AGENDA
REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, August 17, 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 May 18, 2011 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 – Manning Residence
   Application: PL11-0040
   Applicant: City of El Cerrito
   Location: 315 Carmel Avenue
   APN: 504-241-009
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a revocation of a Home Occupation Permit due to violations of Sections 19.20.100(D) and (E) of the El Cerrito Municipal Code.

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.

10890 San Pablo Avenue, El Cerrito, CA 94530  Tel: (510) 215-4330
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6. **Public Hearing** – Jacobs Residence

Application: PL11-0074  
Applicant: Vivian Jacobs  
Location: 1306 Elm Street  
APN: 502-440-016  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit for a second unit that is larger than 40% of the area of the primary dwelling (68%) pursuant to Section 19.020.190(D.1) of the El Cerrito Municipal Code.  
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

7. **Public Hearing** – Lyons Residence

Application: PL11-0082  
Applicant: Rory Lyons  
Location: 6416 Hagen Blvd.  
APN: 501-310-002  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit for a wall that is higher than 6 feet tall pursuant to section 19.06.030(U) of the El Cerrito Municipal Code.  
CEQA: Categorically Exempt, Class 3 – New Facilities (Section 15303, CEQA)

8. **Staff Communications**

Upcoming agenda items

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 $291 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.