

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

**Thursday, January 5, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4

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

**HELD OVER ITEMS**

1. CU/V 1102322 – Wireless Communications

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000' spacing requirement to allow the installation of a new  $\pm 40'$  high steel pole with 3 panel antennas , 2 equipment cabinets, electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave. (No APN) No Zoning district.

Caltrans, owner; Misako Hill, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 3/2/2006

2. V 1102114 – Variance for Accessory Structure

PUBLIC HEARING to consider a Variance request to exceed the maximum height for an accessory structure for a detached 2-car garage proposed at the rear of the lot located at 200 Bishop Avenue (APN 558-052-012). The detached garage will be built as part of the remodel and expansion proposed of the existing single-family residence. The proposed site plan also includes a swimming pool and pool grotto. SFR-2 District.

Laura Holmes & Paul Murphy, owners; Leticia Estrada-Niles, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

### 3. City of Richmond Housing Element

PUBLIC HEARING to review and recommend to the City Council adoption of Initial Study/Negative Declaration Adoption, of the City of Richmond 2001-2006 Housing Element and submittal of this Housing Element to the State Department of Housing and Community Development (HCD) for their 90-day review and certification.

*Staff Contact: Mimi Liem*

Tentative Recommendation: Recommend that the City Council adopt both the Initial Environmental Study/Negative Declaration and the updated Housing Element.

### CC 4. CU 1100304 – Mobile Vendor

PUBLIC HEARING to consider a proposal to extend a Conditional Use Permit for operation of a mobile vendor at 546 23<sup>rd</sup> St. (APN 515-180-018). C-2 District.

Barbara Kringle, owner; Juan Luis Carrillo, applicant

*Staff Contact: Walter Oetzell*

Tentative Recommendation: Conditional Approval

### 5. EID/TM 1100835 – Westshore Marina

The City of Richmond has received applications for the Westshore Marina Residential Condominium project. Toll Brothers, project sponsor, proposes to develop the project site with: a) up to 269 residential condominium units contained within three, 5-story buildings with 6<sup>th</sup> floor dormer elements, constructed over a podium; and b) shoreline park improvements that would be landscaped and designed with a pedestrian path and sloped turf. (APNs 560-181-096 and 560-181-098). The Planning Commission will hold a public hearing to review and consider certification of the Final Environmental Impact Report (FEIR), approval of the MMRP and action on the Final Development Plan and Tentative Map.

Marina Bay Partners II, owner; Toll Brothers, applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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6. Reports of Officers, Commissioners and Staff
  - a) Date change for the May meeting

### **Public Forum - Brown Act**

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# AGENDA

City of Richmond  
Council Chambers  
1401 Marina Way South  
Richmond, CA 94804

**Meeting Date:** 1/26/2006

**Place:** Richmond City Council Chambers

**Time:** 7:00 p.m.

**BROWN ACT:** This Agenda was posted in conformance with the Brown Act because there may be a quorum of Planning Commissioners present (see Public Forum note at the end of this Agenda).

## AGENDA ITEM

### **Scoping Meeting for the proposed Parkway Transit Village Project Environmental Impact Report (EIR) in conformance with the California Environmental Quality Act (CEQA).**

Project Number: EID -----

A Notice of Preparation (NOP) has been prepared for the above-referenced project and released for a 30-day review period, ending on February 6, 2006. The NOP invites comments from the public and responsible and trustee agencies on the information, including the scope of issues, to be included in the EIR. As part of this "scoping" process, the City is holding a Scoping Meeting in order to provide information about the proposed project and solicit scoping comments.

The proposal is for a residential development of approximately 1,052 units along the Richmond Shoreline, at the extension of Goodrick Ave. The total site area is 244 acres, of which 120.5 acres are submerged lands. The proposed project, which also includes limited commercial uses, would be concentrated on a 61-acre portion of the site, with the balance of the non-submerged site area, approximately 62 acres, remaining as undeveloped open space. The NOP describes the project in greater detail and identifies the issues proposed to be addressed in the EIR.

The project would require amendments to the General Plan and North Richmond Shoreline Specific Plan, in addition to zoning changes and approval of a subdivision map and Conditional Use Permit. The project would also require permit approvals from various other agencies. The City Council would be the final approving body for discretionary approvals and would, therefore, certify the Final EIR for this project.

The NOP is available via the City of Richmond's Website or in person at the City of Richmond Planning Department, 1401 Marina Way South, 8:30-5:00 P.M., Monday through Friday. Copies of the NOP will also be available at the Scoping Meeting.

Written comments on the NOP must be submitted to the City **no later than 5:00 p.m. on February 6, 2006.** Written comments should be addressed to Morty Prisament, Senior Planner, City of Richmond Planning Department, 1401 Marina Way South, Richmond, CA 94804.

*Please note that this meeting is not intended to consider the adequacy of the EIR nor project merits or to take action on the proposed development project. Hearings will be scheduled for that purpose in the future.*

See Page 1 on other side

## **MEETING FORMAT FOR SCOPING SESSION**

- I. Introduction (5 minutes)
- II. Overview of EIR Process (10 minutes):
  1. Initial Study, Draft EIR preparation and Final EIR distribution and noticing, and
  2. Explanation of Planning Commission role.  
[Planning Staff]
- III. Presentation of Proposed Project (5 minutes)  
[Applicant's Representative]
- IV. EIR Approach & Presentation of Preliminary Issues (15 minutes)  
[Design, Community, & Environment Consultants]
- V. Public Comments and Questions (1 hour)
- VI. Conclusion and closure (10 minutes)

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**Thursday, February 2, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

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Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

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William H. Coleman	Vacant
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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5, 6, 7

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

**STUDY SESSIONS**

1. Conditional Use Permit Ordinance For Major Development Projects

PUBLIC HEARING study session to discuss a proposed amendment to Chapter 15.04 of the City of Richmond Municipal Code considering a Conditional Use Permit requirement for major development projects.

*Staff Contact: Lori Reese-Brown*

2. ZTC 06-1 – Density Bonus

PUBLIC HEARING study session to consider amendments to Section 15.04.810.050 (Affordable Housing Density Bonus) of the Zoning Ordinance in compliance with recently adopted amendments (SB 1818) to the statewide Density Bonus Law.

*Staff Contact: Lina Velasco*

**NEW ITEMS**

CC 3. MS 1102638 – 2 Lot Subdivision

PUBLIC HEARING to consider re-subdividing “Parcel-A” as approved by MS-753-88 into a two-lot subdivision at 3150 Garrity Way (APN 405-290-052). C-3, Regional Commercial District.

California Imperial, LLC, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 4. CU 1102578 – An Eating Establishment With Alcoholic Beverage Sales

PUBLIC HEARING to consider granting a Conditional Use Permit for an eating establishment with alcoholic beverage sales in an existing restaurant located at 2167 Meeker Avenue (APN 560-150-013). Commercial/Office Knox Cutting Specific Plan Area.

Harbour Gate Partners, owner; Blanca Carrillo, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 5. CU 1102590 – Temporary Truck Parking

PUBLIC HEARING to consider a Temporary Conditional Use Permit for a ±84,060 SF parking lot area for the parking of trucks and containers at 1414 – 1422 Harbour Way (APNs 560-181-103 and 104) in Mixed Use/Port Maritime districts of the Knox/Cutting Specific Plan Area.

Eddie Orton, owner; Judith Rodier, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 3/2/2006

CC 6. CU 1102660 – Retail Alcoholic Beverage Establishment

PUBLIC HEARING to consider a proposal to establish a retail alcoholic beverage establishment at 1414 Harbour Way South (APN 560-181-104). This facility will house a 125,000 SF warehouse for internet based sales and a 1,500 SF store for walk-in retail off-sale of wine. Mixed Use district of the Knox/Cutting Specific Plan Area.

Eddie Orton, owner; Wine.Com/William Tomaszewski, applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 7. V 1102637 – Lot Size Variance

PUBLIC HEARING to consider a variance request to reduce the minimum lot size from 5,000 SF to 4,495 SF for the purpose of constructing a two-story, single-family residence on the vacant lot located at 1605 Ohio Avenue (APN 540-360-021). Residential Low Density (Knox Cutting Specific Plan) Zoning District.

FHA, LLC, owner; Joe Fisher, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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### 8. Reports of Officers, Commissioners and Staff

#### **Public Forum - Brown Act**

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**DEVELOPMENT REVIEW COMMITTEE**

**Monday, February 27, 2006**

**6:30 p.m.**

**Planning Conference Room**

**1401 Marina Way South, Richmond**

Chairperson: Zachary Harris

Members: Ludmyrna Lopez  
Virginia Finlay  
Vicki Winston

The following items call for action by the Committee to the Commission:

1. MS 1102638 – 2 Lot Subdivision

PUBLIC HEARING to consider re-subdividing “Parcel-A” as approved by MS-753-88 into a two-lot subdivision at 3150 Garrity Way (APN 405-290-052). C-3, Regional Commercial District.

California Imperial, LLC, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

2. TM/CU 1102415 – 8 Lot Subdivision

PUBLIC HEARING to consider a Tentative Map and a Conditional Use Permit to subdivide an existing lot to allow construction of an eight unit single-family Planned Residential Group at the corner of 13<sup>th</sup> and Esmond St. (APN 529-020-001). C-2, General Commercial District.

Jaime Chavez, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation:

3. TM/V 1102677 – 2 Lot Subdivision

PUBLIC HEARING to consider a Minor Subdivision with Exceptions for minimum lot width and lot size for the purpose of subdividing the lot located at 253 South 3<sup>rd</sup> St. into two 2,812.5 SF lots for single family residential development (APN 550-120-017). Residential Low Density (Knox Cutting Specific Plan) Zoning District.

Richmond NHS, owner; Jai Jennifer, applicant

Staff Contact: Lina Velasco

Tentative Recommendation:

4. TM 1102514 – Conversion of 8 Rental Units to Condominiums

PUBLIC HEARING to consider a proposal to permit the conversion of 8 existing rental units to condominiums through a Vesting Tentative Subdivision Map, per Richmond Subdivision Ordinance Section 15.08.635, at 10 and 20 6<sup>th</sup> St. (APN 538-400-035 and 036). General Plan Designation: Medium Density Residential 918, MFR-1, Multi-family residential district.

Jaime Chavez, owner; Kelly Netherton, applicant

*Staff Contact: David Barbary*

Tentative Recommendation:

A G E N D A  
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**Thursday, March 2, 2006, 7:00 p.m.**

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ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR: 5, 6, 7, 8, 9, 10, 11

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

**HELD OVER ITEMS**

1. CU/V 1102322 – Wireless Communications

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000' spacing requirement to allow the installation of a new ±40' high steel pole with 3 panel antennas , 2 equipment cabinets, electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave. (No APN) No Zoning district.

Caltrans, owner; Misako Hill, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 4/6/2006

2. CU 1102590 – Temporary Truck Parking

PUBLIC HEARING to consider a Temporary Conditional Use Permit for a ±84,060 SF parking lot area for the parking of trucks and containers at 1414 – 1422 Harbour Way (APNs 560-181-103 and 104) in Mixed Use/Port Maritime districts of the Knox/Cutting Specific Plan Area.

Eddie Orton, owner; Judith Rodier, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 4/6/2006

3. MS 1102638 – 2 Lot Subdivision

PUBLIC HEARING to consider re-subdividing “Parcel-A” as approved by MS-753-88 into a two-lot subdivision at 3160 Garrity Way (APN 405-290-052). C-3, Regional Commercial District.

California Imperial, LLC, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

### 4. ZTC 06-1 – Amendments to Density Bonus Ordinance (SB 435)

PUBLIC HEARING to consider amendments to Section 15.04.810.050 (Affordable Housing Density Bonus) of the Zoning Ordinance in conformance with recently adopted amendments to the California Statewide Density Bonus Law.

*Staff Contact: Lina Velasco*

Tentative Recommendation: Recommend Approval To City Council

### CC 5. TM/CU 1102415 – 8 Lot Subdivision

PUBLIC HEARING to consider a Tentative Map and a Conditional Use Permit to subdivide an existing lot to allow construction of an eight unit single-family Planned Residential Group at the corner of 13<sup>th</sup> and Esmond St. (APN 529-020-001). C-2, General Commercial District.

Jaime Chavez, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

### CC 6. TM/V 1102677 – 2 Lot Subdivision

PUBLIC HEARING to consider a Minor Subdivision with Exceptions for minimum lot width and lot size for the purpose of subdividing the lot located at 253 South 3<sup>rd</sup> St. into two 2,812.5 SF lots for single family residential development (APN 550-120-017). Residential Low Density (Knox Cutting Specific Plan) Zoning District.

Richmond NHS, owner; Jai Jennifer, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

### CC 7. TM 1102514 – Conversion of 8 Rental Units to Condominiums

PUBLIC HEARING to consider a proposal to permit the conversion of 8 existing rental units to condominiums through a Vesting Tentative Subdivision Map, per Richmond Subdivision Ordinance Section 15.08.635, at 10 and 20 6<sup>th</sup> St. (APN 538-400-035 and 036). General Plan Designation: Medium Density Residential 918, MFR-1, Multi-family residential district.

Jaime Chavez, owner; Kelly Netherton, applicant

*Staff Contact: David Barbary*

Tentative Recommendation: Conditional Approval

CC 8. CU 1102668 – Establishment of a Plumbing Services

PUBLIC HEARING to consider a Conditional Use Permit to authorize a Special Trade Contractor (the provision of plumbing services) in an existing 459 SF office space located at 10545 San Pablo Ave. (APN 507-070-031). C-2, General Commercial District

Kent & Mark Rogers, owners; Gary Ball, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 9. CU 1102626 – Wireless Facility

PUBLIC HEARING to consider a Conditional Use Permit that would allow the installation and operation of a telecommunication facility at 740 National Court (APN 550-020-038). The proposal is for the installation of three roof mounted antennas and supporting ground level utilities. M-2 District.

BBT-Northbay Properties, owner; Keith Forrest, applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Conditional Approval

CC 10. V 1102647 – Variance for Minimum Lot Width and Lot Size

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling unit on the lot located between 682 and 674-678 9<sup>th</sup> St. (APN 534-141-001), SFR-3 Zoning District.

Roman Gutierrez, owner; Paul Hafen, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 11. V 1102646 – Variance for Minimum Lot Width and Lot Size

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling unit at 425 Bissell Ave. (APN 538-210-014). SFR-3 Zoning District.

Jaime Chavez, owner; Kelly Netherton, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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12. Reports of Officers, Commissioners and Staff

### **Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

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

**Thursday, April 6, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

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**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents 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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**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 any public hearing(s) on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error. An appeal fee of \$150 must accompany the appeal letter.***

ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 8, 9

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

**HELD OVER ITEMS**

1. CU/V 1102322 – Wireless Communications

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000' spacing requirement to allow the installation of a new ±40' high steel pole with 3 panel antennas , 2 equipment cabinets, electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave. (No APN) No Zoning district.

Caltrans, owner; Misako Hill, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 5/11/2006

2. CU 1102590 – Temporary Truck Parking

PUBLIC HEARING to consider a Temporary Conditional Use Permit for a ±84,060 SF parking lot area for the parking of trucks and containers at 1414 – 1422 Harbour Way (APNs 560-181-103 and 104) in Mixed Use/Port Maritime districts of the Knox/Cutting Specific Plan Area.

Eddie Orton, owner; Judith Rodier, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

3. CU 1102626 – Wireless Facility

PUBLIC HEARING to consider a Conditional Use Permit that would allow the installation and operation of a telecommunication facility at 740 National Court (APN 550-020-038). The proposal is for the installation of three roof mounted antennas and supporting ground level utilities. M-2 District.

BBT-Northbay Properties, owner; Keith Forrest, applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 4. EID/TM/GPA/RZ 1101112 – Point Richmond Shores

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers. The project consists of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program, a General Plan Amendment, Rezoning to Planned Area, Vesting Tentative Map, and Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed to have the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. Coastline Commercial District.

Redevelopment Agency, owner; Toll Brothers, applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Hold Over To 5/11/2006

CC 5. MS/V 1102796 – Three Lot Subdivision and Variance

PUBLIC HEARING to consider a minor subdivision with exceptions for minimum lot size for the purpose of subdividing the lot located identified as APN 550-251-018 (eastside of 7<sup>th</sup> St. near Virginia Ave.) into three lots, ranging from 3,677.46 SF to 9,008.82 SF., for single-family residential development : Residential Low Density (Knox Cutting Specific Plan) Zoning District. Project site is currently vacant.

Richmond Neighborhood Housing Council, owner; Jai Jennifer, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 6. CU 1102783 – Convert a Commercial Building into Live Work Unit

PUBLIC HEARING to consider a Conditional Use Permit to convert a commercial building into a live work unit and change the building's façade to accommodate the proposed use at 614 S. 33<sup>rd</sup> St. (APN 549-221-001). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business) and Industrial Office Flex Districts.

Albert Strane, owner; Jeanne Chiang, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

7. V 1102721 – Variance on a Substandard Lot

PUBLIC HEARING to consider a proposal to construct a new single family residence on a substandard lot of 2,500 SF located at 1603 Garvin Ave. (APN 529-140-013). SFR-3 Zoning District.

Robert Sutherland, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Denial

CC 8. CU 1102744 – Mobile Vendor Operation

PUBLIC HEARING to consider granting a temporary Conditional Use Permit for a fast-food mobile vendor at 812 Market St. (APN 409-313-005). M-2, Light Industrial District.

Ramparka Sh Vohra, owner; Rosalva Orozco, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 9. ST 1102764 – Street Vacation

PUBLIC HEARING to consider the vacation of a portion of South 13<sup>th</sup> St. located between parcels 560-371-002 and 560-372-001 (No APN) and south of Wright Ave. Research & Development/Business (Knox Cutting Specific Plan) Zoning District.

City of Richmond, owner; Jose Perera Da Silva, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Recommend Conditional Approval to City Council

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COMMISSION BUSINESS

10. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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

**Thursday, May 11, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7

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

**HELD OVER ITEMS**

1. CU/V 1102322 – Wireless Communications

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000' spacing requirement to allow the installation of a new ±40' high steel pole with 3 panel antennas , 2 equipment cabinets, electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave. (No APN) No Zoning district.

Caltrans, owner; Misako Hill, applicant

Planner: Janet Harbin

Tentative Recommendation: Hold Over To 7/6/2006

2. MS/V 1102796 – Three Lot Subdivision and Variance

PUBLIC HEARING to consider a minor subdivision with exceptions for minimum lot size for the purpose of subdividing the lot located identified as APN 550-251-018 eastside of 7<sup>th</sup> St. near Virginia Ave. into three lots, ranging from 3,677.46 SF to 9,008.82 SF., for single-family residential development : Residential Low Density (Knox Cutting Specific Plan) Zoning District. Project site is currently vacant.

Richmond Neighborhood Housing Council, owner; Jai Jennifer, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over To 6/1/2006

3. EID/TM/GPA/RZ 1101112 – Point Richmond Shores

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers. The project consists of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program, a General Plan Amendment, Rezoning to Planned Area, Vesting Tentative Map, and Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed to have the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. Coastline Commercial District.

Redevelopment Agency, owner; Toll Brothers, applicant

Planner: Lamont Thompson

Tentative Recommendation: Hold Over To 6/1/2006

## NEW ITEMS

- CC 4. CU 1102611 – Wireless Communications
- PUBLIC HEARING to consider a proposal to replace an existing 51 foot tall church steeple with a new 51 foot tall steeple including 3 enclosed cellular antennas at 4585 Hilltop Dr. (APN 426-330-008). General Plan Designation: 917 - Low Density Residential, Zoning: SFR-3 – Low Density Residential District.  
Apostolic Faith Mission of Portland, owner; Javier De La Garza, applicant  
Planner: David Barbary
- Tentative Recommendation: Conditional Approval
- 
- CC 5. CU 1102612 – Wireless Communications
- PUBLIC HEARING to consider a proposal to install 6 rooftop cellular antennas at 820 23<sup>rd</sup> St. (APN 528-240-001). General Plan Designation: 964 – Public and Institutional; 918 Medium Density Residential; Zoning: PC – Public Facilities; MFR-1 – Multi-Family Residential.  
Neighborhood House of North Richmond, owner; Javier De La Garza, applicant  
Planner: David Barbary
- Tentative Recommendation: Conditional Approval
- 
- CC 6. CU 1102747 – To Permit a Light Industrial Use in Knox/Cutting Specific Plan Mixed Use Designation
- PUBLIC HEARING to consider a proposal to permit a light industrial use with limited outdoor storage and a request for a parking reduction per Richmond Zoning Ordinance Section 15.04.850.060 at 555 S 12<sup>th</sup> St. (APN 544-251-017). General Plan Designation: General Commercial – 922 and Light Industrial – 919; Specific Plan: Knox/Cutting Specific Plan – Mixed Use; Zoning: M-2 – Light Industrial District.  
Harold Price, owner; Jeff Patterson, applicant  
Planner: David Barbary
- Tentative Recommendation: Conditional Approval
- 
- CC 7. CU 1102812 – Convert an Existing Warehouse into Chocolate Manufacturing Plant
- PUBLIC HEARING to consider proposal to convert portion of an existing warehouse (60,000 SF) into chocolate manufacturing plant at 4075 Lakeside Dr. (APN 405-371-010). M-1, Industrial/Office Flex District.  
CA Autism Foundation, owner/applicant  
Planner: Tanya Boyce
- Tentative Recommendation: Hold Over To 6/1/2006

## **INFORMATIONAL ITEM**

### 8. Informational Presentation - “Green Building”

Presentation of policy options relating to more sustainable building and development process that reduce energy and resource consumption, improve interior air-quality and lessen pollution.

Planner: Joseph Light

## **COMMISSION BUSINESS**

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### 9. Reports of Officers, Commissioners and Staff

#### Public Forum - Brown Act

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**PLANNING COMMISSION MEETING**  
**CANCELLATION NOTICE**

The Planning Commission meeting scheduled for 5/11/2006 at 7:00 p.m. has been cancelled due to a lack of a quorum.

Items on the agenda will be re-noticed for the next hearing date.

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

**Thursday, June 1, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10, 11

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

**HELD OVER ITEMS**

1. CU/V 1102322 – Wireless Communications at I-80 & Solano Avenue

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000 foot spacing requirement to allow the installation of a new ±40 foot high steel pole with three (3) panel antennas , two (2) equipment cabinets, and electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave.

Caltrans, owner; Misako Hill, applicant

Planner: Janet Harbin

Tentative Recommendation: Hold Over To 7/6/2006

2. MS/V 1102796 – Three Lot Subdivision and Variance at 7<sup>th</sup> Street and Virginia Avenue

PUBLIC HEARING to consider a minor subdivision with exceptions for minimum lot size for the purpose of subdividing the lot identified as APN 550-251-018 and located at the eastside of 7<sup>th</sup> St. near Virginia Ave. into three lots, ranging from 3,677.46 Square feet to 9,008.82 Square feet., for single-family residential development. Residential Low Density (Knox/Cutting Specific Plan) Zoning District.

Richmond Neighborhood Housing Council, owner; Jai Jennifer, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

3. EID/TM/GPA/RZ 1101112 – Point Richmond Shores at Dornan Drive and Brickyard Cove Road

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers, consisting of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program; a General Plan Amendment; Rezoning to Planned Area District, Vesting Tentative Map; and, Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed for construction of the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. Coastline Commercial Zoning District.

Redevelopment Agency, owner; Toll Brothers, applicant

Planner: Lamont Thompson

Tentative Recommendation: Conditional Approval

## NEW ITEMS

- CC 4. CU 1102611 – Wireless Communications at 4585 Hilltop Drive
- PUBLIC HEARING to consider a Conditional Use Permit to replace an existing 51 foot tall church steeple with a new 51 foot tall steeple containing three (3) enclosed cellular antennas located at 4585 Hilltop Drive (APN 426-330-008). General Plan Designation: 917 - Low Density Residential, Zoning: SFR-3 – Low Density Residential District. Apostolic Faith Mission of Portland, owner; Javier De La Garza, applicant  
Planner: David Barbary
- Tentative Recommendation: Conditional Approval
- CC 5. CU 1102612 – Wireless Communications at 820 23<sup>rd</sup> Street
- PUBLIC HEARING to consider a Conditional Use Permit to install six (6) rooftop cellular antennas at 820 23<sup>rd</sup> Street (APN 528-240-001). General Plan Designation: 964 – Public and Institutional; 918 Medium Density Residential; Zoning: PC – Public Facilities/MFR-1 – Multi-Family Residential District. Neighborhood House of North Richmond, owner; Javier De La Garza, applicant  
Planner: David Barbary
- Tentative Recommendation: Conditional Approval
- CC 6. CU 1102747 – Light Industrial Use in Knox/Cutting Specific Plan Mixed Use Designation at 555 S. 12<sup>th</sup> Street
- PUBLIC HEARING to consider a Conditional Use Permit for a light industrial use with limited outdoor storage, and a request for a parking reduction per Richmond Zoning Ordinance Section 15.04.850.060, located at 555 S. 12<sup>th</sup> Street (APN 544-251-017). General Plan Designation: General Commercial – 922 and Light Industrial – 919; Specific Plan: Knox/Cutting Specific Plan – Mixed Use; Zoning: M-2 – Light Industrial District. Harold Price, owner; Jeff Patterson, applicant  
Planner: David Barbary
- Tentative Recommendation: Conditional Approval
- CC 7. CU 1102812 – Chocolate Manufacturing Plant at 4075 Lakeside Drive
- PUBLIC HEARING to consider a Conditional Use Permit to convert a portion of an existing warehouse (60,000 Square feet) into a chocolate manufacturing plant located at 4075 Lakeside Drive. (APN 405-371-010). M-1, Industrial/Office Flex District. CA Autism Foundation, owner/applicant  
Planner: Tanya Boyce
- Tentative Recommendation: Conditional Approval

8. ZTC 1102802 (ZTC 06-02) – Zoning Text Change for Crematory Uses

PUBLIC HEARING to consider a Zoning Text change to amend Section 15.04.020 of the Zoning Ordinance to define a Crematory separately from a Cemetery, and to amend Section 15.04.910, Conditional Use Permits, to establish the requirement that businesses who engage in the care, preparation or disposition of the deceased by cremation obtain a Conditional Use Permit. Conditional Use listings in all commercial and industrial zoning classifications would also be amended to list Crematories separately from Mortuaries and Cemeteries. Various Zoning Districts Citywide.

Citywide, owner; Neptune Society, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Recommend Approval To City Council

CC 9. TM & CU 1102806 – Eleven Lot Subdivision at Nevin Avenue and First Street

PUBLIC HEARING to consider a proposal for a Planned Residential Group Subdivision for eleven townhouse lots on a ± 14,450 Square feet parcel at the Southwest corner of Nevin Avenue and First Street (APN 538-171-001). MFR-1, Multifamily Residential Zoning District.

Community Housing and Development Corporation of North Richmond, owner; Tomas Dolan Architects, applicant

Planner: Joseph Light

Tentative Recommendation: Conditional Approval

CC 10. TPM 1102809 (TPM 754-06) – Tentative Parcel Map, Three Lot Subdivision on Capitol Hill Avenue

PUBLIC HEARING to consider Tentative Parcel Map, TPM 754-06, to subdivide two existing lots, measuring 10,129 and 8,556 Square feet in area, into three lots located at 5931 and 5943 Capitol Hill Avenue (APN 419-191-002 and 419-191-003). SFR-2, Very Low Density Zoning Residential District.

Leo Edejer, owner/applicant

Planner: David Barbary

Tentative Recommendation: Hold Over To 7/6/2006

CC 11. CU 1102819 – Expansion of Educational and Office Facilities at 999 Canal Boulevard

PUBLIC HEARING to consider a Conditional Use Permit to allow the continuance and expansion of educational and office uses, and a request for a 25% parking reduction per Richmond Zoning Ordinance Section 15.04.850.060, at 999 Canal Boulevard (APN 560-310-053). General Plan Designation: Industrial Office Flex – 920, Public and Institutional – 964; Zoning Classification: M-1 – Industrial/Office Flex & PC – Public and Civic Uses Zoning Districts.

Bom-Bay Partners, LLC, owner; Lucille Sansing, applicant  
Planner: David Barbary

Tentative Recommendation: Conditional Approval

**INFORMATIONAL ITEM**

12. Informational Presentation - “Green Building”

Presentation of policy options for the Planning Commission’s consideration relating to more sustainable building and development processes that reduce energy and resource consumption, improve interior air-quality, and lessen pollution.

Planner: Joseph Light

**COMMISSION BUSINESS**

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13. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

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

**Thursday, June 22, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific 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 the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents 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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**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 any public hearing(s) on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room , 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error. An appeal fee of \$150 must accompany the appeal letter.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR:

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

**HELD OVER ITEM**

1. EID/TM/GPA/RZ 1101112 – Point Richmond Shores at Dornan Drive and Brickyard Cove Road

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers, consisting of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program; a General Plan Amendment; Rezoning to Planned Area District, Vesting Tentative Map; and, Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed for construction of the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. Coastline Commercial Zoning District. Redevelopment Agency, owner; Toll Brothers, applicant  
Planner: Lamont Thompson

**COMMISSION BUSINESS**

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2. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

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

**Thursday, July 6, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific 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 the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents 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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**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 any public hearing(s) on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room , 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error. An appeal fee of \$150 must accompany the appeal letter.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 6, 7, 8, 9, 10

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

**HELD OVER ITEMS**

1. CU/V 1102322 – Wireless Communications at I-80 & Solano Avenue

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1,000 foot spacing between antennas requirement to allow the installation of a new ±40 foot high steel pole with three (3) panel antennas, two (2) equipment cabinets, and electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave.

Caltrans, owner; Misako Hill, applicant

Planner: Janet Harbin/Jonelyn Whales

Tentative Recommendation: Conditional Approval

2. EID/TM/GPA/RZ 1101112 – Point Richmond Shores at Dornan Drive and Brickyard Cove Road

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers, consisting of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program; a General Plan Amendment; Rezoning to Planned Area District; Vesting Tentative Map; and, Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed for construction of the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. C-C, Coastline Commercial Zoning District.

Redevelopment Agency, owner; Toll Brothers, applicant

Planner: Janet Harbin/Lamont Thompson

Tentative Recommendation: Hold Over To 8/3/2006

3. TPM 1102809 (TPM 754-06) – Tentative Parcel Map, Three Lot Subdivision on Capitol Hill Avenue

PUBLIC HEARING to consider Tentative Parcel Map, TPM 754-06, to subdivide two existing lots, measuring 10,129 and 8,556 square feet in area, into three lots located at 5931 and 5943 Capitol Hill Avenue (APN 419-191-002 and 419-191-003). SFR-2, Very Low Density Zoning Residential District.

Leo Edejer, owner/applicant

Planner: David Barbary

Tentative Recommendation: Application Withdrawn

4. CU 1102819 – Expansion of Educational and Office Facilities at 999 Canal Boulevard
- PUBLIC HEARING to consider a Conditional Use Permit to allow the continuance and expansion of educational and office uses, and a request for a 25% parking reduction per Richmond Zoning Ordinance Section 15.04.850.060, at 999 Canal Boulevard (APN 560-310-053). General Plan Designation: Industrial Office Flex – 920, Public and Institutional – 964; Zoning Classification: M-1 – Industrial/Office Flex & PC – Public and Civic Uses Zoning Districts.
- Bom-Bay Partners, LLC, owner; Lucille Sansing, applicant  
Planner: David Barbary
- Tentative Recommendation: Application Withdrawn

**NEW ITEMS**

5. GPA 1102866 – Tides General Plan Amendment at 3185 Garrity Way
- PUBLIC HEARING to consider a General Plan Amendment to change the land use designation from 930/Regional Office Shopping to 922/General Commercial for a ±11.2 acre parcel with an existing 200 unit apartment community at 3185 Garrity Way (APN 405-290-068) in a C-3, Regional Commercial district.
- Fairfield Hilltop L.P., owner/applicant  
Planner: Janet Harbin
- Tentative Recommendation: Recommend Approval to City Council
- CC 6. MS 1102914 – Three Lot Subdivision at 3655 Collins Avenue
- PUBLIC HEARING to consider a tentative parcel map to subdivide an 8.45 acre parcel into three parcels varying from .88 acres to 6.32 acres in size at 3655 Collins Avenue (APN 408-060-012). M-2, (Light Industrial) Zoning District.
- Durkee Properties, LLC, owner/applicant  
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval
- CC 7. CU 1102797 – Live/Work Units at 431 First Street
- PUBLIC HEARING to consider converting of a vacant industrial building into 11 live/work units at 431 First Street (APN 538-042-029). M-2, Light Industrial District.
- MSH Properties, owner/applicant  
Planner: Tanya Boyce
- Tentative Recommendation: Hold Over To 8/3/2006

- CC 8. V 1102836 – Variance for Two Detached Dwelling Units at 312 Golden Gate Avenue
- PUBLIC HEARING to consider Variances to construct two detached dwelling units on a vacant lot located at 312 Golden Gate Avenue (APN 558-291-004). Each dwelling unit will be ±1,914 square feet. The variances requested are for exceptions to minimum setback requirements and distance requirements between structures. MFR-1, Multi-Family Residential Zoning District.  
William Barrera, owner; Jay Betts, applicant.  
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval
- CC 9. CU 1102841 – 66 Unit Senior Housing Complex at 300-338 and 400-412 Macdonald Avenue
- PUBLIC HEARING to consider proposal to construct a 66 unit senior housing complex consisting of two 3 story buildings of 27,134 and 31,686± square feet building with 1,646 square feet of retail space at 300-338 and 400-412 Macdonald Avenue (538-200-004 & -005; 538-210-002 & -003). C-1, Neighborhood Commercial District.  
Richmond Labor of Love Community Development, owner; The Related Companies, applicant  
Planner: Joe Light
- Tentative Recommendation: Conditional Approval
- CC 10. CU 1103051 – Daycare Center at 2856 Garvin Avenue
- PUBLIC HEARING to consider establishment of a daycare center in an existing home at 2856 Garvin Avenue (APN 528-280-008). SFR-3, Single family Residential District.  
LaRhonda Martin, owner/applicant  
Planner: Tanya Boyce
- Tentative Recommendation: Hold Over To 8/3/2006

## COMMISSION BUSINESS

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### 11. Reports of Officers, Commissioners and Staff

#### Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

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

**Thursday, August 3, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

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**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents 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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

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***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error. An appeal fee of \$150 must accompany the appeal letter.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6

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

**HELD OVER ITEMS**

1. EID/TM/GPA/RZ 1101112 – Point Richmond Shores at Dornan Drive and Brickyard Cove Road

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers, consisting of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program; a General Plan Amendment; Rezoning to Planned Area District; Vesting Tentative Map; and, Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed for construction of the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. C-C, Coastline Commercial Zoning District.

Redevelopment Agency, owner; Toll Brothers, applicant  
Planner: Janet Harbin/Lamont Thompson

Tentative Recommendation: Conditional Approval

2. CU 1102797 – Live/Work Units at 431 First Street

PUBLIC HEARING to consider conversion of a vacant industrial building to 11 live/work units at 431 First Street (APN 538-042-029). M-2, Light Industrial District.

MSH Properties, owner/applicant  
Planner: Tanya Boyce

Tentative Recommendation: Hold Over to 10/5/2006

3. CU 1103051 – Daycare Center at 2856 Garvin Avenue

PUBLIC HEARING to consider establishment of a daycare center in an existing home at 2856 Garvin Avenue (APN 528-280-008). SFR-3, Single Family Residential District.

LaRhonda Martin, owner/applicant  
Planner: Tanya Boyce

Tentative Recommendation: Conditional Approval

## NEW ITEMS

- CC 4. CU 1102830 – Landscape Contractor’s Yard at 3655 Collins Avenue
- PUBLIC HEARING to consider a Conditional Use Permit application to operate a landscape contractor’s yard on a portion of the site located at 3655 Collins Avenue (APN 408-060-012). The proposed project includes site improvements such as landscaping and paving; however, no new building construction is proposed as part of this project. M-2, Light Industrial Zoning District.  
William Diel, applicant  
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval
- CC 5. V 1102991 – Variance For Lot Width And Lot Size at 300 Block of 32<sup>nd</sup> Street
- PUBLIC HEARING to consider a Variance for minimum lot width and lot size for the purpose of constructing a 1, 780 square feet single-family residence (IHI home design “25-B”) on the unimproved lot located between 320 and 300 32<sup>nd</sup> Street (APN 516-182-021). MFR-3, High Density Residential District.  
Romi Mayder, owner; Armando Mancini, applicant  
Planner: Lina Velasco
- Tentative Recommendation: Withdrawn By Staff
- CC 6. V 1100467 – Variance For Omega Pacific Building at 618 South 8<sup>th</sup> Street
- PUBLIC HEARING to consider a Variance and Negative Declaration for the construction of a ±19,040 square feet retail/office building on a 55,012 square feet parcel located at 618 South 8<sup>th</sup> Street (APN 550-272-004, -017,-019 & -024). C-2, General Commercial District.  
Todd Lewis, owner; Marcy Wong, applicant  
Planner: Lori Reese-Brown
- Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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### 7. Reports of Officers, Commissioners and Staff

#### Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

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

**Thursday, August 24, 2006, 7:00 p.m. to 9:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

**STUDY SESSION**

1. EID/TM/CU 1100525 – Forest Green Project Study Session

PUBLIC NOTICE: STUDY SESSION\* for a proposal to subdivide a 81.1 acre hillside parcel into 120 lots for single-family dwellings, three blocks south of San Pablo Dam Road, at the end of Wesley Way between Clark and La Colina Roads (APN 435-200-008, 435-051-005) on property designated as Very Low Density Residential & Preservation Area on the Richmond General Plan. SFR-2 and CRR District.  
General Holdings, Inc., owner/applicant  
Planner: Joe Light

\*Note: As this is a Planning Commission Study Session and an informational meeting only, the public is welcome to attend, but not allowed to testify or speak at the meeting. Public hearings on the project have been scheduled tentatively for 10/5/2006.

A G E N D A  
**CITY PLANNING COMMISSION**  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA  
**Thursday, September 7, 2006, 7:00 p.m.**  
**(6:00 p.m. to 7:00 p.m. Joint Award Ceremony)**  
**(Dinner for Commission and Board)**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	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.

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1

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

**NEW ITEM**

- CC 1. V 1103027 – Variance on a Substandard Lot at 1603 Garvin Avenue

PUBLIC HEARING to consider a proposal to construct a new single family residence on a substandard lot at 1603 Garvin Avenue (APN 529-140-013). SFR-3, Single Family Residential District.

Robert Sutherland, owner/applicant

Planner: Tanya Boyce

Tentative Recommendation: Conditional Approval

**HELD OVER ITEM**

2. EID/TM/GPA/RZ 1101112 – Point Richmond Shores at Dornan Drive and Brickyard Cove Road

PUBLIC HEARING to consider the Point Richmond Shores project, also known as Terminal One, proposed by Toll Brothers, consisting of an Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program; a General Plan Amendment; Rezoning to Planned Area District; Vesting Tentative Map; and, Design Review. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed for construction of the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a parking podium; and, b) an approximately 1.9-acre public park. C-C, Coastline Commercial Zoning District.

Redevelopment Agency, owner; Toll Brothers, applicant

Planner: Janet Harbin/Lamont Thompson

## COMMISSION BUSINESS

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### 3. 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.

**A G E N D A**  
**CITY PLANNING COMMISSION AND DESIGN REVIEW BOARD**  
**JOINT STUDY SESSION**  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA  
**Thursday, September 21, 2006, 7:00 p.m. to 9:00 p.m**

**Commissioners**

Virginia Finlay, Chair  
Stephen A. Williams, Vice Chair  
Ludmyrna Lopez, Secretary  
Jeff Lee  
Zachary Harris  
Nagaraja Rao  
Vicki L. Winston

**Design Review Board**

Eileen Whitty, Chair  
Michael Woldemar, Vice Chair  
Robert Avellar  
Diane Bloom  
Jonathan Livingston  
Ted J. Smith  
Donald Woodrow

**STUDY SESSION ITEMS**

**1. EID/TM/CU/DR 1103055 – Mixed Use Development at 12<sup>th</sup> Street & Macdonald Avenue**

STUDY SESSION to provide comments on the proposed mixed-use development at 12<sup>th</sup> Street and Macdonald Avenue. The applicant proposes construction of a 237 unit condominium unit mixed-use development with ±23,000 SF of commercial space situated upon two city blocks bounded by Macdonald Avenue to the south, Nevin Avenue to the north, 11th to the west and 13th Street to the east. The property is designated as Office/Commercial/Institutional in the City Center Specific Plan and 931/ City Center in the Richmond General Plan. (APNs: 540-092-016, 017, 018, 540-081-001, 002, 003, 004, 005, 020, 021, 024, 025, & 026).  
Richmond Community Redevelopment Agency, owner; AF Evans Development, Inc., applicant  
*Staff Contact: Lina Velasco*

**2. PRE 1103297 – Adams Court Mixed Use Development on Nevin Avenue**

STUDY SESSION to provide comments on the proposed Adams Court project, a 268 unit mixed-use development that would reuse two sites (formerly the Employment Development Department's (EDD) office and parking lot). Site A, the former EDD parking lot at the corner of 23<sup>rd</sup> Street and Nevin Avenue, would be developed with a mixed-use structure containing 3,900 square feet of commercial space, 143 residences on eight floors of residential area, a 3,300 square foot fitness-club, common area, and two levels of basement parking. Site B, the former EDD office site at the corner of 21<sup>st</sup> Street and Nevin Avenue, would be developed with 125 residences on eight floors of residential area, a 4,600 square foot fitness-club, common area, and basement level parking. Total proposed floor area for both sites is approximately 298,879 square feet. (APNs: 514-090-018 and 514-080-013). The project straddles two Zoning Districts which are as follows: 1.) C-2, General Commercial and 2.) MFR-3, Multi-family High Density Residential Districts.  
Carl Adams, owner; The Bedford Group, applicant  
*Staff Contact: Lamont Thompson*

**COMMISSION & BOARD BUSINESS**

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**3. Reports of Officers, Commissioners and Staff**

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

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA  
Thursday, October 5, 2006, 7:00 p.m.

**MEETING CANCELLED**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	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.

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

**Thursday, November 2, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

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**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.

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 6, 7, 8

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

**HELD OVER ITEM**

1. CU 1102797 – Live/Work Units at 431 First Street

PUBLIC HEARING to consider conversion of a vacant industrial building into 11 live/work units at 431 First Street (APN 538-042-029). M-2, Light Industrial District. MSH Properties, owner/applicant  
Planner: Tanya Boyce

Tentative Recommendation: Denial

**NEW ITEMS**

2. EID 1102306 – Canyon Oaks II Residential Subdivision at Castro Ranch Road

PUBLIC HEARING to hear public comments on a Draft Environmental Impact Report for a project located on the south side of San Pablo Dam Road at its intersection within the El Sobrante Valley area. The proposed project consists of a request for approval of a tentative subdivision map for construction of 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways; improvements to the intersection of San Pablo Dam and Castro Ranch Roads (APN: 573-020-009); a lot line adjustment; General Plan Amendment; and a change in zoning district. The project also includes the transfer of a portion of the project site and other lands to a land conservation bank. SFR-1, C2 and EA (Single-family Residential, General Commercial and Exclusive Agricultural) Zoning Districts. This is not a public hearing for adoption of the project, and is for comments on the environmental document, only at this time.

FRB Inc., owner; John Zentner, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Receive Public Comments On a Draft Environmental Impact Report

- CC 3. EID 1102584 – Civic Center Phase I Renovation at 2600 Barrett Avenue
- PUBLIC HEARING to review the Phase I plan for revitalization of the Richmond Civic Center buildings located at 2600 Barrett Avenue (APN: 515-210-001). The City has formulated a master plan concept for the phased renovation, retrofit and expansion of the Civic Center complex in order to accommodate future civic functions. The proposed project before the Planning Commission is the Phase I conceptual plan including renovation, seismic retrofit and expansion of the existing City Hall building; construction of a new Hall of Justice building; and improvements to the Auditorium and improved landscaping to the Civic Center plaza; PC (Public and Civic Uses) Zoning District and Public and Institutional/964.  
City of Richmond, owner; Richmond Community Redevelopment Agency, applicant  
Planner: Jonelyn Whales
- Tentative Recommendation: Hold Over To 11/16/2006
- CC 4. PA 1103462 – An Amendment To An Agreement at 12020 San Pablo Avenue
- PUBLIC HEARING to consider an application PA 1103462 for an amendment to an Agreement between the Planning Commission and property owner (Carrico) to nullify the requirement for the dedication of and/or improvements to the property frontage located at 12020 San Pablo Avenue. C-2, General Commercial Zoning District.  
Carrico, owner; Norma Simmons, applicant  
Planner: Janet Harbin
- Tentative Recommendation: Hold Over To 12/7/2006
5. V 1102963 – Variance for Side Yard and Front Yard at 759 Wilson Avenue
- PUBLIC HEARING to consider a Variance to reduce the side (south) yard setback from 3 feet 10 inches to 4 inches and the front yard from 10 feet to 5 feet for the purpose of constructing exterior staircases to the proposed second floor at 759 Wilson Avenue (APN: 524-230-004). The proposal also includes a deviation from the minimum interior-yard space. SFR-3, Single Family Residential District.  
Michael Stanley, owner/applicant  
Planner: Ruby Benjamin
- Tentative Recommendation: Denial
- CC 6. CU 1103251 – Fast-Food Mobile Vendor at 417 23<sup>rd</sup> Street
- PUBLIC HEARING to consider a request for a temporary Conditional Use Permit for a fast-food mobile vendor at 417 23<sup>rd</sup> Street (APN: 514-100-025). C-2, General Commercial Zoning District.  
Rafael Cartagena, owner; Pedro Andrade, applicant  
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval

- CC 7. CU 1103339 – Alcoholic Beverage Control Off-Sale License at 544 Harbour Way
- PUBLIC HEARING to consider a proposal to relocate an Alcoholic Beverage Control Off-Sale License Type 21 from the convenience store located at 564 Harbour Way to the grocery store located next door at 544 Harbour Way (APN: 534-340-023). C-1, Neighborhood Commercial District.  
Nagi Almang, owner; Mazen Elmashni, applicant  
Planner: Tanya Boyce
- Tentative Recommendation: Hold Over To 12/7/2006
- CC 8. CU 1103364 – Dog and Cat Boarding, Daycare & Training Facility at 3117 Pierce Street
- PUBLIC HEARING to consider a request for a Conditional Use Permit to establish a dog and cat boarding, daycare and training facility at 3117 Pierce Street (APN: 510-052-015). C-3, Regional Commercial District.  
Norma Borgeson, owner; Alison Smith, applicant  
Planner: Tanya Boyce
- Tentative Recommendation: Hold Over To 11/16/2006

## COMMISSION BUSINESS

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### 9. 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.

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

**Thursday, November 16, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR:

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

**HELD OVER ITEMS**

1. CU 1103364 – Dog and Cat Boarding, Daycare & Training Facility at 3117 Pierce Street

PUBLIC HEARING to consider a request for a Conditional Use Permit to establish a dog and cat boarding, daycare and training facility at 3117 Pierce Street (APN: 510-052-015). C-3, Regional Commercial District.

Norma Borgeson, owner; Alison Smith, applicant

Planner: Tanya Boyce

Tentative Recommendation: Conditional Approval

2. EID 1102584 – Civic Center Phase I Renovation at 2600 Barrett Avenue

PUBLIC HEARING to review the Phase I plan for revitalization of the Richmond Civic Center buildings located at 2600 Barrett Avenue (APN: 515-210-001). The City has formulated a master plan concept for the phased renovation, retrofit and expansion of the Civic Center complex in order to accommodate future civic functions. The proposed project before the Planning Commission is the Phase I conceptual plan including renovation, seismic retrofit and expansion of the existing City Hall building; construction of a new Hall of Justice building; and improvements to the Auditorium and improved landscaping to the Civic Center plaza; PC (Public and Civic Uses) Zoning District and Public and Institutional/964.

City of Richmond, owner; Richmond Community Redevelopment Agency, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

**COMMISSION BUSINESS**

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3. Reports of Officers, Commissioners and Staff

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**DEVELOPMENT REVIEW COMMITTEE**

**Monday, December 4, 2006**

**6:30 p.m.**

**Planning Conference Room  
1401 Marina Way South, Richmond**

Chairperson: Zachary Harris

Members: Ludmyrna Lopez  
Virginia Finlay  
Vicki Winston

The following items call for action by the Committee to the Commission:

1. EID/TM/CU 1103055 – 12<sup>th</sup> & Macdonald Mixed-Use Project between 1029 & 1305 Macdonald Avenue

PUBLIC HEARING to consider a Tentative Tract Map and a Conditional Use Permit to construct a mixed-use development for 237 condominium units and ±24,000 SF of commercial space on two city blocks bounded by Macdonald Avenue to the south, Nevin Avenue to the north, 11<sup>th</sup> to the west and 13<sup>th</sup> Street to the east (APNs: 540-092-016, 017, 018, 540-081-001, 002, 003, 004, 005, 020, 021, 024, 025, & 026), between 1029 and 1305 Macdonald Avenue. The project proposal includes a request for a Density Bonus with City concessions. Office/Commercial/Institutional (City Center Specific Plan) Zoning District. Richmond Community Redevelopment Agency, owner; AF Evans Development, Inc., applicant  
Planner: Lina Velasco

Tentative Recommendation:

2. TPM/CU 1102910 – Four Condominium Units on Cutting Boulevard between South 12th and South 13th Street

PUBLIC HEARING to consider a Tentative Parcel Map and Conditional Use Permit for a four unit condominium Planned Residential Group on Cutting Boulevard between South 12<sup>th</sup> and South 13<sup>th</sup> Streets (APN 544-240-009). MFR-2, Residential Medium Density, Knox Cutting Specific Plan Area District. Charles Q. Fields, James J. Walton, Jr., Ed S. Wasniowski, owner; Charles Q. Fields, applicant  
Planner: Hector Rojas

Tentative Recommendation:

**“COMMITTEE BUSINESS**

The Committee will take no action but will discuss and may provide direction to staff regarding the following items:

1. Agenda Review -- The Committee will review the agenda for the Planning Commission meeting of December 7, 2006 and may direct staff to clarify, supplement, or revise staff reports for some agenda items. Any clarifications, supplements, or revisions will be available at the Planning Commission meeting of December 7, 2006.”

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

**Thursday, December 7, 2006, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

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**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: 2, 3, 4, 5, 6, 7, 8

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

**HELD OVER ITEM**

1. CU 1103339 – Alcoholic Beverage Control Off-Sale License at 544 Harbour Way

PUBLIC HEARING to consider a Conditional Use Permit for relocation of an Alcoholic Beverage Control Off-Sale License Type 21 from the convenience store located at 564 Harbour Way to the grocery store located next door at 544 Harbour Way (APN: 534-340-023). C-1, Neighborhood Commercial District.

Nagi Almang, owner; Mazen Elmashni, applicant

Planner: Tanya Boyce

Tentative Recommendation: Hold Over To 1/4/2007

**NEW ITEMS**

- CC
2. EID/TM/CU/DR 1103055 – 12<sup>th</sup> & Macdonald Mixed Use Project between 1029 & 1305 Macdonald Avenue

PUBLIC HEARING to consider a Tentative Tract Map and a Conditional Use Permit to construct a mixed-use development for 237 condominium units and ±24,000 SF of commercial space on two city blocks bounded by Macdonald Avenue to the south, Nevin Avenue to the north, 11<sup>th</sup> to the west and 13<sup>th</sup> Street to the east (APNs: 540-092-016, 017, 018, 540-081-001, 002, 003, 004, 005, 020, 021, 024, 025, & 026), between 1029 and 1305 Macdonald Avenue. The project proposal includes a request for a Density Bonus with City concessions. Office/Commercial/Institutional (City Center Specific Plan) Zoning District.

Richmond Community Redevelopment Agency, owner; AF Evans Development, Inc., applicant

Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

- CC 3. TPM/CU 1102910 – Four Condominium Units on Cutting Boulevard between South 12th and South 13th Street
- PUBLIC HEARING to consider a Tentative Parcel Map and Conditional Use Permit for a four unit condominium Planned Residential Group on Cutting Boulevard between South 12<sup>th</sup> and South 13<sup>th</sup> Streets (APN 544-240-009). MFR-2, Residential Medium Density, Knox Cutting Specific Plan Area District.  
Charles Q. Fields, James J. Walton, Jr., Ed S. Wasniowski, owner; Charles Q. Fields, applicant  
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 4. V 1103334 – Variance for a New Single Family Dwelling at 852 7<sup>th</sup> Street
- PUBLIC HEARING to consider a Variance to minimum lot width for the construction of a new single family dwelling at 852 7<sup>th</sup> Street (APN 534-023-025). MFR-1, Multi-family Residential District.  
NR Land Development, owner/applicant  
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 5. V 1103335 – Variance for a New Single Family Dwelling on York Street
- PUBLIC HEARING to consider a Variance to minimum lot size and width for the construction of a new single family dwelling on York Street (APN 561-151-030). SFR-3, Single Family Low Density Residential District.  
NR Land Development, owner/applicant  
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 6. V 1103336 – Variance for a New Single Family Dwelling on Cherry Street
- PUBLIC HEARING to consider a Variance to minimum lot size and width for the construction of a new single family dwelling on Cherry Street (APN 561-232-030). SFR-3, Single Family Low Density Residential District.  
NR Land Development, owner/applicant  
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval

- CC 7. V 1103337 – Variance for a New Single Family Residence on Duboce Street
- PUBLIC HEARING to consider a Variance to minimum lot size and width for the construction of a new single family dwelling at Duboce Avenue (APN 561-261-019-21). SFR-3, Single-family Low Density Residential District.  
NR Land Development, owner/applicant  
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 8. V 1103338 – Variance for a New Single Family Residence on York Street
- PUBLIC HEARING to consider a Variance to minimum lot size and width for the construction of a new single family dwelling on York Street (APN 561-151-027). SFR-3, Single-family Low Density Residential District.  
NR Land Development, owner/applicant  
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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### 9. 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.