



Community Development Department – Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
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CITY OF EL CERRITO PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
Wednesday, March 16, 2022 at 7:30 p.m.

This meeting will be held via teleconference at:
<https://us06web.zoom.us/j/89120266662?pwd=VjdzazJYSghNZVpzcXZ2VWVtS3hTUT09>

Meeting ID: 891 2026 6662 **Passcode:** 658947
Or Dial in: 408-638-0968

This meeting will be held via teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting.

Notice is hereby given that the City of El Cerrito Planning Commission will conduct a public hearing on the matters described herein, at the date and time specified above via teleconference:

1. 11335 San Pablo Avenue, 6111 & 6115 Potrero Avenue

Application: PL21-0036
Applicant: Rhoades Planning Group
Location: 11335 San Pablo Avenue, 6111 & 6115 Potrero Avenue
APN: 513-372-015, 513-372-018, 513-372-046
Zoning: Transit-Oriented High Intensity Mixed-Use (TOHIMU)
General Plan: Transit-Oriented High Intensity Mixed-Use (TOHIMU)
Request: Application for: (a) Tier IV Design Review for the demolition of an existing commercial building and subsequent construction of a new building containing 63 residential dwelling units and approximately 6,220 square feet of ground floor commercial space; and (b) Administrative Use Permit for Restaurant, Full or Limited Service, With Alcohol Sales land uses located at the ground floor space.
CEQA: This project is consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168(c). The project is also exempt from CEQA pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), under subsection (b) (Projects Proximate to Transit).

2. Conditional & Administrative Use Permit – 7818 Terrace

Application: PL21-0261
Applicant: Aiassa Designer
Location: 7818 Terrace Drive
APN: 503-322-020
Zoning: RS-5
General Plan: Single Family Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of an accessory structure on the north side of the property with an existing non-conforming setback (19.27.050.B, EMMC) and an Administrative

Use Permit to allow that accessory structure to be greater than 225 square feet (19.06.030.T).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Any person wishing to speak to the Planning Commission on any of these matters is invited to participate via teleconference as described above. The City encourages submission of written comments to the Planning Commission prior to the hearing in care of the Planning Division, City of El Cerrito, 10890 San Pablo Avenue, El Cerrito, CA 94530 or planning@ci.el-cerrito.ca.us. You may also contact the Planning Division by telephone at the number noted above. Any person wishing to view the application, project file and/or environmental documentation may contact City staff at (510) 215-4330 or planning@ci.el-cerrito.ca.us to facilitate viewing of the application.

An appeal of a decision by the Planning Commission may be filed within 10 calendar days after the Commission's decision on this matter. If you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues which you or someone else raised at the Public Hearings, or which were communicated to the Planning Commission in writing at, or prior to, said Hearings.