



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 P.M.

Wednesday, October 21, 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: 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 August 19, 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 – 8556 Betty Lane – Use Permit

Application: PL09-0109

Applicant: Fred Layton

Location: 8556 Betty Lane

APN: 505-351-015

Zoning: RS-10 (Single Family Residential)

General Plan: Very 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 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

6. Public Hearing - 7816 Terrace Drive – Variance

Application: PL09-0146
Applicant: John Odea
Location: 7816 Terrace Drive
APN: 503-322-021
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Variance (Chapter 19.36 ECMC) to reconstruct a deck that encroaches 2'-5" into the rear setback (Section 19.06.30, ECMC)
CEQA: Categorically Exempt, Class 1 - Existing Facilities

7. Public Hearing - 6305 Barrett Avenue – Use Permit

Application: PL09-0151
Applicant: Rose Marie Ezra, Tehiyah Day School
Location: 6305 Barrett Avenue
APN: 500-110-012
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a use permit (Chapter 19.34 ECMC) to establish a pre-school (Section 19.06.20 ECMC) for a maximum of 18 students.
CEQA: Categorically Exempt, Class 1 - Existing Facilities

8. Staff Communications

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.