



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, January 20, 2016
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Brendan Bloom, Kevin Colin, Michael Iswalt, Bill Kuhlman, Andrea Lucas, and Lisa Motoyama.

1. Comments from the Public

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

2. Approval of Minutes

Approval of the August 19, 2015, October 21, 2015, and November 18, 2015 meeting minutes.

3. 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.

4. Public Hearing – 8347 Terrace Drive Second Unit

Application: PL15-0121

Applicant: Tina Chinn

Location: 8347 Terrace Drive

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow a Second Unit (accessory dwelling unit) larger than 750 square feet and larger than 40% of the square footage of the primary dwelling unit (19.20.190.H, ECMC). Applicant proposes to create a 776-square-foot Second Unit within the lower level of an existing single-family dwelling, with no changes to the exterior.

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: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

5. Public Hearing – Eden Housing Entitlement Extension and Amendment

Application: PL15-0132 and 0133
Applicant: Eden Housing
Location: 10848 and 10860 San Pablo Avenue
APN: 503-010-003 and 014
Zoning: Project approved under TOM (Transit Oriented Mixed Use) zoning district. Current Zoning under the San Pablo Avenue Specific Plan is TOMIMU (Transit-Oriented Mid-Intensity Mixed Use)
General Plan: Project approved under Commercial/Mixed Use General Plan land use designation. Current General Plan land use designation is TOMIMU (Transit-Oriented Mid-Intensity Mixed Use)
Request: Planning Commission consideration a two year extension of the approved Conditional Use Permit and Design Review approval and an amendment to the approved Conditional Use Permit to allow modifications including, lowering the overall building height, reconfiguring the floor plans, removing the medical clinic, adding additional café/retail space and enlarging the resident courtyard.
CEQA: An Environmental Impact Report for the project was certified in 2013.

6. Staff Communications

7. 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 \$339 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.