

Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m. Wednesday, February 17, 2010 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 January 20, 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 – 1739 Elm Street, Use Permit

Application: PL09-0187
Applicant: Joseph Dao
Location: 1739 Elm Street
APN: 502-112-043

Zoning: RM (Multi-family Residential)
General Plan: High Density Residential

Request: Planning Commission consideration of a use permit to allow a legal

nonconforming accessory structure to be converted into a habitable unit (19.27.060 C.) that is one foot from the rear property line, and for a fence to exceed the required height of 3' within the front setback (19.06.030.U 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.

City of El Cerrito

Planning Commission Meeting Agenda

CEQA: Categorically Exempt, Class 1: Existing Facilities

6. Public Hearing – 6823 Moeser Lane, Use Permit

Application: PL10-0007
Applicant: Y. Min Chung
Location: 6823 Moeser Lane
APN: 503-202-012

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a use permit to allow a second unit (629)

sq. ft.) that is larger than what is allowed (582 sq. ft.) by the zoning ordinance

(19.20.190.D of the El Cerrito Municipal Code).

CEQA: Categorically Exempt, Class 3: New Construction or Conversion of Small

Structures

7. Staff Communications

Upcoming agenda items

8. 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 \$264 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.