

Environmental and Development Services Department

# **AGENDA**

# REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m. Wednesday, April 18, 2012 El Cerrito City Hall

Council Chambers 10890 San Pablo Avenue, El Cerrito

## This Meeting Place Is Wheelchair Accessible

**Roll Call -** Chair Margaret Kavanaugh-Lynch; Commissioners: Michael Albrecht, Amy Coty, Bill Kuhlman, Lisa Motoyama, Tim Pine and Carla Hansen

- 1. Election of Chair and Vice-chair
- 2. Council / Staff Liaison Report
- 3. Comments from the Public

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

#### 4. Approval of Minutes

Approval of the December 14, 2011 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 -** 1207 Everett Parking Reduction

Application: PL12-0034

Applicant: Duessadee Pakawongse Location: 1207 Everett Street

APN: 503-060-014

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a conditional use permit for a parking

reduction for a Large Family Daycare. (19.20.110, ECMC)

#### 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 Jennifer Carman, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

City of El Cerrito

Planning Commission Meeting Agenda

CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA

Guidelines)

7. **Public Hearing -** Hassler Heating and Air Conditioning

Application: PL12-0036 Applicant: Mike Hassler

Location: 1537 South 56<sup>th</sup> Street

APN: 509-042-011

Zoning: CC (Community Commercial)
General Plan: Commercial/Mixed-Use

Discourse Commercial white Cost

Request: Planning Commission consideration of a conditional use permit to allow a

contractor's yard in the CC (Community Commercial) zoning district.

(19.07.020, ECMC)

CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA

Guidelines)

8. Public Hearing - Chipotle Mexican Grill

Application: PL12-0033

Applicant: Stacy Kroft, Harlan Faust Architects

Location: 9901 San Pablo Avenue

APN: 510-015-020

Zoning: TOM (Transit Oriented Mixed Use)

General Plan: Commercial/Mixed Use

Request: Planning Commission consideration of a conditional use permit for a parking

reduction and to establish a restaurant use in the TOM zoning district, pursuant

to Section 19.07.020 of the El Cerrito Municipal Code.

CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA

Guidelines)

#### 9. Staff Communications

Upcoming agenda items

## 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 \$291 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.