



Community Development Department

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, April 19, 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, Leslie Mendez 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 July 20, 2016; December 21, 2016; and February 15, 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 – 444 Richmond Street – New single family dwelling**

Application: PL17-0029

Applicant: Mayari Development LLC

APN: 504-112-026

Location: 444 Richmond Street

Zoning: RD (Duplex Residential)

General Plan: Medium Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow for the development of a single family dwelling on a legally non-conforming substandard lot (El Cerrito Municipal Code Section 19.06.030.B.3; 19.27.090.B.) and a Variance for relief from the required 20 foot corner street side setback for an attached garage on a corner lot (El Cerrito Municipal Code TABLE 19.06-B)

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction.

### **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

**5. Public Hearing – Accessory Dwelling Unit Regulation Update**

Applicant: City of El Cerrito  
Location: City-wide  
Request: Recommendation to City Council on a Zoning Text Amendment for Accessory Dwelling Unit (ADU) Regulations

**6. 2017-2018 Planning Commission Work Plan**

Project: 2017-2018 Planning Commission Work Plan  
Request: Review and Comment on Planning Commission’s 2017-2018 Work Plan.

**7. Staff Communications**

**8. 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.***