

**PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL**
450 Civic Center Drive, Richmond, CA
August 1, 2019
6:30 p.m.

COMMISSION MEMBERS

Vacant, Chair	Andrew Butt, Vice Chair
Nancy Baer	Brandon Evans
Jen Loy	Michael Huang
David Tucker	

The regular meeting was called to order by Vice Chair Butt at 6:31 p.m.

ROLL CALL

Present: Vice Chair Andrew Butt; Commissioner Nancy Baer, Jen Loy, Yu-Hsiang (Michael) Huang, and David Tucker

Absent: Commissioner Brandon Evans

INTRODUCTIONS

Staff Present: Planning Staff: Hector Lopez, Jonelyn Whales, and Attorney Shannon Moore

MINUTES – None.

AGENDA

Vice Chair Butt provided an overview of meeting procedures for speaker registration, public comment, and public hearing functions. He said items approved by the Commission may be appealed in writing to the City Clerk by Monday, August 12, 2019, by 5:00 p.m. and he announced the appeal process after each affected item, as needed.

CONSENT CALENDAR –

- 1. PLN18-356: Halushka Single Family Resident PUBLIC HEARING** to consider a variance for minimum lot size and design review permit to construct a two-story single-family dwelling on a 2,500 square-foot vacant parcel at Unaddressed parcel on Florida Avenue, Between 3200 Florida Ave & 3130 Florida Ave. (APN: 513-036-019). RL-2, Single Family Very Low-Density Residential District. Hassun Halushka, owner/applicant; Planner: Emily Carrol Tentative Recommendation: Hold Over to 9/5/2019
- 2. PLN19-228: Artisan Kitchen ABC License PUBLIC HEARING** to consider a Conditional Use Permit Amendment for a Type-47 (on-sale general) alcoholic beverage control license within an existing eating establishment at 865 Marina Bay Parkway #34 (APN: 560-1818-091). SP-2, Richmond Bay Specific Plan District. Marina Bay Crossing LLC, owner; Liane Ingham, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

3. **PLN19-241: Cannabis Cultivation CUP Amendment PUBLIC HEARING** to consider a Conditional Use Permit Amendment (PLN17-614) to expand an existing cannabis cultivation facility at 1170 Hensley Street (APN: 561-307-013). IL, Light Industrial District. Wang Brothers Investments, LLC, owner; Qiwen Wu, applicant; Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Vice Chair Butt recused himself from this item due to having a conflict of interest.

Commissioner Baer requested to have Item number three pulled from the Consent Calendar.

4. **PLN18-010: Barm Bridge of Hope CUP PUBLIC HEARING** to consider adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) and approval of a Conditional Use Permit, Parcel Merger, and Design Review permit to expand an existing emergency shelter facility by constructing a 9,553 square-foot shelter for women and children at 275 3rd Street (APN: 538-190-007 and 006). Documents are available online at http://www.ci.richmond.ca.us/bridgeofhope_RL-2, Single Family Very Low-Density Residential and T4N Transect Zone (IS-1 Form Based Code) District. Bay Area Rescue Mission, owner/applicant; Planner: Roberta Feliciano Tentative Recommendation: Hold Over to 9/5/2019

ACTION: It was M/S/C (Loy, Tucker) to approve the Consent Calendar with the exception of PLN19-241; which carried by the following vote: 4-0-1-1 (Ayes: Baer, Huang, Loy, Tucker; Noes: None; Abstain: Butt; Absent: Evans).

The Commission moved to remove Item Number 3 from the consent calendar.

BROWN ACT – Public Forum

CORDELL HINDLER, Richmond Resident, advised that when a new project was presented to the Commission, the associated neighborhood council needed to be notified. He requested that the 7/11 CUP located near Richmore Village be placed on a future agenda.

The Commission moved to Commission Business

NEW BUSINESS – None.

3. **PLN19-241: Cannabis Cultivation CUP Amendment PUBLIC HEARING** to consider a Conditional Use Permit Amendment (PLN17-614) to expand an existing cannabis cultivation facility at 1170 Hensley Street (APN: 561-307-013). IL, Light Industrial District. Wang Brothers Investments, LLC, owner; Qiwen Wu, applicant; Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Commissioner Baer voiced that she wanted clarification on parking and traffic. Mr. Daniel Butt responded, the representative for Wang Brothers Investments, that there were several different uses on the property and that the traffic would be similar to industrial use traffic.

Commissioner Tucker requested the statues of the original build-out and what the timeline would be for the proposed addition. Mr. Butt answered that the original permit had been closed, the build-out was finalized and completed. The proposed project was adding an addition to the

roof but would only add a small amount of square footage to the existing footprint. In terms of the timeline for the new project, Mr. Bud answered roughly a month.

In terms of Conditions 41 and 57, Mr. Butt noted those conditions were not in alignment with State law and requested that these two conditions be removed from the CUP. Ms. Moore, City Attorney, recommended the Commission not remove those two conditions until further investigation was taken.

Commissioner Loy requested that the item be held over to give the City's Legal Counsel more time to review the state laws. Commissioner Tucker advised to approve the CUP and keep those two conditions in until the City Attorney's Office determined that they could be removed.

ACTION: It was M/S/Community (Tucker, Huang) to adopt draft Resolution number 19-34 approving the Conditional Use Permit amendment for Grow House Solutions, LLC, to allow a 4,000 square-foot expansion of their existing marijuana cultivation facility at 1170 Hensley Street subject to conditions; which carried by the following vote: 4-0-1-1 (Ayes: Baer, Huang, Loy, Tucker; Noes: None; Abstain: Butt; Absent: Evans)

The Commission moved on to commission business and Vice-Chair Butt returned to chair the meeting.

STUDY SESSION -None.

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff –

Commissioner Baer attended the scoping session for Point Molate.

Commissioner Loy announced that a subcommittee made up of Vice Chair Butt, Commissioner Tucker and herself had formed to review the positions of Chair, Vice Chair, and Secretary. The subcommittee recommended David Tucker as the new Chair, Andrew Butt as Vice Chair, and Nancy Baer to remain the Secretary. A vote on the recommendations was held over to the next Planning Commission meeting to be agendized on the calendar.

8. Adjournment - The meeting was adjourned at 7:00 p.m. to the next regular meeting on August 15, 2019.