



Environmental and Development Services  
Department

# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, November 16, 2011**  
**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, Tim Pine, and Sojeila Maria Silva. Commissioners Bill Kuhlman and Lisa Motoyama were absent.

### **1. Council / Staff Liaison Report**

Councilmember Bill Jones reported to the Commission regarding the revisions to the Animals Ordinance and the possibility of a City charter.

### **2. Comments from the Public**

Tom Panas of 7345 Fairmount Avenue addressed the Commission regarding the proposed project at 10848-10860 San Pablo Avenue.

### **3. Approval of Minutes**

Approval of the October 19, 2011 meeting minutes. Motion to approve the minutes: Silva, 2<sup>nd</sup>: Coty. Vote: 4-0-1-2 (Kavanaugh-Lynch abstained.)

### **4. Commissioner Communication/Conflict of Interest Disclosure**

No conflicts of interest were reported.

### **5. Public Hearing – Mankikar Second Unit**

Application: PL11-0128  
Applicant: Laura Mankikar  
Location: 7918 Terrace Drive  
APN: 505-244-016  
Request: Planning Commission consideration of a conditional use permit to allow a Second Unit larger than 40% of the square footage of the primary dwelling unit, (19.20.190(D), ECMC.  
General Plan: Low Density Residential  
Zoning: RS-5 (Single Family Residential)  
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

Senior Planner, Sean Moss, presented the staff report and answered questions from the Planning Commissioners.

The applicant, Laura Mankikar, addressed the Commission.

The following members of the public addressed the Commission:

Shuh Liu, 7900 Terrace Drive  
Tracy Ousdahl, 7930 Terrace Drive

Motion to approve a second unit larger than 40% of the primary dwelling: Silva, 2<sup>nd</sup> Albrecht.  
Vote 5-0-0-2

**6. Staff Communications**

Jennifer Carman, Development Services Manager, presented the upcoming agenda:

- 1) The next regular Planning Commission is scheduled for December 14, 2011.
- 2) The Housing Element is being reviewed in Sacramento
- 3) Presentation on the Specific Plan (parking and economic reports) to the Council.
- 4) Animals ordinance will be up for Council consideration at their November 20, 2011 meeting.

**7. Adjournment:** 8:30 p.m.

Motion to adjourn: Silva, 2<sup>nd</sup>: Coty. Vote: 5-0-0-2