AGENDA

REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, April 16, 2014
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, Michael Iswalt, Andrea Lucas, Lisa Motoyama and Tim Pine.

1. Council/Staff Liaison Announcements and Reports
   Staff and/or Councilmember Friedman may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

2. Election of Chair and Vice Chair
   This time on the agenda is reserved for the Planning Commission to elect a chairperson and vice-chairperson of the Planning Commission.

3. Comments from the Public
   (Each speaker is limited to a maximum of 3 minutes.)

4. Approval of Minutes
   Approval of the February 19, 2014 and March 19, 2014 meeting minutes

5. 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.

6. Public Hearing - 1715 Elm Street – Multifamily Development Project
   Application: 6133
   Applicant: Edward Biggs
   Location: 1715 Elm Street
   Zoning: R-3 (Multiple-Family Residential District)

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.

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City of El Cerrito
Planning Commission Meeting Agenda

General Plan: High-Density Residential
APN: 502-112-038
Request: Planning Commission consideration of a Mitigated Negative Declaration and necessary entitlements to consider the construction of 14 new dwelling units, the relocation 1 existing dwelling unit to be retained on site; 15 parking spaces; 1,548 square feet of private open space, and 2,874 square feet of common open space.

Entitlements requested include: General Plan Amendment, Planned Development, Zoning Map Amendment, Development Agreement, Use Permit, Tentative Map and Design Review.

CEQA: A Mitigated Negative Declaration has been prepared for this project and will be considered by the Planning Commission.

7. Public Hearing - 243 Carmel Addition
   Application: PL14-0031
   Applicant: Matthew McHugh
   Location: 243 Carmel Ave
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   APN: 504-251-002
   Request: Planning Commission consideration of Conditional Use Permits to allow an exception to the main building envelope allowing a height increase (19.06.030.D.3, ECMC) and to allow an expansion of a structure with nonconforming parking (19.27.050, ECMC)
   CEQA: Section 15301 – Class 1, Existing Facilities.

8. Public Hearing - 711 Everett St. – Parking Exception
   Application: PL14-0029
   Applicant: Jinlin Guo
   Location: 711 Everett Street
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   APN: 503-372-015
   Request: Planning Commission consideration of a Conditional Use Permit for the reduction of the required off street parking for a large family day care.
   CEQA: Section 15301 – Class 1, Existing Facilities.

9. Staff Communications

10. 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.