Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, April 16, 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. **Election of Chair and Vice Chair**
   This time on the agenda is reserved for the Planning Commission to elect a chairperson and vice-chairperson of the Planning Commission.

3. **Comments from the Public**
   (Each speaker is limited to a maximum of 3 minutes.)

4. **Approval of Minutes**
   Approval of the February 19, 2014 and March 19, 2014 meeting minutes

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 - 1715 Elm Street – Multifamily Development Project**

Application:	6133
Applicant:	Edward Biggs
Location:	1715 Elm Street
Zoning:	R-3 (Multiple-Family Residential District)

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.***

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330
E-mail: smoss@ci.el-cerrito.ca.us

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.

7. Public Hearing - 243 Carmel Addition

Application:	PL14-0031
Applicant:	Matthew McHugh
Location:	243 Carmel Ave
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
APN:	504-251-002
Request:	Planning Commission consideration of Conditional Use Permits to allow an exception to the main building envelope allowing a height increase (19.06.030.D.3, ECMC) and to allow an expansion of a structure with nonconforming parking (19.27.050, ECMC)
CEQA:	Section 15301 – Class 1, Existing Facilities.

8. Public Hearing - 711 Everett St. – Parking Exception

Application:	PL14-0029
Applicant:	Jinlin Guo
Location:	711 Everett Street
Zoning:	RS-5 (Single Family Residential)
General Plan:	Low Density Residential
APN:	503-372-015
Request:	Planning Commission consideration of a Conditional Use Permit for the reduction of the required off street parking for a large family day care.
CEQA:	Section 15301 – Class 1, Existing Facilities.

9. Staff Communications

10. 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.