



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, March 20, 2019
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Carla Hansen; Commissioners: Brendan Bloom, Greg Crump, Erin Gillett, Andrea Lucas, Leslie Mendez, and Joy Navarrete.

1. Election of Chair and Vice Chair

2. Comments from the Public

(Each speaker is limited to a maximum of 3 minutes.)

3. Approval of Minutes

Approval of the January 16, 2019 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 – 10300 San Pablo Avenue

Application: PL18-0098
Applicant: Little Hill LLC.
Location: 10300 San Pablo Avenue
APN: 503-392-028
Zoning: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of a Final Parcel Map for one parcel, APN 503-392-028 (Chapter 18.16, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15315 of the CEQA Guidelines, Class 15: Minor Land Subdivisions.

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 Sean Moss, 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: smoss@ci.el-cerrito.ca.us

6. Public Hearing – 2603 Tassajara Avenue

Application: PL18-0179
Applicant: Janice Yeh, Adaptive Architecture
Location: 2603 Tassajara Avenue
APN: 500-100-001
Zoning: PS (Public and Semipublic)
General Plan: Institutional and Utility
Request: Planning Commission consideration of a Conditional Use Permit Amendment for site improvements and allowing for pre-school at the existing school facility at 2603 Tassajara Avenue (Chapter 19.34, ECMC)
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15314 of the CEQA Guidelines, Class 14: Minor Additions to Schools.

7. Public Hearing – 978 Arlington Boulevard

Application: PL18-0084
Applicant: Joseph Timar Jr.
Location: 978 Arlington Boulevard
APN: 505-321-010
Zoning: RS-10 (Single Family Residential)
General Plan: Very Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow a fence taller than 6 feet (19.06.030.U.1, ECMC)
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

8. Public Hearing – 922 Clark Place

Application: PL17-0109
Applicant: Kazuo Negishi
Location: 922 Clark Place
APN: 505-301-033
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of an exception to Title 18 of the City's Municipal Code for minor subdivisions in which frontage on a public street is not provided for all parcels (18.32.050, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

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 the applicable appeal fee 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.)

City of El Cerrito
Planning Commission Meeting Agenda

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.