



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 P.M.
Wednesday, August 19, 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, Amy Coty, Bill Kuhlman, Kathleen McKinley, Beatrice O'Keefe, and Sojeila Maria Silva.

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 the June 17, 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 – 529 Balra Drive – Use Permit

Application: PL09-0111

Applicant: Julie Calandra

Location: 529 Balra Drive

APN: 504-412-003

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

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

Request: Planning Commission consideration of a use permit to add a third bedroom and extend an existing nonconforming home (one-car garage) to more than 2,000 square feet (19.27.050.C.2, ECMC).
CEQA: Categorically Exempt, Class 1 - Existing Facilities

6. Public Hearing – 1301 Everett Street, Large Family Day Care – Use Permit

Application: PL09-0100
Applicant: Mark Peterson
Location: 1301 Everett Street
APN: 502-450-014
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a use permit to reduce the number of parking spaces required for a large family daycare (19.20.110.M, ECMC)
CEQA: Categorically Exempt, Class 1 - Existing Facilities

7. Public Hearing – Ohlone Gardens – Use Permit

Applicant: Daniel Sawislak, Resources for Community Development
Location: 6431 and 6495 Portola Drive
APN: 503-121-019 and 503-121-020
Zoning: TOM (Transit Oriented Mixed Use)
General Plan: Commercial/Mixed Use
Request: Planning Commission consideration of a use permit to allow a density bonus, a parking reduction, a floor area ratio increase and a height increase, under the State Affordable Housing Bonus program (Chapter 19.22, ECMC), for a mixed-use project containing 57 residential units and a 4,650 square foot commercial space that will house the Hatlen Center for the Blind
CEQA: Categorically Exempt, Class 32 – In-fill Development Projects

8. Public Hearing – 8556 Betty Lane – Use Permit – CONTINUED TO THE SEPTEMBER 16TH PLANNING COMMISSION MEETING

Application: PL09-0109
Applicant: Herbert Layton
Location: 8556 Betty Lane
APN: 505-351-015
Zoning: RS-10 (Single Family Residential)
General Plan: Very Low Density Residential
Request: Planning Commission consideration of a use permit for an addition that extends beyond the main building envelope (19.06.030.D.3, ECMC) and adding to a nonconforming structure (19.27.050.C.1, ECMC)
CEQA: Categorically Exempt, Class 1 - Existing Facilities

9. Staff Communications

Upcoming agenda items

10. 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.