303 – Class 3, New Construction or Conversion of Small Structures.

8. Staff Communications

9. Adjournment

Appeals:

A decision of the Planning Commission may be appealed to the City Council, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$325 with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division office located at 10890 San Pablo Avenue during normal business hours.