



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, February 15, 2017
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Chair: Carla Hansen; Commissioners: Brendan Bloom, Kevin Colin, Michael Iswalt, Andrea Lucas, and Lisa Motoyama.

1. Comments from the Public

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

2. Approval of Minutes

Approval of the December 21, 2016 and January 18, 2017 meeting 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 – El Dorado Townhomes Design Review Appeal

Application: PL14-0171

Applicant: Urban Community Partners

Location: 5802, 5808 and 5828 El Dorado Street

APN: 510-037-001, -002, -027, and -028

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Planning Commission consideration of an appeal of the Design Review Board's Design Review approval of a project that includes 29 townhomes and three accessory living units in three separate buildings.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

5. General Plan Annual Progress Reports

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

COMMUNICATION ACCESS INFORMATION

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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. The purpose of this item is to review the reports for calendar years 2015 and 2016.

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 \$363 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.