



Community Development Department

MINUTES

OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, February 17, 2010

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, Bill Kuhlman, Lisa Motoyama, Tim Pine, and Sojeila Maria Silva.

- 1. Council / Staff Liaison Report** – Council liaison, Bill Jones reported on three items 1) Council met on the Budget for this year and next year; 2) Safeway will be coming in the summer; 3) RFQ for the Tradeway site.
- 2. Comments from the Public** – Phil Zimmerman, read a statement regarding protecting trees at Camp Herms as it relates to the T-Mobile application.
- 3. Approval of Minutes** – Commissioner Kuhlman clarified his request for annual submission of a third party review of the FCC regulation. He asked staff to discuss with the City Attorney the following questions: Is it legal to require submittal of the FCC license? Can the Planning Commission require the applicant to maintain current FCC requirements for the life of the permit for any telecommunication installation?

The following additional information was also requested by the Planning Commission:

- Submit number of parties serviced by the existing tower.
- Identify how many antennas will the pole support and how many will T-Mobile support.

Motion to approve the minutes; Silva, 2nd; Kuhlman. Vote 7-0-0-0

- 4. Commissioner Communication/Conflict of Interest Disclosure**
None were reported.
- 5. Public Hearing – 1739 Elm Street, Use Permit**
Application: PL09-0187

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 Minutes

Applicant: Joseph Dao
Location: 1739 Elm Street
APN: 502-112-043
Zoning: RM (Multi-family Residential)
General Plan: High Density Residential
Request: Planning Commission consideration of a use permit to allow a legal nonconforming accessory structure to be converted into a habitable unit (19.27.060 C.) that is one foot from the rear property line, and for a fence to exceed the required height of 3' within the front setback (19.06.030.U of the El Cerrito Municipal Code).
CEQA: Categorically Exempt, Class 1: Existing Facilities

Associate Planner Sean Moss presented the project and answered questions from the Planning Commission.

Speaker: Vince Reyes, 4100 Redwood Road, Oakland, spoke on behalf of the applicant

Motion to approve the proposed conversion of the workshop into a habitable dwelling unit and to modify the resolution to approve the proposed 4'-7" to 6' high fence within the front setback; Silva, 2nd; Coty. Vote: 4-3-0-0

6. Public Hearing – 6823 Moeser Lane, Use Permit

Application: PL10-0007
Applicant: Y. Min Chung
Location: 6823 Moeser Lane
APN: 503-202-012
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a use permit to allow a second unit (629 sq. ft.) that is larger than what is allowed (582 sq. ft.) by the zoning ordinance (19.20.190.D of the El Cerrito Municipal Code).
CEQA: Categorically Exempt, Class 3: New Construction or Conversion of Small Structures

Planning Manager Jennifer Carman presented the project and answered questions from the Planning Commission.

Speaker: John Yeh, the owner, provided a brief presentation on the project.

Motion to approve the accessory living unit to be larger than what is allowed by the Zoning Ordinance; Silva, 2nd, Coty. Vote: 7-0-0-0

7. Staff Communications – Commissioner Kuhlman inquired as to the status of the URM ordinance. Council Liaison Jones reported that the ordinance was considered and passed by the Council and that compliance was going to come from the property owners, based on the ordinance.

8. Adjournment – The meeting was adjourned at 9:30 p.m.

