Roll Call - Chair Margaret Kavanaugh-Lynch; Commissioners: Amy Coty, Lisa Motoyama, Tim Pine, and Sojeila Maria Silva. Michael Albrecht and Bill Kuhlman had excused absences. Amy Coty left after the first item

1. Council / Staff Liaison Report

   Council Liaison Bill Jones reported that the Council considered Redevelopment Staff’s presentation on the options for potential elimination of the City’s Redevelopment Agencies. Councilman Jones also reported on the opening of Safeway.

2. Comments from the Public

   None were received.

3. Approval of Minutes

   Continue minutes to the next Commission meeting. Motion: Silva, 2nd: Coty. Vote: 5-0-0-2.

4. Commissioner Communication/Conflict of Interest Disclosure

   None were reported.

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

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
City of El Cerrito
Planning Commission Meeting Minutes

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.

CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

Senior Planner Sean Moss presented the case and answered questions from the Planning Commissioners. The Commissioners continued the revocation of the home occupation, for up to six months in order for the applicant to apply for an administrative use permit.

Motion to continue consideration of revoking the home occupation: Silva, 2nd: Pine. Vote: 5-0-0-2.

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)

Senior Planner Noel Ibalio presented the case and answered questions from the Planning Commission.

Motion to approve a second unit that is larger than 40% of the floor area of the primary unit: Silva, 2nd, Pine. Vote: 4-0-0-3. Amy Coty left before hearing the case.

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)

Senior Planner Noel Ibalio presented the case and answered questions from the Planning Commission. The Commission denied the use permit request citing inconsistency with the required findings for a use permit.
Motion to deny the use permit request to for a wall that is higher than 6’ high: Pine, 2nd, Motoyama. Vote: 4-0-0-3.

8. Staff Communications
   Staff update on the status of Division Manager Jennifer Carman.