

CITY OF EL CERRITO

Department of Community Development - Planning Division

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PLANNING COMMISSION AGENDA

•Agendas for the Planning Commission are now available on the City Web site: www.el-cerrito.org•

Wednesday, July 6, 2005
7:30 P.M.

CITY OF EL CERRITO
COUNCIL CHAMBERS
7007 Moeser Lane

CALL TO ORDER/INTRODUCTIONS/ROLL CALL: Chair Douglas Mansel; Commissioners: Kathleen McKinley, Bea O'Keefe, Joanna Gomes, David Brandt, Sojeila Maria Silva, Geoffrey Nelson

APPROVAL OF MINUTES: Approval of June 1, 2005 minutes.

CITY COUNCIL LIAISON (CCL) REPORT: Councilmember Bill Jones

ORAL COMMUNICATIONS FROM THE PUBLIC: This time on the agenda is reserved for persons wishing to address the Planning Commission on any matter that is in the Commission's purview, and is not included on the agenda.

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.

PUBLIC HEARING:

1. 7387 Terrace Drive - Use Permit to maintain non-conforming condition

Application: 6146
Applicant: Bulent Bas
Location: 7387 Terrace Drive
Zoning: R-1 (Single-Family Residential)
Request: Use Permit approval to allow a remodel on an existing non-conforming residential structure that will exceed 40% of value of the existing structure. The existing house only has a 2.5 foot rear setback where 15 feet is required.
CEQA: Class 1 Exemption – Minor alteration of existing structures and facilities.

2. 524 Lexington Avenue - Use Permit Extension

Application: 6143
Applicant: Ahmad Agababa
Location: 524 Lexington Avenue
Zoning: R-3 (Multiple Family Residential)
Request: Use Permit Extension for the conversion of an existing single-family home to a duplex. Original use permit was approved July 7, 2004.
CEQA: Class 3 Exemption – New construction or conversion of small structures.

3. 2309 Edith Street - RAD Exception

Application: 6144
Applicant: Irving & Carolyn McKnight
Location: 2309 Edith Street
Zoning: R-1 (Single Family Residential)
Request: Use permit approval to remodel an existing, approximately 1,381 square-foot single-family residence that is a legal nonconforming building and to construct an approximately 1,500 square-foot two-story addition. The proposed two-story addition contains a horizontal intrusion into the incline setback plane of approximately 165 square feet. The existing residence also has a single car garage where a two-car garage is required.
CEQA: Class 1 Exemption – Minor alteration of existing structures and facilities.

4. 711 Pomona Avenue - RAD Exception

Application: 6142
Applicant: Sunny Grewal
Location: 711 Pomona Avenue
Zoning: R-1 (Single Family Residential)
Request: Use permit approval to remodel an existing, approximately 1,142 square-foot single-family residence that is a legal nonconforming building and to construct an approximately 639 square-foot addition consisting of a 503 square foot suite and a 136 square foot deck to the existing second story. The proposed addition contains a horizontal intrusion into the incline setback plane of approximately 98 square feet.
CEQA: Class 1 Exemption – Minor alteration of existing structures and facilities.

5. 239 Carmel - RAD Exception

Application: 6141
Applicant: Marion Christ and Steven Zavestoski
Location: 239 Carmel
Zoning: R-1 (Single-Family Residential)
Request: Use permit approval to remodel an existing, approximately 1,879 square-foot single-family residence and to construct an approximately 718 square-foot addition. The proposed addition contains a horizontal intrusion into the incline setback plane of approximately 140 square feet.
CEQA: Class 1 Exemption – Minor alteration of existing structures and facilities.

WRITTEN COMMUNICATIONS:

Bay Area Monitor – June/July 2005

STAFF COMMUNICATIONS:

Upcoming Agenda Items

ADJOURNMENT: to the regular meeting of August 3, 2005.