

**PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL**
450 Civic Center Drive, Richmond, CA
November 7, 2019 2019
6:30 p.m.

COMMISSION MEMBERS

| | |
|---------------------|-------------------------|
| David Tucker, Chair | Andrew Butt, Vice Chair |
| Nancy Baer | Jen Loy |
| Michael Huang | Brandon Evans |
| Willie Hicks, Jr. | |

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

ROLL CALL

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

Absent: Brandon Evans

INTRODUCTIONS

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

MINUTES –

September 5, 2019

Commissioner Baer announced that on Page 3 under public comment the person's name was Cheryl Maier, not Mar.

ACTION: It was M/S/C (Hicks, Jr./ Baer) moved to approve the minutes for September 5, 2019 with the proposed change; which carried by the following vote: 6-0-1 (Ayes: Tucker, Butt, Baer, Loy, Huang, Hicks, Jr.; Noes: None; Absent: Evans).

October 3, 2019

ACTION: It was M/S/C (Hicks, Jr./ Baer) moved to approve the minutes for October 3, 2019; which carried by the following vote: 5-0-1 (Ayes: Tucker, Baer, Loy, Huang, Hicks, Jr.; Noes: None; Absent: Evans; Abstain: Butt).

AGENDA

Chair Tucker 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, November 18, 2019, by 5:00 p.m. and he announced the appeal process after each affected item, as needed.

CONSENT CALENDAR –

Chair Tucker gave a brief overview of the consent calendar's policies and procedures.

1. **PLN18-358: Islamic Society Mosque Addition** PUBLIC HEARING to consider an amendment to Conditional Use Permit (CU#89-50) and a Design Review Permit for a 2,500 sf two-story addition at 1110 36th Street (APN: 526-030-012). RL-2, Single-Family Low Density Residential District. Islamic Society of West CCC, owner/applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval
2. **PLN19-206: Living Word Ministries CUP** PUBLIC HEARING to consider a Conditional Use Permit to operate and establish an assembly use at an existing 9,300 square foot commercial building at 2920 Hilltop Mall Road (APN: 405-302-012). CM-5, Commercial Mixed Use, Activity Center. 2920 Hilltop Mall Road LLC, owner; Erick Mikiten, applicant Planner: Hector Lopez Tentative Recommendation: Conditional Approval
3. **PLN19-262: Fusion Delight CUP** PUBLIC HEARING to consider a Conditional Use Permit for a Type-47 (On-Sale General) alcoholic beverage control license within an existing restaurant at 2331 Hilltop Mall Road (APN: 405-320-021). CM-5, Commercial Mixed Use, Activity Center. LBE Hilltop, LLC, owner; Yan Liu Zeng, applicant Planner: Emily Carroll Tentative Recommendation: Conditional Approval

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

BROWN ACT – Public Forum

CORDELL HINDLER, Richmond resident, did not feel that items needed to be pulled from the Consent Calendar and any answers to questions could be found in the Staff report.

STEPHEN LINSLEY wished to speak about the development at the Zeneca site. He believed that Alternative Six should be the preferred method of clean up for the site before any construction was to begin.

SHERRY PADGETT was opposed to having residential units built at the Zeneca site due to the site being contaminated. She wanted to see a geotechnical report be done to determine if the soil was suitable for large buildings.

NEW BUSINESS – None.

STUDY SESSION -None.

COMMISSION BUSINESS

4. **Reports of Officers, Commissioners and Staff –**

Vice Chair Butt announced that November 16, 2019, was going to be the grand opening of the bicycle and pedestrian trail located at the Richmond Santa Fe Bridge.

Commissioner Baer commented that Ground Work Richmond was having its fall fundraiser at Los Moles at 5:00 pm. The proceeds were to go to Ground Work Richmond who was responsible for tree planting throughout the City.

5. **Adjournment** - The meeting was adjourned at 6:49 p.m. to the next regular meeting on November 21, 2019.