AGENDA

REGULAR MEETING
OF THE
PLANNING COMMISSION

7:30 p.m.
Wednesday, April 18, 2012
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 Carla Hansen

1. Election of Chair and Vice-chair

2. Council / Staff Liaison Report

3. Comments from the Public
   (Each speaker is limited to a maximum of 3 minutes.)

4. Approval of Minutes
   Approval of the December 14, 2011 meeting minutes.

5. 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.

6. Public Hearing - 1207 Everett Parking Reduction
   Application: PL12-0034
   Applicant: Duessadee Pakawongse
   Location: 1207 Everett Street
   APN: 503-060-014
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a conditional use permit for a parking
   reduction for a Large Family Daycare. (19.20.110, ECMC)

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.

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City of El Cerrito
Planning Commission Meeting Agenda

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

7. Public Hearing - Hassler Heating and Air Conditioning
Application: PL12-0036
Applicant: Mike Hassler
Location: 1537 South 56th Street
APN: 509-042-011
Zoning: CC (Community Commercial)
General Plan: Commercial/Mixed-Use
Request: Planning Commission consideration of a conditional use permit to allow a contractor’s yard in the CC (Community Commercial) zoning district. (19.07.020, ECMC)
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

8. Public Hearing - Chipotle Mexican Grill
Application: PL12-0033
Applicant: Stacy Kroft, Harlan Faust Architects
Location: 9901 San Pablo Avenue
APN: 510-015-020
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use
Request: Planning Commission consideration of a conditional use permit for a parking reduction and to establish a restaurant use in the TOM zoning district, pursuant to Section 19.07.020 of the El Cerrito Municipal Code.
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

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 $291 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.