



Community Development Department

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, October 19, 2016**  
**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, Bill Kuhlman, Andrea Lucas, and Lisa Motoyama.

#### **1. Comments from the Public**

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

#### **2. Approval of Minutes**

Suspended

#### **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 – Brown Residence**

Application: PL16-0107

Applicant: Mathew Brown

Location: 534 Albemarle Street

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a Conditional Use Permit to allow for a second unit that is larger than forty percent of the square footage of the main house (ECMC Section 19.20.190.D.1), a second unit that does not meet the minimum parking requirement (ECMC Section 19.24.140) and new habitable space exceeding 2,000 square feet total for a dwelling with a one-car garage (ECMC Section 19.27.050 C. 2. a. 1. A.).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

### **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- El Dorado Townhomes Parking Reduction**

Application: PL16-0129  
Applicant: Urban Community Partners  
Location: 5802, 5808 and 5828 El Dorado Street  
Zoning: RM (Multi-Family Residential)  
General Plan: High Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit to allow a parking reduction of 6 parking spaces for 29 townhome condominium units (19.24.050, ECMC) and a Conditional Use Permit to allow an exception to the requirement for 1 parking space for each of 3 second units (Accessory Living Units) (19.20.190.H, ECMC).  
CEQA: Categorically Exempt, Section 15332, Class 32: In-Fill Development Projects

**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 \$339 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.***