



Environmental and Development Services
Department

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, January 19, 2011

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call - Acting Chair Bill Kuhlman; Michael Albrecht, Tim Pine, and Sojeila Maria Silva. Commissioners Amy Coty, Margaret Kavanaugh-Lynch and Lisa Motoyama were absent.

1. Council / Staff Liaison Report

Councilmember Jones reported that the City Council upheld the Planning Commission's decision for the project at 812 Pomona Avenue. Councilmember Jones also reported that the Governor's proposed budget proposes to eliminate redevelopment agencies and shift state services to counties.

2. Comments from the Public

No comments were received.

3. Approval of Minutes

Approval of the December 15, 2010 meeting minutes was continued to the next meeting for lack of a quorum for those present on the December 15th meeting.

4. Commissioner Communication/Conflict of Interest Disclosure

No communications or conflicts of interest were reported.

5. Public Hearing – Steve's Auto (Mitsubishi Site) – Use Permit

Application: PL10-0161
Applicant: Mathew Friedman
Location: 11820 San Pablo Avenue
APN: 501-252-042
Zoning: CC (Community Commercial)
General Plan: Commercial/Mixed Use

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.

10890 San Pablo Avenue, El Cerrito, CA 94530 Tel: (510) 215-4330
E-mail: jcarman@ci.el-cerrito.ca.us

City of El Cerrito
Planning Commission Meeting Minutes

Request: Planning Commission consideration for a use permit to establish an auto service use and sales on a property previously used as an auto dealership (Chapter 19.34, ECMC)
CEQA: Exempt, Section 15301, Class 1 – Existing Facilities

Senior Planner Noel Ibalio presented the staff report and answered questions from the Commission. The applicant, Matthew Friedman addressed the Commission and answered questions.

The following members of the public spoke in favor of the project:

Steve Kahn, owner, Steve’s Auto Care
Peter Lock, 1424 Lawrence Street
Ed Franco, 802 Vista Heights Road, Richmond
Ted Vanduzer, 1240 Scott Street
Elaine Pinto, resident of Albany
Joanna Gomes, 5327 Poinsett Avenue
Sam Ferris, 1301 Quarry Court, Richmond
Marianne Ferris, 1301 Quarry Court, Richmond
Phillip Koo, 950 Liberty Street

Motion to approve the project with a modification to Condition 24 in the draft resolution to require the applicant to consult with the Police Department to provide adequate security for the business: Silva, 2nd: Albrecht. Vote 4-0-0-3 (absent – Coty, Kavanaugh-Lynch Motoyama).

6. Public Hearing – Hsiao Residence – Use Permit

Application: PL10-0153
Applicant: Steven Hsiao
Location: 418 Richmond Street
APN: 504-112-018
Zoning: RD (Duplex Residential)
General Plan: Medium Density Residential
Request: Planning Commission consideration for a use permit to legalize a second unit with only one parking space (Section 19.24.050(B), ECMC) and allow for a second unit on a lot that is substandard in size (Section 19.27.090 (B), ECMC)
CEQA: Exempt, Section 15301, Class 1 – Existing Facilities

Development Services Manager Jennifer Carman left the Council Chambers due to the proximity of her residence to the subject property.

Senior Planner Noel Ibalio presented the staff report and answered questions from the Commission.

The applicant Steven Hsiao addressed the Commission.

Motion to approve the project: Albrecht, 2nd: Pine. Vote 4-0-0-3 (absent – Coty, Kavanaugh-Lynch Motoyama).

7. Staff Communications

Staff announced that the Recycling Center, OSH outdoor storage, and the Housing Element are upcoming agenda items. Staff also told the Commission that the Subdivision Committee approved the 801 Bates subdivision and that the City Council will be holding a study session on the Animals Ordinance soon.

8. Adjournment
8:55 p.m.

DRAFT