



Environmental and Development
Services Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, November 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 October 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 – Yi Residence – Conditional Use Permit

Application: PL10-0066

Applicant: John Lau

Location: 6747 Hagen Blvd.

APN: 510-422-071

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a use permit to encroach into the required daylight plane and project above the height limit under 30' high (Section 19.06.30 of the ECMC), for a new residence located at 6747 Hagen Boulevard.

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
E-mail: jcarman@ci.el-cerrito.ca.us

CEQA: Categorically Exempt, Class 3 – New Construction or Conversion of Small Structures (Section 15303, CEQA Guidelines)

6. Public Hearing - Gholami Residence – Variance

Application: PL10-0140
Applicant: Farashad Kimigi
Location: 8341 Kent Court
APN: 505-122-003
Zoning: RS-7.5 (Single Family Residential)
General Plan: Very Low Density Residential
Request: Planning Commission consideration of a variance (Chapter 19.36 of the ECMC) to allow for a deck to encroach into the rear yard setback (Section 19.06.30 of the ECMC) on a site located at 8341 Kent Court.
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

7. Public Hearing - DeCicco Residence – Use Permit

Application: PL10-0142
Applicant: Anthony DeCicco
Location: 609 Everett Street
APN: 503-422-007
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a use permit to allow replacement of a private bridge and landscaping in the Creek Protection Overlay District.
CEQA: Categorically Exempt, Class 3 – New Construction or Conversion of Small Structures (Section 15303, CEQA Guidelines)

8. Public Hearing - Safeway – Use Permit

Application: PL09-0110
Applicant: Todd Paradis, Safeway, Inc.
Location: 11450 San Pablo Avenue
APN: 502-100-040
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use
Request: Planning Commission consideration of a use permit to allow a general market in the TOM zoning district at 11450 San Pablo Avenue (Table 19.07-A, ECMC) and adoption of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.
CEQA: Mitigated Negative Declaration

9. Staff Communications

Upcoming agenda items

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 \$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.