



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

7:30 p.m.

Wednesday, May 15, 2019

El Cerrito City Hall

Council Chambers

10890 San Pablo Avenue, El Cerrito

This Meeting Place Is Wheelchair Accessible

Roll Call – Chair: Leslie Mendez; Commissioners: Brendan Bloom, Greg Crump, Erin Gillett, Carla Hansen, Andrea Lucas, and Joy Navarrete.

1. Comments from the Public

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

2. Approval of Minutes

Approval of the April 17, 2019 meeting minutes.

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: Variances and Conditional Use Permit – 1431 Scott Street

Application: PL18-0163

Applicant: Cody Fornari

Location: 1431 Scott Street

APN: 502-330-008

Zoning: RS-5 (Single Family Residential)

General Plan: Low Density Residential

Request: Planning Commission consideration of a proposed new single family residence that requires Variances for a reduced rear yard setback and reduced covered parking and a Conditional Use Permit for exceeding building envelope requirements due to a constrained site with a storm drain easement (Chapter 19.36 and Chapter 19.34, ECMC)

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

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: Conditional Use Permit – 817 Richmond Street

Application: PL19-0006
Applicant: Huafang Cui
Location: 817 Richmond Street
APN: 503-244-010
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow an exception to the main building envelope and daylight planes (19.06.030.D.3, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

3. Public Hearing: Variance – 2332 Alva Avenue

Application: PL19-0004
Applicant: Bill McLaughlin
Location: 2332 Alva Avenue
APN: 500-430-016
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a proposed new single family residence that requires Variances for reduced front and rear setbacks due to a substandard lot size (Chapter 19.36, ECMC)
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

4. Public Hearing: Tentative Parcel Map – 7952 Terrace Drive

Application: PL17-0095
Applicant: Tom Zhang
Location: 7952 Terrace Drive
APN: 505-243-021
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of tentative parcel map to subdivide lot into two lots and an exception to Title 18 of the City’s Municipal Code for minor subdivisions in which frontage on a public street is not provided for all parcels (18.32.050, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15315 of the CEQA Guidelines, Class 15: Minor Land Divisions.

5. Staff Communications

6. 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 the applicable appeal fee 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.