

**PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL**
450 Civic Center Drive, Richmond, CA
May 16, 2019
6:30 p.m.

COMMISSION MEMBERS

Marilyn Langlois, Chair	Andrew Butt, Vice Chair
Nancy Baer	Jen Loy
Claudia Garcia	Michael Huang
David Tucker	

The regular meeting was called to order by Chair Langlois at 6:30 p.m.

ROLL CALL

Present: Chair Marilyn Langlois, Vice Chair Andrew Butt; Commissioner Claudia Garcia, Jen Loy, Yu-Hsiang (Michael) Huang and David Tucker

Absent: Commissioner Nancy Baer

INTRODUCTIONS

Staff Present: Planning Staff: Hector Lopez, Roberta Feliciano, Director of Planning Lina Velasco, and Attorney Rachel Sommovilla

MINUTES –

April 18, 2019

ACTION: It was M/S/Community (Garcia, Butt) to approve the Minutes of April 18, 2019; which carried by the following vote: 5-0-1-1 (Ayes: Langlois, Butt, Garcia, Huang, Tucker; Noes: None; Absent: Baer; Abstention: Loy).

AGENDA

Chair Langlois provided an overview of meeting procedures for speaker registration, public comment, and public hearing functions. She said items approved by the Commission may be appealed in writing to the City Clerk by Monday, May 27, 2019, by 5:00 p.m. and she announced the appeal process after each affected item, as needed.

CONSENT CALENDAR –

Chair Langlois gave a brief overview of the consent calendar’s policies and procedures.

- 1. PLN19-046: Mau House Cat Hotel PUBLIC HEARING** to consider a Conditional Use permit to operate and establish a cat boarding kennel service with retail at a former medical clinic facility at 2829 Macdonald Ave. (APN: 515-242-008). CM-3, Commercial Mixed-Use District.

Khurso Shakir, owner: Julie Pledger, applicant Planner: Hector Lopez Tentative Recommendation: Conditional Approval

Director Velasco announced that Staff had added one new condition to Item One and the applicant was agreeable to the new condition.

2. **PLN19-068: Live-Work Conversion PUBLIC HEARING** to consider a Conditional Use Permit to convert an existing commercial building into two live-work units at 224 Ohio Ave. (APN: 550-130-002). IL, Light Industrial District. R&R Holdings LLC, owner; Raymond Pestalozzi, applicant Planner: Hector Lopez Tentative Recommendation: Conditional Approval
3. **PLN19-060: 99 Ranch CUP PUBLIC HEARING** to consider a request for a Conditional Use Permit for a Type-21 Alcoholic Beverage Control (ABC) license for off sale general which authorizes the sale of beer, wine, and distilled spirits for consumption off the premises were sold at 2200 Hilltop Mall Road (APN: 405-320-015). CM-5, Commercial Mixed-Use, Activity Center District. LBG Hilltop LLC, owner; David Lee, Welcome California Market, INC., applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval
4. **PLN19-071: Nobilis Conditional Use Permit Amendment PUBLIC HEARING** to consider a Conditional Use Permit amendment to expand the hours of operation of an existing restaurant and use of the adjacent Harbor Club building for overflow restaurant seating at 1900 Stenmark Drive (APN: 561-080-004). CC, Coastal Commercial District. Rosalie Barnes, owner; PSP Inc., applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval

ACTION: It was M/S/C (Butt, Garcia) to approve the Consent Calendar; which carried by the following vote: 6-0-1 (Ayes: Langlois, Butt, Garcia, Huang, Loy, Tucker; Noes: None; Absent: Baer).

BROWN ACT – Public Forum – None.

NEW BUSINESS – None.

STUDY SESSION -None.

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff –

Director Velasco informed the Commission that the two appeals that were filed for wireless facilities that the Commission had denied had been upheld by the City Council. The third appeal for wireless facilities had been pushed out until July of 2019.

The appeal for the mini-storage facility Conditional Use Permit located on 205 Cutting had been overturned by the City Council and the project was denied. City Council was exploring the idea of an ordinance that would ban any new mini storage facilities within the City.

Chair Langlois questioned Staff if the ordinance pertaining to coal that the City Council was reviewing would come to the Planning Commission for review. Director Velasco stated that Staff would be presenting that to the Commission at a future date. In terms of expanding existing coal facilities and building new coal facilities, would come to the Planning Commission as well.

Commissioner Garcia requested a map showing the locations of all approved cannabis facilities within the City.

- 8. Adjournment** - The meeting was adjourned at 6:39 p.m. to the next regular meeting on June 6, 2019.