

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, January 17, 2008, 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Nagaraja Rao, Vice Chair-CPC
Jeff Lee, Secretary

Commissioners - Board Members

Stephen A. Williams	Vacant
Vacant	Vacant
Vacant	Vacant

NOTICE TO PUBLIC

Notice of Agenda Review Session: A Planning Commission agenda review session is held before each regular Planning Commission meeting. The agenda review session is held in the Planning Department reception area following the Development Review Committee meeting, regularly scheduled for 6:30 p.m. on the Monday preceding the Planning Commission meeting. The purpose of the agenda review session is to provide Commissioners and staff the opportunity to preview items on the agenda. The public is invited to attend, but no public testimony on the items reviewed will be taken.

Function of a Public Hearing: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Planning Commission, and informs the public about the details of a proposal.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called after the project applicant has made a presentation. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda and is relevant to the Commission's purpose may file a speaker form with Planning Department staff at any time before or during the meeting and will be called to speak during the Public Forum portion of the meeting.

Consent Calendar: Routine items about which discussion is not anticipated are placed on the "Consent Calendar" (marked "CC" on the agenda) and approved according to Planning staff's recommendation in one motion by the Commission. No application that staff recommends for denial will be placed on the Consent Calendar. Before moving to adopt the Consent Calendar, the Chair will ask if anyone wishes to remove any item from the Consent Calendar in order to discuss it. Anyone who wishes to speak about one or more items on the Consent Calendar must rise at that time and ask that the item(s) be removed. Items removed from the Consent Calendar will be discussed later in the meeting and persons who have submitted speaker forms in accordance with the procedure set forth above will be called to speak on the item(s).

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Persons in favor of the project speak; (5) Persons opposing the project speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2, 3

BROWN ACT (see Public Forum note at the end of Agenda)

NEW ITEMS

- CC 1. ZTC 07-02– Zoning Text Change for Wireless Communication Facilities Ordinance
PUBLIC HEARING to consider amendments to the Wireless Communication Facilities Ordinance (Section 15.04.820.030) of the Richmond Municipal Code.
Planner: Lina Velasco
Tentative Recommendation: Conditional Approval or with Modifications
- CC 2. CU 1104399 – Conditional Use Permit for Vehicle Storage at 1414 Harbour Way South
PUBLIC HEARING to consider a Conditional Use Permit for vehicle storage activities at 1414 Harbour Way South (APN: 560-181-103). The proposed project is a request of the Port of Richmond. M-2, (Port/Maritime) Zoning District.
Eddie Orton, owner; Norman Chan, applicant
Planner: Kieron Slaughter
Tentative Recommendation: Conditional Approval
- CC 3. V 1103662 – Variance to Reduce the Minimum Lot Size at the southwest corner of Terrace Avenue and Vine Avenue
PUBLIC HEARING to consider a Variance to reduce the minimum lot size from 6,000 square feet (SF) to 5,250 SF for the purpose of constructing a 2,607 SF single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.
Firas & Amina Jandali, owner/applicant
Planner: Lina Velasco
Tentative Recommendation: Hold Over To 3/6/2008

COMMISSION BUSINESS

4. Reports of Officers, Commissioners and Staff:
 - a. Planning Director's Announcement – Status of 260 Water Street Revocation

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5

BROWN ACT (see Public Forum note at the end of Agenda)

HOLD OVER

1. ZTC 07-02– Zoning Text Change for Wireless Communication Facilities Ordinance
PUBLIC HEARING to consider amendments to the Wireless Communication Facilities Ordinance (Section 15.04.820.030) of the Richmond Municipal Code.
Planner: Lina Velasco
Tentative Recommendation: Hold Over To 3/6/2008

NEW ITEMS

- CC 2. TM 1103445 (374.1 Tisc8826) – Tentative Map Subdivision at the intersection of Santa Fe, Pacific and Bishop Avenue
PUBLIC HEARING to consider a Tentative Map request to subdivide an 1.21 acre site located in the Tiscornia Estate Specific Plan area into six residential lots ranging from 5,869 to 12,075 square feet at the intersection of Santa Fe, Pacific and Bishop Avenues (APN: 558-183-003, 005 & 008). SFR-2, Single-Family Very Low Density Residential Zoning District.
Leonard Gross A Professional Corporation, owner/applicant
Planner: Joe Light
Tentative Recommendation: Conditional Approval
- CC 3. CU 1104489 – Eating and Drinking Establishment at 3800 Klose Way Suite B
PUBLIC HEARING to consider a Conditional Use Permit request to allow on-site sales of Beer and Wine at 3800 Klose Way, Suite B (APN: 405-290-064). C-3, Regional Commercial Zoning District.
Developers Diversified Realty, owner; Jose Reynolds, applicant
Planner: Kieron Slaughter
Tentative Recommendation: Conditional Approval

- CC 4. CU 1104476 – Massage Establishment at 2200 Hilltop Mall Road Suite B105
PUBLIC HEARING to consider a Conditional Use Permit request to operate a massage establishment at Hilltop Mall, 2200 Hilltop Mall Road, Suite B105 (APN 405-320-015). C-3, Regional Commercial Zoning District.
Hilltop Mall, owner; Art of Reflexology, applicant
Planner: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 5. CU 1104500 – Operate a Preschool and Daycare at 777 Sonoma Street
PUBLIC HEARING to consider approval of a Conditional Use Permit to operate a preschool and daycare at 777 Sonoma Street, Room 105 (APN 523-074-025). SFR-3, Single-Family Low Density Residential Zoning District.
Yiu Mien First Baptist Church, owner; Heather Lee, applicant
Planner: Hector Rojas
Tentative Recommendation: Conditional Approval
6. ZTC 08-01 – Zoning Text Change for Mini-Storage Warehouse Use
PUBLIC HEARING to consider amendments to Definitions and Industrial Sections of the Zoning Ordinance (Sections 15.04.020 and 15.04.300) of the Richmond Municipal Code to define mini-storage warehouse use and to add such use as a conditional use in industrial districts.
Planner: Judy Battle
Tentative Recommendation: Recommend Approval to City Council

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission’s purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

**CITY PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA**

Thursday, March 6, 2008, 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Nagaraja Rao, Vice Chair-CPC
Jeff Lee, Secretary

Commissioners - Board Members

Stephen A. Williams	Vacant
Vacant	Vacant
Vacant	Vacant

**MEETING
CANCELLED**

**NEXT MEETING WILL BE ON
MARCH 20, 2008 AT 7PM
IN THE CITY COUNCL CHAMBERS**

(All items held over to the March 6, 2008 Planning Commission meeting will be re-noticed for future Planning Commission date)

SPECIAL MEETING A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

March 20, 2008 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Nagaraja Rao, Vice Chair-CPC
Jeff Lee, secretary

Commissioners - Board Members

Stephen A. Williams	Vacant
Vacant	Vacant
Vacant	Vacant

NOTICE TO PUBLIC

Function of a Public Hearing: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Planning Commission, and informs the public about the details of a proposal. Members of the public and the applicant are requested to be courteous and respectful of one another and of the Commissioners. Persons who interrupt speakers or otherwise disrupt the hearing may be asked to leave.

Speaker Registration: Persons wishing to speak about the Chevron Energy and Hydrogen Renewal Project shall file a speaker form with Planning staff **PRIOR TO THE OPENING OF THE PUBLIC HEARING**. Once discussion of the Project begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the Project. Speakers will be called after the opening remarks and rebuttals by the applicant and by the project opponents.

Public Hearing Procedure and Time Limits:

- (1) Chair opens the hearing.
- (2) Applicant presents the project. The applicant may call as many speakers as it wishes but shall limit initial presentation of the project to 60 minutes. Subject to the 60 minute limit, there will be no limit on the amount of time allotted to each individual speaker.
- (3) Organized project opponents present information, opinions and arguments against the project. The opponents may call as many speakers as they wish, but shall limit initial opposition to 60 minutes. Subject to the 60 minute limit, there will be no limit on the amount of time allotted to each individual speaker.
- (4) Persons other than the applicant in favor of the project speak. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak on the item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of three minutes; 16 to 24 speakers, a maximum of two minutes; and 25 or more speakers, a maximum of one minute.
- (5) Persons who have not already spoken in opposition to the project speak. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak on the item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of three minutes; 16 to 24 speakers, a maximum of two minutes; and 25 or more speakers, a maximum of one minute.
- (6) Applicant may speak for up to ten minutes in rebuttal. The applicant may call as many speakers as it wishes but shall limit rebuttal to ten minutes. Subject to the ten minute limit, there will be no limit on the amount of time allotted to each individual speaker.
- (7) Opponents may speak for up to ten minutes in rebuttal. Opponents may call as many speakers as they wish but shall limit rebuttal to ten minutes. Subject to the ten minute limit, there will be no limit on the amount of time allotted to each individual speaker.
- (8) City staff presents its summary and recommendations.
- (9) Commission discussion.
- (10) Public hearing is closed.
- (11) Commission deliberates then votes to approve, deny, approve in a modified form, postpone, continue the matter, or take the application under advisement. If the application is taken under advisement, the Commission shall render a decision on the project at a duly noticed public meeting within 30 days after the close of the public hearing.
- (12) Chair informs the audience of the Commission's action, and, if applicable, outlines the appeal procedure and states when the action becomes final.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR:

NEW ITEM

1. DR/CU/EID/EIR 1101974 – Chevron Energy and Hydrogen Renewal Project at 841 Chevron Way

The Planning Commission will hold a Public Hearing to receive comments and make a decision on the proposed project's Design Review Permit, Conditional Use Permit, and adequacy and certification of the Environmental Impact Report (including a Draft and Final EIR, with associated Technical Appendices) for the Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way in Richmond, California (APN: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, tanks and install new equipment in order to increase the Refinery's ability to produce gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, meet State and Federal Standards and add environmental controls.

Chevron Products Company, owner/applicant
Planner: Lamont Thompson

Tentative Recommendation:

PLANNING COMMISSION BUSINESS

2. Reports of Officers, Commissioners, and Staff

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5, 6

BROWN ACT (see Public Forum note at the end of Agenda)

HOLD OVER

1. TM 1103445 – Tiscornia Estates Tentative Subdivision Map /Tract for Six Lots at Santa Fe, Pacific and Bishop Avenue

PUBLIC HEARING to consider a Tentative Tract Map request to subdivide an 1.21 acre site located in the Tiscornia Estate Specific Plan area into six residential lots ranging from 5,869 to 12,075 square feet at the intersection of Santa Fe, Pacific and Bishop Avenues (APN: 558-183-003, 005 & 008). SFR-2, Single-Family Very Low Density Residential Zoning District. (374.1 Tisc8826)

Leonard Gross A Professional Corporation, owner/applicant

Planner: Joe Light

Tentative Recommendation: Conditional Approval

NEW ITEMS

- CC
2. MS/DR 1104637 – Community Housing Development Corporation of North Richmond (CHDC) Tentative Parcel Map for Three Residential Lots at South 28th Street/South 29th Street and Interstate Highway 580

PUBLIC HEARING to consider a Tentative Parcel Map (Minor Subdivision) for three residential lots and Design Review Permit to construct three new two-story single-family residences on a site bounded by South 28th Street to the west, South 29th Street to the east, and Interstate Highway 580 to the south (APNs: 549-201-016, -018). SFR-3, Single-family Low Density Residential District.

CHDC, owner; Michael Woldemar, applicant

Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

- CC 3. MS 1104457 – Valley View Commercial Condominium Conversion, 4801 Valley View Road
- PUBLIC HEARING to consider a request for a Tentative Parcel Map (Minor Subdivision) that would allow conversion of the four existing commercial spaces into commercial condominium units. The area of the separate spaces would remain as it presently is and no additional building area would be created at the existing 19,843 +/- square foot site located at 4801 Valley View Road (APN: 431-233-017, 431-233-065). Zoning District C-2, General Plan designation of General Commercial District.
 Frederic Hill and William Dorban, owners/applicants
 Planner: Lamont Thompson
- Tentative Recommendation: Hold Over To 5/15/2008
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- CC 4. TM 1104568 – Condominium Conversion, 135 Santa Fe Avenue
- PUBLIC HEARING to consider a Tentative Subdivision/Tract Map to convert a five (5) unit apartment complex into condominiums located at 135 Santa Fe Avenue (APN: 558-140-017). Zoning District MFR-1; and General Plan designation of Medium Density Residential/ 918.
 Dianne Anderson, owner/applicant
 Planner: Jonelyn Whales
- Tentative Recommendation: Conditional Approval
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- CC 5. CU 1104430 – Conditional Use Permit for Biodiesel Storage and Distribution, 1015 Chesley Avenue
- PUBLIC HEARING to consider a request for a Conditional Use Permit to allow storage and distribution of biodiesel at a ±396,396 square foot site at 1015 Chesley Avenue (APN: 409-313-002). The project would permit the storage of biodiesel in six 30,000 gallon tanks at an industrial site. M-2, Light Industrial District.
 Alan Ornbaun, owner; Diane and Warren Anderson, applicant
 Planner: Kieron Slaughter
- Tentative Recommendation: Hold Over To 5/15/2008

- CC 6. CU 1104547 – Conditional Use Permit for Massage Establishment, 10281 San Pablo Avenue

PUBLIC HEARING to consider a request for a Conditional Use Permit to permit a massage establishment in an existing ±1,250 square foot tenant space at 10281 San Pablo Avenue (APN: 510-113-007). C-2, General Commercial District.

Jane Yoon, owner; Jianpei Wang, applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

**NOTICE OF CONTINUED SPECIAL MEETING
AND
SPECIAL MEETING A G E N D A
CITY PLANNING COMMISSION**

Meeting of March 20, 2008 at 7:00 p.m. CONTINUED TO APRIL 10, 2008 at 7:00 p.m.

Commissioners - Board Officers
Virginia Finlay, Chair-CPC
Stephen A. Williams, Vice Chair-CPC
Vacant, Secretary

Commissioners - Board Members
Nagaraja Rao Vacant
Jeff Lee Vacant
Vacant Vacant

NOTICE TO PUBLIC

**A portion of the agenda for the Planning Commission meeting of March 20, 2008 has been continued to
April 10, 2008 at 7:00 p.m.**

The meeting will be held at
**COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA**

ROLL CALL

Continued Item

1. DR/CU/EID/EIR 1101974 – Chevron Energy and Hydrogen Renewal Project at 841 Chevron Way

The Planning Commission will hold a Public Hearing to receive comments and make a decision on the proposed project's Design Review Permit, Conditional Use Permit, and adequacy and certification of the Environmental Impact Report (including a Draft and Final EIR, with associated Technical Appendices) for the Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way in Richmond, California (APN: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, tanks and install new equipment in order to increase the Refinery's ability to produce gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, meet State and Federal Standards and add environmental controls.

Chevron Products Company, owner/applicant

Planner: Lamont Thompson

The Planning Commission completed portions 1 – 5 of the public hearing on March 20, 2008. On April 10, 2008, the continued public hearing will commence with portion 6 of the public hearing and proceed as follows:

- (6) Applicant may speak for up to ten minutes in rebuttal. The applicant may call as many speakers as it wishes but shall limit rebuttal to ten minutes. Subject to the ten minute limit, there will be no limit on the amount of time allotted to each individual speaker.
- (7) Opponents may speak for up to ten minutes in rebuttal. Opponents may call as many speakers as they wish but shall limit rebuttal to ten minutes. Subject to the ten minute limit, there will be no limit on the amount of time allotted to each individual speaker.
- (8) City staff presents its summary and recommendations.
- (9) Commission discussion.
- (10) Public hearing is closed.
- (11) Commission deliberates then votes to approve, deny, approve in a modified form, postpone, continue the matter, or take the application under advisement. If the application is taken under advisement, the Commission shall render a decision on the project at a duly noticed public meeting within 30 days after the close of the public hearing.
- (12) Chair informs the audience of the Commission's action, and, if applicable, outlines the appeal procedure and states when the action becomes final.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

PLANNING COMMISSION BUSINESS

2. Reports of Officers, Board Members, and Staff

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 6, 7, 8, 9, 10, 11, 12, 13

BROWN ACT (see Public Forum note at the end of Agenda)

HOLD OVERS

1. TM 1103445 – Tiscornia Estates Tentative Subdivision Map/Tract for Six Lots at Santa Fe, Pacific and Bishop Avenue

PUBLIC HEARING to consider a Tentative Tract Map request to subdivide an 1.21 acre site located in the Tiscornia Estate Specific Plan area into six residential lots ranging from 5,869 to 12,075 square feet at the intersection of Santa Fe, Pacific and Bishop Avenues (APN: 558-183-003, 005 & 008). SFR-2, Single-Family Very Low Density Residential Zoning District. (374.1 Tisc8826)

Leonard Gross A Professional Corporation, owner/applicant
Planner: Joe Light

2. MS 1104457 – Valley View Commercial Condominium Conversion, 4801 Valley View Road

PUBLIC HEARING to consider a request for a Tentative Parcel Map (Minor Subdivision) that would allow conversion of the four existing commercial spaces into commercial condominium units. The area of the separate spaces would remain as it presently is and no additional building area would be created at the existing 19,843 +/- square foot site located at 4801 Valley View Road (APN: 431-233-017, 431-233-065). Zoning District C-2, General Plan designation of General Commercial District.

Frederic Hill and William Dorban, owners/applicants
Planner: Lamont Thompson

Tentative Recommendation: Conditional Approval

3. CU 1104430 – Anderson, Conditional Use Permit for Biodiesel Storage and Distribution, 1015 Chesley Avenue

PUBLIC HEARING to consider a request for a Conditional Use Permit to allow storage and distribution of biodiesel at a ±396,396 square foot site at 1015 Chesley Avenue (APN: 409-313-002). The project would permit the storage of biodiesel in six 30,000 gallon tanks at an industrial site. M-2, Light Industrial District.

Alan Ornbaun, owner; Diane and Warren Anderson, applicant
Planner: Kieron Slaughter

Tentative Recommendation: Remove from calendar for research at a later date

4. V 1103662 – Jandali Residence, Variance to Minimum Lot Size at the southwest corner of Terrace Avenue and Vine Avenue

PUBLIC HEARING to consider a Variance to reduce the minimum lot size from 6,000 square feet (SF) to 5,250 SF for the purpose of constructing a 2,607 SF single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.

Firas & Amina Jandali, owner/applicant

Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

NEW ITEMS

5. General Plan Update - Selection of a Preferred Land Use Option

PUBLIC HEARING to consider and select a preferred alternative for the General Plan update from the range of land use alternatives and recommendations made by the General Plan Advisory Committee (GPAC) on April 16, 2008 for analysis in the General Plan Environmental Impact Report.

Planner: Lori Reese-Brown

6. TPM 1104450 – Adams Mixed Use Building , 535 Marina Bay Parkway

PUBLIC HEARING to consider approval of a Tentative Parcel Map for a mixed-use project under construction at 535 Marina Bay Parkway (APN: 544-302-022). Knox Freeway/Cutting Boulevard Corridor Specific Plan - Neighborhood Commercial.

Carl Adams, owner/applicant

Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

7. MS1104237 – Sutherland Minor Subdivision, 1526 Barth Avenue

PUBLIC HEARING to consider a Minor Subdivision request to subdivide an existing 12,782 square foot parcel into two lots (Parcel A of 6,007 SF and Parcel B of 6,775 SF) located at 1526 Barth Avenue (APN: 419-192-007). SFR-2, Single-Family Very Low Density Residential District.

Bob Sutherland, owner/applicant

Planner: Hector Lopez

Tentative Recommendation: Conditional Approval

8. CU 1104689 – Ford Point, Conditional Use Permit for an eating establishment with alcoholic beverage service, 1414 Harbour Way South

PUBLIC HEARING to consider a Conditional Use Permit to allow an eating establishment with alcoholic beverage sales, and an entertainment venue with alcoholic beverage sales in the ±40,000 square foot Craneway area, as well as, the ±5,000 square foot Boilerhouse area of the historic Ford building at 1414 Harbour Way South (APNs: 560-181-103, 560-181-104). Mixed Use District of the Knox/Cutting Specific Plan.

Ford Point, LLC, owner; Orton Development Inc., J.R. Orton, III, applicant

Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

9. CU 1104547 – Conditional Use Permit Modification for Therapeutic Massage Establishment, 10281 San Pablo Avenue

PUBLIC HEARING to consider a Conditional Use Permit to modify an approved Conditional Use Permit for a massage establishment in an existing commercial building at 10281 San Pablo Avenue (APN: 510-113-007). C-2, General Commercial Zoning District.

Jane Yoon, owner; Jianpei Wang, applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

10. CU 1104697 – SPI Richmond Associates, LP, Conditional Use Permit for Wingstop, 4300 Macdonald Avenue, Suite D, Tenant Space #4

PUBLIC HEARING to consider a Conditional Use Permit for beer and wine sales service associated with a new eating and drinking establishment in a commercial tenant space at 4300 Macdonald Avenue, Suite D, Tenant Space #4 (APN: 517-280-007). C-3 Regional Commercial, in the Macdonald 80 Shopping Center.

SPI Richmond Associates, LP, owner; Richmond Restaurant Group, applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

11. CU 1104538 – Ranjit Kaur, Conditional Use Permit for Overnight Ice Cream Trucks Parking, 1006 23rd Street

PUBLIC HEARING to consider a Conditional Use Permit to provide overnight storage for seven ice cream trucks at 1006 23rd Street (APN 528-080-019). C-2, General Commercial District.

Jim Mastorakos, owner; Ranjit Kaur, applicant

Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

12. CU 1104591 – Anka Behavioral Health, Inc., Conditional Use Permit to Continue to Operate a Congregate Care Facility, 3215/3221 Nevin Avenue

PUBLIC HEARING to consider a Conditional Use Permit to continue to operate a congregate care facility with a minor expansion at 3215/3221 Nevin Avenue (APN: 516-130-010, -009). MFR-3, Multi-family High Density Residential District.

Anka Behavioral Health, Inc., owner/applicant

Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

13. CU 1104663 – Conditional Use Permit to Operate a Food Manufacturing Use, 1001 Canal Blvd.

PUBLIC HEARING to consider a Conditional Use Permit to allow the operation of a food manufacturing use at 1001 Canal Blvd., Suite A (APN: 560-330-015). M-1 (Industrial Office Flex) Zoning District.

Dennis Thompson et al., owner; Mark Birchall, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

14. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

**RE-NOTICE OF CONTINUED SPECIAL MEETING
AND
SPECIAL MEETING A G E N D A
CITY PLANNING COMMISSION**

Meeting of March 20, 2008 and April 10, 2008 CONTINUED TO JUNE 5, 2008 at 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Nagaraja Rao, Vice Chair-CPC
Jeff Lee, Secretary

Commissioners - Board Members

Stephen A. Williams	Vacant
Charles Duncan	Vacant
Vacant	Vacant

NOTICE TO PUBLIC

A portion of the agenda for the Planning Commission meeting of March 20, 2008 and April 10, 2008 has been continued to

June 5, 2008 at 7:00 p.m.

The meeting will be held at
Kennedy High School, Multi-Purpose Room
4300 Cutting Boulevard
Richmond, CA 94804

ROLL CALL

Continued Item

1. DR/CU/EID/EIR 1101974 – Chevron Energy and Hydrogen Renewal Project at 841 Chevron Way

The Planning Commission will continue the Public Hearing to deliberate and make a decision on the proposed project's Design Review Permit, Conditional Use Permit, and adequacy and certification of the Environmental Impact Report (including a Draft and Final EIR, with associated Technical Appendices) for the Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way in Richmond, California (APN: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, tanks and install new equipment in order to increase the Refinery's ability to produce gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, meet State and Federal Standards and add environmental controls.

Chevron Products Company, owner/applicant

Planner: Lamont Thompson

Speaker Registration: Persons wishing to speak on (a) the discussion of green house gas emissions in the EIR, (b) clarifications, amplifications, and insignificant modifications necessary to finalize the EIR, and (c) Conditions of Approval addressing the crude slate issue and other issues raised by staff shall file a speaker form with Planning staff **PRIOR TO THE START OF DISCUSSION OF THE ITEM.** Once discussion of the Project begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the Project.

On March 20, 2008, the Planning Commission opened the public hearing. On April 10, 2008, the Planning Commission continued public hearing. On June 5, 2008 the Planning Commission will proceed as follows:

- (1) City staff presents report on (a) amended discussion of green house gas emissions in the EIR, (b) any clarifications, amplifications, and insignificant modifications necessary to finalize the EIR, and (c) Conditions of Approval addressing the crude slate issue and other issues raised in public comments.
- (2) Applicant may comment on staff's (a) amended discussion of green house gas emissions in the EIR, (b) any clarifications, amplifications, and insignificant modifications necessary to finalize the EIR, and (c) Conditions of Approval addressing the crude

slate issue and other issues raised by staff. The applicant may call as many speakers as it wishes but shall limit its comments to 30 minutes. Subject to the 30 minute limit, there will be no limit on the amount of time allotted to each individual speaker.

(3) Organized project opponents may comment on staff's (a) amended discussion of green house gas emissions in the EIR, (b) any clarifications, amplifications, and insignificant modifications necessary to finalize the EIR, and (c) Conditions of Approval addressing the crude slate issue and other issues raised by staff. The opponents may call as many speakers as they wish, but shall limit their comments to 30 minutes. Subject to the 30 minute limit, there will be no limit on the amount of time allotted to each individual speaker.

(4) Persons other than the applicant in favor of the project may speak on (a) the discussion of green house gas emissions in the EIR, (b) clarifications, amplifications, and insignificant modifications necessary to finalize the EIR, and (c) Conditions of Approval addressing the crude slate issue and other issues raised by staff. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak on the item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of three minutes; 16 to 24 speakers, a maximum of two minutes; and 25 or more speakers, a maximum of one minute. If there are more than 10 speakers in favor of the project, the speaker groups will alternate, with 10 speakers in favor speaking first followed by up to 10 speakers in opposition, and so continuing until all speakers have had an opportunity to speak.

(5) Persons other than organized project opponents may speak on (a) the discussion of green house gas emissions in the EIR, (b) clarifications, amplifications, and insignificant modifications necessary to finalize the EIR, and (c) Conditions of Approval addressing the crude slate issue and other issues raised by staff. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak on the item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of three minutes; 16 to 24 speakers, a maximum of two minutes; and 25 or more speakers, a maximum of one minute. If there are more than 10 speakers in favor of the project, the speaker groups will alternate, with 10 speakers in favor speaking first followed by up to 10 speakers in opposition, and so continuing until all speakers have had an opportunity to speak.

(6) Applicant may speak for up to ten minutes in rebuttal. The applicant may call as many speakers as it wishes but shall limit rebuttal to ten minutes. Subject to the ten minute limit, there will be no limit on the amount of time allotted to each individual speaker.

(7) Opponents may speak for up to ten minutes in rebuttal. Opponents may call as many speakers as they wish but shall limit rebuttal to ten minutes. Subject to the ten minute limit, there will be no limit on the amount of time allotted to each individual speaker.

(8) City staff presents its summary and recommendations.

(9) Commission discussion.

(10) Public hearing is closed or continued.

(11) Commission deliberates then votes to approve, deny, approve in a modified form, postpone, continue the matter, or take the application under advisement. If the application is taken under advisement, the Commission shall render a decision on the project at a duly noticed public meeting within 30 days after the close of the public hearing.

(12) Chair informs the audience of the Commission's action, and, if applicable, outlines the appeal procedure and states when the action becomes final.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

PLANNING COMMISSION BUSINESS

2. Reports of Officers, Board Members, and Staff

**NOTICE OF CONTINUED SPECIAL MEETING
AND
SPECIAL MEETING A G E N D A
CITY PLANNING COMMISSION**

**Meeting of March 20, 2008, April 10, 2008 and June 5, 2008 CONTINUED TO JUNE 19, 2008 at
6:30 p.m.**

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Nagaraja Rao, Vice Chair-CPC
Jeff Lee, Secretary

Commissioners - Board Members

Stephen A. Williams	Vacant
Charles Duncan	Vacant
Vacant	Vacant

NOTICE TO PUBLIC

**A portion of the agenda for the Planning Commission meeting of March 20, 2008, April 10, 2008 and June 5, 2008
has been continued to**

June 19, 2008 at 6:30 p.m.

The meeting will be held at
**COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA**

ROLL CALL

Continued Item

1. DR/CU/EID/EIR 1101974 – Chevron Energy and Hydrogen Renewal Project at 841 Chevron Way

The Planning Commission will continue the Public Hearing to deliberate and make a decision on the proposed project's Design Review Permit, Conditional Use Permit, and adequacy and certification of the Environmental Impact Report (including a Draft and Final EIR, with associated Technical Appendices) for the Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way in Richmond, California (APN: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, tanks and install new equipment in order to increase the Refinery's ability to produce gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, meet State and Federal Standards and add environmental controls.

Chevron Products Company, owner/applicant

Planner: Lamont Thompson

On March 20, 2008, the Planning Commission opened the public hearing. On April 10, 2008, the Planning Commission continued the public hearing. On June 5, 2008, the Planning Commission closed the public hearing and certified the Final EIR (by adopting Resolution 08-02) and adopted the mitigation measures attached to Resolution 08-02 as Exhibit A. The June 19, 2008 Planning Commission will proceed with portion 11 of the agenda to deliberate and vote on combined Conditional Use Permit 1101974 and Design Review Permit 1104423 and proceed as follows:

(11) Commission deliberates then votes to approve, deny, approve in a modified form, postpone, continue the matter, or take the application under advisement. If the application is taken under advisement, the Commission shall render a decision on the project at a duly noticed public meeting within 30 days after the close of the public hearing.

(12) Chair informs the audience of the Commission's action, and, if applicable, outlines the appeal procedure and states when the action becomes final.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

PLANNING COMMISSION BUSINESS

2. Reports of Officers, Board Members, and Staff

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, June 19, 2008, 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Nagaraja Rao, Vice Chair-CPC
Jeff Lee, Secretary

Commissioners - Board Members

Stephen A. Williams	Vacant
Charles Duncan	Vacant
Vacant	Vacant

NOTICE TO PUBLIC

Notice of Agenda Review Session: A Planning Commission agenda review session is held before each regular Planning Commission meeting. The agenda review session is held in the Planning Department reception area following the Development Review Committee meeting, regularly scheduled for 6:30 p.m. on the Monday preceding the Planning Commission meeting. The purpose of the agenda review session is to provide Commissioners and staff the opportunity to preview items on the agenda. The public is invited to attend, but no public testimony on the items reviewed will be taken.

Function of a Public Hearing: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Planning Commission, and informs the public about the details of a proposal.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called after the project applicant has made a presentation. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda and is relevant to the Commission's purpose may file a speaker form with Planning Department staff at any time before or during the meeting and will be called to speak during the Public Forum portion of the meeting.

Consent Calendar: In order to allow the Commission to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar (marked "CC" on the agenda) with a staff recommendation to approve, conditionally approve, continue or hold the item over to a date certain. The Commission may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Commission members may also remove items from the consent calendar.

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Persons in favor of the project speak; (5) Persons opposing the project speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3

BROWN ACT (see Public Forum note at the end of Agenda)

NEW ITEMS

1. ZTC 08-02 – Zoning Text Change to the City’s Zoning Ordinance for Eating Establishments (Various Sections)

PUBLIC HEARING to consider amendments to Definitions, Commercial, Industrial, and Parking Sections of the Zoning Ordinance (Sections 15.04.020, 15.04.200, 15.04.300, and 15.04.850 of the Richmond Municipal Code) to amend the definition of “eating establishment (fast food)”; add a definition for “eating establishment (fast food with drive-in, drive-through, or curb service)”; moving the “eating establishment” and “eating establishment (fast food)”, as newly defined, to the lists of permitted uses in commercial and industrial districts; adding “eating establishments (fast food with drive-in, drive-through, or curb service)” to the lists of conditional uses in commercial and industrial districts; and, to amend the parking regulations relative to “eating establishments”.
City of Richmond-Planning & Building Services, applicant
Planner: Judith Battle

- CC 2. EA/CU/DR1104464 – IMTT Tank Installation Project, 100 Cutting Blvd.

PUBLIC HEARING to consider a Conditional Use Permit, Design Review Permit, and adoption of the Mitigated Negative Declaration to install three above ground storage tanks, two tanks with a nominal 105,000 barrel capacity and one with a nominal 95,000 barrel capacity, at the existing IMTT facility located at 100 Cutting Blvd. (APN: 560-290-005). Maritime/Industrial/Commercial Mixed Use (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.
IMTT, owner; TRC Companies Inc., applicant
Planner: Lina Velasco

Tentative Recommendation: Hold Over To 7/3/2008

- CC 3. CU/V 1104474 – Variance for a Landscape Setback for remodel at an existing Arco Station with an AM/PM Convenience Store, 2230 Barrett Avenue

PUBLIC HEARING to consider a Variance for a reduction in a required landscape setback from the required 17.5 feet to 10 feet as proposed for the remodeled 2,400 square foot Arco facility with a 24-hour convenience store, located at 2230 Barrett Avenue (APNs: 514-100-022 and 514-100-023) in the MFR-3 High Density Residential and C-2 General Commercial Zoning Districts.

BP West Coast Products, LLC, owner; WD Partners, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over To 7/3/2008

COMMISSION BUSINESS

4. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HOLD OVER ITEMS

1. EA/CU/DR1104464 – IMTT Tank Installation Project, 100 Cutting Blvd.

PUBLIC HEARING to consider a Conditional Use Permit, Design Review Permit, and adoption of the Mitigated Negative Declaration to install three above ground storage tanks, two tanks with a nominal 105,000 barrel capacity and one with a nominal 95,000 barrel capacity, at the existing IMTT facility located at 100 Cutting Blvd. (APN: 560-290-005). Maritime/Industrial/Commercial Mixed Use (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

IMTT, owner; TRC Companies Inc., applicant

Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

2. CU 1104474 – Redevelopment of Gas Station and Convenience Store, 2230 Barrett Avenue

PUBLIC HEARING to consider a request for a Conditional Use Permit and Design Review Permit to demolish the existing AM/PM Gas Station and construct a new ±2,400 square foot Arco Gas Station, AM/PM at 2230 Barrett Avenue (APNs: 514-100-022 and 514-100-023). MFR-3, High Density Residential and C-2, General Commercial Zoning Districts.

BP West Coast Products, LLC, owner; WD Partners, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

NEW ITEMS

3. DR/V1104619 – Hampton Inn & Suites, 2020 Meeker Avenue

PUBLIC HEARING to consider a Design Review Permit, Variance, and adoption of the Mitigated Negative Declaration to construct a four-story, 125 room hotel on the vacant lots located at 2020 Meeker Avenue (APNs: 560-170-003 & 560-170-017). R&D/Business and Commercial Office (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning Districts.

Harbour Gate Partners, L.P., owner; HBF Holdings, LLC, applicant
Planner: Lina Velasco

Tentative Recommendation: Various

- CC 4. PLN 08-011 – Addition to Rear Unit, 2716 Cutting Blvd.

PUBLIC HEARING to consider a Design Review Permit and Variance to legalize an addition to the rear unit at 2716 Cutting Blvd. (APN: 549-150-006). Medium Density Residential (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Jake Sloan, owner/applicant
Planner: Lina Velasco

Tentative Recommendation: Hold Over To 8/7/2008

- CC 5. DR/V 1103830 – New Residential and Commercial Mixed-Use Development, San Joaquin Street between Colusa and Modoc Avenues

PUBLIC HEARING to consider Variances and a Design Review Permit to construct a mixed-use development consisting of a church and 23 multi-family residential apartment units on a vacant lot located on San Joaquin Street between Colusa and Modoc Avenues (APNs: 507-262-010, -011, -012, -013, 014 and 507-262-030). Mixed-Use (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Tom Vaughn, owner; Jeffrey Supran, applicant
Planner: Jonelyn Whales

Tentative Recommendation: Hold Over To 8/7/2008

- CC 6. DR/V 1102707 – New Warehouse and Office Building, 2785 Goodrick Avenue

PUBLIC HEARING to consider Variances and a Design Review Permit to construct a two-story, 58,000 square foot warehouse and office building at 2785 Goodrick Avenue (APN: 408-220-047). M-3, Heavy Industrial (North Richmond Shoreline Specific Plan) Zoning District.

Goodrick Parkway Properties, LLC, owner; David Popelka, applicant
Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

- CC 7. PLN 08-014 – Wine and Alcoholic Beverage Distribution, 3701 Collins Avenue, Unit 3N
PUBLIC HEARING to consider a Conditional Use Permit for wholesale import and distribution of wine and alcoholic beverages sales at 3701 Collins Avenue, Unit 3N(APN: 408-060-001). M-2, Light Industrial District.
Jay Rifenton, owner; George Jubran, applicant
Planner: Kieron Slaughter
Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5

BROWN ACT (see Public Forum note at the end of Agenda)

HOLD OVER ITEMS

1. ZTC 08-02 – Zoning Text Change to the City’s Zoning Ordinance for Eating Establishments (Various Sections)

PUBLIC HEARING to consider amendments to Definitions, Commercial, Industrial, and Parking Sections of the Zoning Ordinance (Sections 15.04.020, 15.04.200, 15.04.300, and 15.04.850 of the Richmond Municipal Code) to amend the definition of “eating establishment (fast food)”; add a definition for “eating establishment (fast food with drive-in, drive-through, or curb service)”; moving the “eating establishment” and “eating establishment (fast food)”, as newly defined, to the lists of permitted uses in commercial and industrial districts; adding “eating establishments (fast food with drive-in, drive-through, or curb service)” to the lists of conditional uses in commercial and industrial districts; and, to amend the parking regulations relative to “eating establishments”.

City of Richmond-Planning & Building Services, applicant
Planner: Hector Rojas

Tentative Recommendation: Hold Over To 9/4/2008

2. PLN 08-011 – Addition to Rear Unit, 2716 Cutting Blvd.

PUBLIC HEARING to consider a Design Review Permit and Variance to legalize an addition to the rear unit at 2716 Cutting Blvd. (APN: 549-150-006). Medium Density Residential (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Jake Sloan, owner/applicant
Planner: Lina Velasco

Tentative Recommendation: Various

- CC
3. DR/V 1103830 – New Residential and Commercial Mixed-Use Development, San Joaquin Street between Colusa and Modoc Avenues

PUBLIC HEARING to consider Variances and a Design Review Permit to construct a mixed-use development consisting of a church and 23 multi-family residential apartment units on a vacant lot located on San Joaquin Street between Colusa and Modoc Avenues (APNs: 507-262-010, -011, -012, -013, 014 and 507-262-030). Mixed-Use (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Tom Vaughn, owner; Jeffrey Supran, applicant
Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

NEW ITEMS

- CC 4. CU 1101606 – Alvarado Bar & Grill Revocation of Conditional Use Permit, 12889 San Pablo Avenue

PUBLIC HEARING to determine whether grounds may exist to revoke Conditional Use Permit 1101606 for a restaurant with Alcoholic Beverage Sales located at 12889 San Pablo Avenue (APNs# 524-010-002, -028, -029, -030, and -001), in the C-2 General Commercial District. If the Commission finds that grounds may exist, it shall direct staff to schedule a permit revocation hearing.

Ray Smith, owner

Planner: Janet Harbin

Tentative Recommendation: Hold Over To 9/4/2008

- CC 5. PLN 08-018 – Easter Hill Senior Housing, 3601-3627 Cutting Blvd.

PUBLIC HEARING to consider a Conditional Use Permit for a Density Bonus and Exception to development standards in the Knox Freeway/Cutting Boulevard Corridor Specific Plan (KCSP) for a mixed-use development consisting of 24 senior-restricted residential units and 5,768 square feet (SF) of commercial space at 3601-3627 Cutting Blvd. (APNs#513-152-001 & 513-152-002) in the area known as Easter Hill. C-1, Neighborhood Commercial District.

East Bay Community Development Corporation, owner/applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

INFORMATIONAL ITEM

6. GPA/RZ 1104442 - Garrity Way General Plan and Rezoning - Request for direction on future consideration of a General Plan Amendment and Rezoning to increase the residential density of a property located in the Hilltop Area at 3151 Garrity Way (APN#405-290-069). Staff is requesting *direction only* at this time prior to completing the project, land use and environmental analyses. The actual project and entitlements will be considered in the future by the Commission following the complete review by staff.

Wasatch Advantage Group, owner; Tony Hladek, applicant

Planner: Hector Lopez

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6

BROWN ACT (see Public Forum note at the end of Agenda)

HOLD OVER ITEMS

1. ZTC 08-02 – Zoning Text Change to the City’s Zoning Ordinance for Eating Establishments (Various Sections)

PUBLIC HEARING to consider amendments to Definitions, Commercial, Industrial, and Parking Sections of the Zoning Ordinance (Sections 15.04.020, 15.04.200, 15.04.300, and 15.04.850 of the Richmond Municipal Code) to amend the definition of “eating establishment (fast food)”; add a definition for “eating establishment (fast food with drive-in, drive-through, or curb service)”; moving the “eating establishment” and “eating establishment (fast food)”, as newly defined, to the lists of permitted uses in commercial and industrial districts; adding “eating establishments (fast food with drive-in, drive-through, or curb service)” to the lists of conditional uses in commercial and industrial districts; and, to amend the parking regulations relative to “eating establishments”.

City of Richmond-Planning & Building Services, applicant

Planner: Hector Rojas

Tentative Recommendation: Hold Over To A Date Uncertain

2. DR/V 1103830 – New Residential and Commercial Mixed-Use Development, San Joaquin Street between Colusa and Modoc Avenues

PUBLIC HEARING to consider Variances and a Design Review Permit to construct a mixed-use development consisting of a church and 23 multi-family residential apartment units on a vacant lot located on San Joaquin Street between Colusa and Modoc Avenues (APNs: 507-262-010, -011, -012, -013, 014 and 507-262-030). Mixed-Use (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Tom Vaughn, owner; Jeffrey Supran, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

3. CU 1101606 – Alvarado Bar & Grill Revocation of Conditional Use Permit, 12889 San Pablo Avenue

PUBLIC HEARING to determine whether grounds may exist to revoke Conditional Use Permit 1101606 for a restaurant with Alcoholic Beverage Sales located at 12889 San Pablo Avenue (APNs# 524-010-002, -028, -029, -030, and -001), in the C-2 General Commercial District. If the Commission finds that grounds may exist, it shall direct staff to schedule a permit revocation hearing.

Ray Smith, owner

Planner: Janet Harbin

Tentative Recommendation: Hold Over To 10/2/2008

NEW ITEMS

- CC 4. EID/V/DR 1102707 – New Warehouse and Office Building, 2785 Goodrick Avenue

PUBLIC HEARING to consider a Mitigated Negative Declaration with a Mitigation and Monitoring Reporting Program, a Variance, and a Design Review Permit to construct a two-story, 58,000 square foot warehouse and office building at 2785 Goodrick Avenue (APN: 408-220-047). M-3, Heavy Industrial (North Richmond Shoreline Specific Plan) Zoning District.

Goodrick Parkway Properties, LLC, owner; David Popelka, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

- CC 5. PLN08-029 – Eating Establishment with Alcoholic Beverage, 3288 Pierce Street, Suite A-103

PUBLIC HEARING consider a Conditional Use Permit to allow on-sale beer and wine sales at Koreana Kitchen II, an existing restaurant located at 3288 Pierce Street, Suite A-103 (APN: 510-060-006). C-3, General Commercial District.

Pacific Infinity Co. Inc, owner; Young J. Bae, applicant

Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

- CC 6. PLN08-035 – Given & Halpern Gift Distribution, 1099 Essex Avenue

PUBLIC HEARING to consider a Conditional Use Permit for processing catalog and internet sales of gift baskets including wine, gift basket assembly, and a small retail alcoholic beverage store in an existing industrial warehouse tenant space at 1099 Essex Avenue (APN: 561-130-014). M-2, Light Industrial Zoning District.

American Standard Properties/Jones Development Company, owner; Givens & Halpern, Inc., applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

A G E N D A
DESIGN REVIEW BOARD MEETING
CITY OF RICHMOND COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, October 8, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Board's consideration of the item. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called to address the Board after the project applicant has made a presentation. Anyone who wishes to address the Design Review Board on a topic that is not on the agenda and is relevant to the Design Review Board's purpose may file a speaker form with Planning and Building Services Department staff at any time during the meeting and will be called to address the Board during the Public Forum portion of the meeting.

Agenda Order: At the discretion of the Board, items on the agenda may not be heard in the order they appear on the agenda.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve, continue or hold the item over to a date certain. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 1

BROWN ACT (see “Public Forum” note at the end of Agenda)

NEW ITEM

CC 1. EIR/DR 1104434 – Port of Richmond, Honda Port of Entry Project at Point Potrero

PUBLIC HEARING to consider certification of an Environmental Impact Report (EIR) and Design Review Permit approval for expansion and modification of the existing auto import activities located at 1317 Canal Blvd. (APNs 560-320-002, -016, -017), known as Marine Terminal 3. The project would expand an existing rail line, repair an existing ship berth, and provide an extension of the San Francisco Bay Trail. The Board may act on the EIR and the project or, on its own motion, vote to recommend action by the City Council.

Zoning: M-3 (Heavy Industrial) and M-4 (Marine Industrial)

Owner: Surplus Property Authority of Richmond

Applicant: Port of Richmond, Jim Matzorkis, Executive Director

Staff Contact: *Kieron Slaughter*

Recommendation: Certify the EIR and approve the project, or recommend approval to the City Council

BOARD BUSINESS

2. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic relevant to the Design Review Board’s purpose that is not already on the agenda must submit a speaker form to Planning and Building Services Department staff prior to the start of Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.



Design Review staff reports for this meeting can be viewed on the City of Richmond’s website

In the Document Center at <http://www.ci.richmond.ca.us/documentcenterii.asp>

Go to: **Planning and Building Services → Design Review Board → Staff Reports**

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR:

BROWN ACT (see Public Forum note at the end of Agenda)

INFORMATIONAL ITEM

1. EIR/DR 1104434 – Honda Port of Entry Project, Port of Richmond

Notice is hereby given that at the City of Richmond Planning Commission meeting of October 16, 2008, Planning Commissioners will be given an opportunity to comment on the Final Environmental Impact Report and project approvals. No public testimony will be received at this meeting and the Planning Commission will take no action on the project. The existing auto import activities are located at 1317 Canal Blvd. and proposed for expansion within the area known as Point Portrero Marine Terminal. (APNs 560-320-002, -016, -017). The Zoning District is M-3 – Heavy Industrial, and M-4 – Marine Industrial. Surplus Property Authority of Richmond, owner; Port of Richmond, applicant
Planner: Kieron Slaughter

STUDY SESSIONS

2. City of Richmond, Design Review Board/Planning Commission Merger Ordinance

STUDY SESSION to review the ordinance initiated by the City Council to establish a process and modify the language of all related ordinances to merge the design review function of the present Design Review Board into the Planning Commission's duties. (applicable Citywide)
Planner: Janet Harbin

3. Residential Design Guidelines for Additions to Heritage Homes - Citywide

STUDY SESSION to review the recently adopted Residential Design Guidelines for Additions to Heritage Homes (APNs: Citywide). Various zoning districts.
Planner: Lina Velasco

COMMISSION BUSINESS

4. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2, 3, 4, 6

BROWN ACT (see Public Forum note at the end of Agenda)

NEW ITEMS

- CC 1. PLN08-041 – Research Drive: Tentative Parcel Map for Commercial/Industrial Building, 3023-3025 Research Drive
- PUBLIC HEARING to consider a tentative parcel map to subdivide an existing commercial/industrial building into four condominium units at 3023-3025 Research Drive (APN: 405-373-023). M-1 (Industrial/Office Flex) Zoning District.
D & K Metcalf Partnership, owner; David Metcalf, applicant
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval
- CC 2. PLN08-031 – Target Stores: Conditional Use Permit for Alcohol Sales, 4500 Macdonald Avenue
- PUBLIC HEARING to consider a request by Target Corporation for approval of a Conditional Use Permit (CUP) to allow sale of beer, wine and distilled spirits for consumption off the premises (License Type 20 Off-Sale Beer and Wine). The subject property is located at 4500 Macdonald Avenue (APN 517-290-010). General Plan designation C-3, Regional Office Retail Commercial; Zoning District, C-3-Regional Commercial District.
Target Corporation, owner; Hinman & Carmichael LLP, applicant
Planner: Kieron Slaughter
- Tentative Recommendation: Conditional Approval
- CC 3. PLN08-046 – Wal-Mart: Conditional Use Permit for Alcohol Sales, 1303 Hilltop Mall Road
- PUBLIC HEARING to consider a request by Wal-Mart for approval of a Conditional Use Permit (CUP) to allow sale of beer, wine and distilled spirits for consumption off-the-premises (License Type 21 Off Sale General). The subject property is located at 1303 Hilltop Mall Road (APN: 405-320-009-5). General Plan designation C-3-Regional Office Retail Commercial; Zoning District, C-3-Regional Commercial District.
Wal-Mart, owner; Ilene Dick, applicant
Planner: Kieron Slaughter
- Tentative Recommendation: Conditional Approval

- CC 4. V/PLN08-042 – Nicholl Apartments: Variance to Minimum Lot Size, 32 & 34 Nicholl Avenue
- PUBLIC HEARING to consider a Variance to convert an existing office above a garage into a studio apartment at 32 and 34 Nicholl Avenue (APN: 558-101-009. General Plan Designation 922A; MFR-1, Multifamily Residential Zoning District.
Glen Myers, owner/applicant
Planner: Jonelyn Whales
- Tentative Recommendation: Conditional Approval
5. GPA/RZ/ZTC/DR 1104490 – Kohl’s Department Store, 2700 Rydin Road, 4903 Central Avenue
- PUBLIC HEARING to consider a recommendation to the City Council on the General Plan Amendment, Rezoning, Zoning Text Amendment, Draft Mitigated Negative Declaration (MND), and Design Review Permit for the Kohl’s Department Store project at 2700 Rydin Road and 4903 Central Avenue (APNs: 560-390-018, 560-390-013, 560-390-020). The project consists of a new two-story 99,011-square-foot retail building, and a 76,008-square-foot commercial pad site. The requested General Plan Amendment and Rezoning would change the site’s General Plan land use map designation from 920, Industrial/Office Flex to 930, Regional Commercial, as well as the zoning category for the site from M-1, Industrial/Office Flex to the C-3, Regional Commercial Zoning District. The Zoning Text Amendment would reduce the parking stall depth requirement from 18’-6” to 18’.”
L&S Properties and Central Spur Properties, owner; Oliver and Company, Inc., applicant
Planner: Hector Rojas
- CC 6. PLN08-027 – Bayside Village Live Work: Appeal of Director’s Zoning Determination, Goodrick Avenue and Richmond Parkway
- PUBLIC HEARING to consider an appeal of the Director of Planning and Building Services’ zoning determination pursuant to the Richmond Municipal Code Section 15.04.012 for property located at the intersection of Goodrick Avenue and Richmond Parkway (APNs: 408-220-007, 036-039, and 041-043) in the M-1 (Industrial/Office Flex) Zoning District. The Director determined that the proposed Bayside Village 222 residential units by definition are more residential than live/work based on the number of units and site configuration.
Joshua Genser, owner/applicant
Planner: Jonelyn Whales
- Tentative Recommendation: Hold Over To 12/4/2008

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5

BROWN ACT (see Public Forum note at the end of Agenda)

SCOPING SESSION

1. Scoping Session for Draft Environmental Impact Report – City of Richmond
Redevelopment Plan Amendment

SCOPING SESSION to solicit views as to the appropriate scope and content of the Environmental Impact Report (EIR) pertaining to statutory responsibilities in connection with the Redevelopment Plan Amendments project to continue implementation of Agency's goal to overcome adverse physical and economic conditions and facilitate revitalization in the City.

Redevelopment Agency, owner/applicant

Planner: Jonelyn Whales

HOLD OVER ITEM

2. PLN08-027 – Bayside Village Live /Work Project: Appeal of Director's Zoning
Determination, Goodrick Avenue and Richmond Parkway

PUBLIC HEARING to consider an appeal of the Director of Planning and Building Services' zoning determination pursuant to the Richmond Municipal Code, Section 15.04.012, for property located at the intersection of Goodrick Avenue and Richmond Parkway (APNs: 408-220-007, 036-039, and 041-043) in the M-1 (Industrial/Office Flex) Zoning District. The Director determined that the proposed Bayside Village 222 residential units by definition are more residential than live/work units based on the number of units, unit design, and site configuration.

Joshua Genser, owner/applicant

Planner: Jonelyn Whales

Tentative Recommendation: Affirm the Planning Director's Decision and Deny the Appeal

NEW ITEMS

3. EID/GPA/REZ/DR 1104442 – Garrity Way Apartments: 3151 Garrity Way

PUBLIC HEARING to consider a Planning Commission recommendation to the City Council on the Mitigated Negative Declaration (MND) and Design Review Permit for the construction of a ±200,000 square foot multi-family residential development that includes a total of 127 dwelling units in conjunction with a recommendation of Rezoning and General Plan Amendment at 3151 Garrity Way (APN: 405-290-069). C-3, Regional Commercial Zoning District.

Wasatch Advantage Group, owner/applicant
 Planner: Hector Lopez

- CC 4. PLN08-054 – Chevron Meteorological Tower: Variance to Height Restriction, 841 Chevron Way

PUBLIC HEARING to consider a variance request for Planning Commission approval of a variance that would allow installation of two 166 foot tall meteorological towers where 75 feet is the maximum height allowed in the M-3, Heavy Industrial Zoning District. The applicant proposes to install one tower on the Refinery site’s ridge (841 Chevron Way) near Drowley Road, and the other on the Refinery site near Castro Street. (APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). M-2, Light Industrial and M3, Heavy Industrial Zoning Districts.

Chevron Products Company, owner/applicant
 Planner: Lamont Thompson

Tentative Recommendation: Approval

- CC 5. PLN08-057/DR 1103384 – Pinole Point Development Plan

PUBLIC HEARING to consider adoption of a Final Development Plan for Buildings 1 through 4 in Phase II of the planned district development project at Pinole Point Business Park. Development plan approvals are required for previously approved planned area rezoning districts based on the Final Environmental Impact Report (FEIR) for the Point Pinole Business Park under the Zoning Ordinance in effect at the time of approval. This 364 acre planned industrial business park was approved in 1996 by the City Council. The Council adopted development standards and design strategies for each phase of the business park construction and development to ensure compliance with the PA Zoning District standards. (APNs: 405-030-034 through 039). Zoning District, Planned Area and a General Plan designation of Light Industry/922.

Pat Russell, Sares-Regis Group owner/applicant
 Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

6. Reports of Officers, Commissioners and Staff

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