



Environmental and Development Services  
Department

# MINUTES

## REGULAR MEETING OF THE PLANNING COMMISSION

**7:30 p.m.**  
**Wednesday, August 17, 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: Amy Coty, Lisa Motoyama, Tim Pine, and Sojeila Maria Silva. Michael Albrecht and Bill Kuhlman had excused absences. Amy Coty left after the first item

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

Council Liaison Bill Jones reported that the Council considered Redevelopment Staff's presentation on the options for potential elimination of the City's Redevelopment Agencies. Councilman Jones also reported on the opening of Safeway.

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

None were received.

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

Continue minutes to the next Commission meeting. Motion: Silva, 2<sup>nd</sup>: Coty. Vote: 5-0-0-2.

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

None were reported.

### **5. Public Hearing – Manning Residence**

Application: PL11-0040  
Applicant: City of El Cerrito  
Location: 315 Carmel Avenue  
APN: 504-241-009  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential

### **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.*

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City of El Cerrito  
Planning Commission Meeting Minutes

Request: Planning Commission consideration of a revocation of a Home Occupation Permit due to violations of Sections 19.20.100(D) and (E) of the El Cerrito Municipal Code.  
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

Senior Planner Sean Moss presented the case and answered questions from the Planning Commissioners. The Commissioners continued the revocation of the home occupation, for up to six months in order for the applicant to apply for an administrative use permit.

Motion to continue consideration of revoking the home occupation: Silva, 2<sup>nd</sup>: Pine. Vote: 5-0-0-2.

**6. Public Hearing – Jacobs Residence**

Application: PL11-0074  
Applicant: Vivian Jacobs  
Location: 1306 Elm Street  
APN: 502-440-016  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit for a second unit that is larger than 40% of the area of the primary dwelling (68%) pursuant to Section 19.020.190(D.1) of the El Cerrito Municipal Code.  
CEQA: Categorically Exempt, Class 1 – Existing Facilities (Section 15301, CEQA Guidelines)

Senior Planner Noel Ibalio presented the case and answered questions from the Planning Commission.

Motion to approve a second unit that is larger than 40% of the floor area of the primary unit: Silva, 2<sup>nd</sup>; Pine. Vote: 4-0-0-3. Amy Coty left before hearing the case.

**7. Public Hearing – Lyons Residence**

Application: PL11-0082  
Applicant: Rory Lyons  
Location: 6416 Hagen Blvd.  
APN: 501-310-002  
Zoning: RS-5 (Single Family Residential)  
General Plan: Low Density Residential  
Request: Planning Commission consideration of a Conditional Use Permit for a wall that is higher than 6 feet tall pursuant to section 19.06.030(U) of the El Cerrito Municipal Code.  
CEQA: Categorically Exempt, Class 3 – New Facilities (Section 15303, CEQA)

Senior Planner Noel Ibalio presented the case and answered questions from the Planning Commission. The Commission denied the use permit request citing inconsistency with the required findings for a use permit.

Motion to deny the use permit request to for a wall that is higher than 6' high: Pine, 2<sup>nd</sup>; Motoyama. Vote: 4-0-0-3.

**8. Staff Communications**

Staff update on the status of Division Manager Jennifer Carman.

**9. Adjournment: 10:30.**