AGENDA

REGULAR MEETING OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, January 19, 2011
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair Margaret Kavanaugh-Lynch; Commissioners: Michael Albrecht, Amy Coty, Bill Kuhlman, Lisa Motoyama, Tim Pine, and Sojeila Maria Silva.

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 December 15, 2010 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 – Steve’s Auto (Mitsubishi Site) – Use Permit
   Application: PL10-0161
   Applicant: Mathew Friedman
   Location: 11820 San Pablo Avenue
   APN: 501-252-042
   Zoning: CC (Community Commercial)
   General Plan: Commercial/Mixed Use
   Request: Planning Commission consideration for a use permit to establish an auto service use and sales on a property previously used as an auto dealership (Chapter 19.34, ECMC)
   CEQA: 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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6. **Hsiao Residence – Use Permit**
   - **Application:** PL10-0153
   - **Applicant:** Steven Hsiao
   - **Location:** 418 Richmond Street
   - **APN:** 504-112-018
   - **Zoning:** RD (Duplex Residential)
   - **General Plan:** Medium Density Residential
   - **Request:** Planning Commission consideration for a use permit to legalize a second unit with only one parking space (Section 19.24.050(B), ECMC) and allow for a second unit on a lot that is substandard in size (Section 19.27.090 (B), ECMC)
   - **CEQA:** Exempt, Section 15301, Class 1 – Existing Facilities

7. **Staff Communications**
   - Upcoming agenda items

8. **Adjournment**

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**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 $277 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.