



Community Development Department

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.
Wednesday, May 21, 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: Amy Coty, 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 April 16, 2014 meeting minutes and amendments to the November 20, 2013 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 - 724 Elm Street Addition

Application: PL14-0037
Applicant: Tilak Sunar
Location: 724/728 Elm Street
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
APN: 503-373-022

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

Request: Planning Commission consideration of a Conditional Use Permit to allow an expansion of a legal nonconforming duplex (19.27.060, ECMC)
CEQA: Exempt, Section 15301 – Class 1 Existing Facilities.

6. Public Hearing - 1715 Elm Street – Multifamily Development Project

Application: 6133
Applicant: Edward Biggs
Location: 1715 Elm Street
Zoning: R-3 (Multiple-Family Residential District)
General Plan: High-Density Residential
APN: 502-112-038
Request: Planning Commission consideration of a General Plan Amendment, Development Agreement, the creation of a Planned Development District including a Zoning Map Amendment to consider the construction of 14 new dwelling units, the relocation 1 existing dwelling unit to be retained on site; 15 parking spaces; 1,548 square feet of private open space, and 2,874 square feet of common open space. The Planning Commission will be asked to make a recommendation regarding these entitlements to the City Council.
CEQA: A Mitigated Negative Declaration has been approved for this project.

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 \$325 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.