



Community Development Department

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, March 19, 2014**  
**El Cerrito City Hall**  
Council Chambers  
10890 San Pablo Avenue, El Cerrito

### **This Meeting Place Is Wheelchair Accessible**

**Roll Call** - Chair: Bill Kuhlman; Commissioners: Amy Coty, Carla Hansen, Michael Iswalt Andrea Lucas, Lisa Motoyama and Tim Pine.

**1. Council/Staff Liaison Announcements and Reports**

Staff and/or Councilmember Friedman may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.

**2. Comments from the Public**

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

**3. 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.

**4. Public Hearing – General Plan Annual Progress Report**

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2013 to December 31, 2013.

**5. Study Session - 1715 Elm Street – Multifamily Development Project**

Application: 6133

### **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 Sean Moss, 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

Applicant: Edward Biggs  
Location: 1715 Elm Street  
Zoning: RM (Multiple-Family Residential District)  
General Plan: High-Density Residential  
APN: 502-112-038  
Request: Planning Commission consideration of a Mitigated Negative Declaration and necessary entitlements to consider the construction of 14 new dwelling units, the relocation 1 existing dwelling unit to be retained on site; 15 parking spaces; 1,548 square feet of private open space, and 2,874 square feet of common open space.

Entitlements requested include: General Plan Amendment, Planned Development, Zoning Map Amendment, Development Agreement, Use Permit, Tentative Map and Design Review.

CEQA: A Mitigated Negative Declaration has been prepared for this project and will be considered by the Planning Commission.

**6. Staff Communications**

**7. Adjournment**

***Appeals:***  
*A decision of the Planning Commission may be appealed to the City Council, by the applicant or any El Cerrito resident or property owner, through the filing of a written statement and the payment of an appeal fee of \$325 with the City Clerk within ten calendar days after the decision date. (The applicant may file an appeal for the cost of half the original permit fee.)*

***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.***