



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 P.M.
Wednesday, March 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, Bill Kuhlman.

1. Council / Staff Liaison Report

2. Election of Chair and Vice-Chair.

This time on the agenda is reserved for the election of chairperson and vice-chair of the Planning Commission.

3. Comments from the Public

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

4. Approval of Minutes

Approve the minutes of December 17, 2008 meeting, January 21, 2009 meeting, and February 18, 2009.

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 - T-Mobile Wireless Facility

Application: PL08-0201

Applicant: Greg Guerrazzi, T-Mobile

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

Location: Terrace Drive and Arlington Blvd (PG&E right-of-way)
APN: 505-301-014
Zoning: OS-N (Open Space Natural)
General Plan: Low Density Residential
Request: Planning Commission consideration of a conditional use permit to allow a 24” diameter microwave antenna to be added to an existing wireless telecommunications facility. (19.28.050.D, ECMC)
CEQA: Categorically Exempt, Class 1 - Existing Facilities.

7. Public Hearing - Montessori Family School

Application: PL08-0184
Applicant: Jane Wechsler, Montessori Family School
Location: 7075 Cutting Boulevard
APN: 501-130-001
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of an amendment to a conditional use permit to allow an addition of 20 students, for a maximum of 115 students. (19.06.020, ECMC)
CEQA: Addendum to Negative Declaration, Montessori Family School, June 2006.

8. Public Hearing - 1460 Navallier – Deer Fence

Application: PL09-0032
Applicant: Mark Mengus, Mengus Enterprises
Location: 1460 Navellier Street
APN: 505-070-012
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration for a conditional use permit to allow a 5’ tall fence in the required front yard (19.06.030.U.2, ECMC).
CEQA: Categorically Exempt, Class 3 - New Construction or Conversion of Small Structures.

9. Public Hearing – Zoning Ordinance Update

Applicant: City of El Cerrito
Location: Citywide
Request: Consideration of a recommendation to City Council to adopt the 2009 Amendments to the Zoning Ordinance and the accompanying Zoning Map.
CEQA: Initial Study complete – project is within scope of 1999 General Plan Master EIR

10. Staff Communications

Upcoming agenda items

11. 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.