



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 P.M.
Wednesday, February 18, 2009
Council Chambers
City Hall
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

***Appeals:** A decision of the Planning Commission may be appealed to the City Council, by any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$256 with the City Clerk within **ten (10) calendar days** after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)*

Roll Call - Chair Margaret Kavanaugh-Lynch; Commissioners: David Brandt, Bea O'Keefe, Sojeila Maria Silva, Kathleen McKinley, Amy Coty.

1. Council / Staff Liaison Report

2. Comments from the Public

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

3. Approval of Minutes

Approve the minutes of December 17, 2008 meeting and January 21, 2009 meeting.

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 – 3501 Carlson Boulevard

Application: PL09-0015
Applicant: Jesus Acosta
Location: 3501 Carlson Blvd.
APN: 510-006-001
Zoning: TOM (Transit Oriented Mixed Use)

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 Noel Ibalio, Staff Liaison at 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

General Plan: Commercial Mixed Use
Request: Planning Commission consideration for a use permit to establish a minor automotive service and repair use (auto upholstery shop) at the subject site (Chapter 19.34 ECMC).
CEQA: Categorically Exempt, Class 1 (15301) Existing Facilities – Additions or minor changes to existing structures.

6. Public Hearing – 8425 Wildcat Drive

Application: PL09-0018
Location: 8425 Wildcat Drive
APN: 573-132-027
Zoning: RS-20 (Single Family Residential – 20,000 min. lot size)
General Plan: Residential Very Low Density
Request: Planning Commission consideration for a variance to the front yard setback and to the garage setback, in order to construct a new 6,167 sq. ft. house. The required front setback is 30' and a garage setback is 35'. The applicant would like to reduce the setbacks to 10 (Section 19.06.030 ECMC)
CEQA: Categorically Exempt under Class 3 (15303) - New construction of a single family house.

7. Study Session – Zoning Ordinance Update/Check-in

The Zoning Ordinance has been in effect for nearly one year. This is an opportunity for the Planning Commission to discuss minor clarifications and edits to refine the document and make it more useful for staff and the public.

8. Staff Communications

League of California Cities 2009 Planner's Institute – Anaheim (March 25-27)
Upcoming agenda items

9. Adjournment

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.