



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, October 15, 2014
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Andrea Lucas; Commissioners: Carla Hansen, Michael Iswalt, Bill Kuhlman, 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. Approval of Minutes

Approval of the September 17, 2014 meeting minutes.

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 - 915 Clark Place

Application: PL14-0106 and PL 14-0107

Applicant: I Kuan Choi

Location: 915 Clark Place

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

APN: 505-301-048

Request: Planning Commission consideration of a Conditional Use Permit for additional building height, up to the maximum height stated in Table 19.06-D (19.06.030 D. 1. a. of the ECMC) and for a Planning Commission recommendation to the City Council

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

for conditional exceptions to requirements and regulations for minor subdivisions in which frontage on the public street is not provided for all parcels (Section 18.32.050 ECMC)
CEQA: Section 15301 – Class 1 Existing Facilities and Section 15315: Minor Subdivision of the California Environmental Quality Act

6. Public Hearing – 921 Clark Place

Application: PL14-0137
Applicant: David B. Helfant
Location: 921 Clark Place
Zoning: RS-5 (Single Family Residential)
General Plan: Low-Density Residential
APN: 505-301-0302
Request: Planning Commission consideration of a Variance to encroach five feet into the front yard setback (Section 19.06.030 ECMC) on a lot in the RS-5 zoning district..
CEQA: Section 15301 – Class 1 Existing Facilities.

7. Study Session - Tobacco Retail Sales

Planning Commission study session on potential text amendments to the Zoning Ordinance related to tobacco sales.

8. Staff Communications

9. 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 \$339 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.