

**PLANNING COMMISSION REGULAR MEETING  
COUNCIL CHAMBERS, RICHMOND CITY HALL**

Teleconference  
May 21, 2020  
6:30 p.m.

**COMMISSION MEMBERS**

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

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, and Yu-Hsiang (Michael) Huang

**Absent:** Commissioner Brandon Evans

**INTRODUCTIONS**

**Staff Present:** Planning Staff: Roberta Feliciano, Emily Carroll, Community Development Director Lina Velasco, and Attorney Shannon Moore

Ms. Velasco reviewed how the public can participate during the teleconference meeting.

**MINUTES –**

February 6, 2020:

April 2, 2020:

**ACTION: It was M/S/C (Butt, Baer) to approve the Minutes of February 6, 2020, and April 2, 2020; which carried by the following vote: 5-0-1 (Ayes: Baer, Butt, Tucker, Loy, and Huang; Noes: None; Absent: Evans).**

**BROWN ACT – Public Forum**

CORDELL HINDLER, his letter read by Ms. Feliciano, stated his concerns about the Fairmede Hilltop Neighborhood Association not being involved in the Aspire project and that he had informed Richmore Village of the 7-11 CUP.

**AGENDA**

Chair Tucker said items approved by the Commission may be appealed in writing to the City Clerk by Monday, June 1, 2020, by 5:00 p.m.

**CONSENT CALENDAR –**

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

1. **PLN17-436: Valmar Laundromat PUBLIC HEARING** to consider a request for a Design Review Permit, Conditional Use Permit, and Parcel Merger to construct a 1,500 square-foot addition to an existing commercial building for a laundromat at 3630 Barrett Avenue and Adjacent Parcel (APN: 516-090-004 & 516-090-005). CM-2, Commercial Mixed-Use Neighborhood (Form Based Code, T4MS-O) and RL2, Single Family Low Density Residential (Form Based Code, T4N-O) District. Sadik Ahmed Alammari, owner/applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval

CORDELL HINDLER, the letter read by Ms. Feliciano, listed three reasons why he opposed the project. There was no traffic study in the Staff Report for Barrett Street, there continued to be many traffic accidents at the intersection, and the parking lot size is too big.

2. **PLN17-273: Bulk Material Processing Center CUP PUBLIC HEARING** to consider approval of the monitoring period compliance review of the Conditional Use Permit for the Bulk Materials Processing Center (CU1101132) at Parr Blvd. (APN: 408-140-009, 408-140-008, 408-140-010, 408-140-013). OS, Open Space District. West Contra Costa Sanitary Landfill, Inc, owner/applicant Planner: Lina Velasco Tentative Recommendation: Accept Monitoring Period Compliance Report

Chair Tucker requested that Item Two be pulled from the Consent Calendar.

**ACTION: It was M/S/C (Baer, Butt) to approve the Consent Calendar with Item Two removed; which carried by the following vote: 5-0-1 (Ayes: Tucker, Baer, Butt, Loy, and Huang; Noes: None; Absent: Evans).**

**NEW BUSINESS**

2. **PLN17-273: Bulk Material Processing Center CUP PUBLIC HEARING** to consider approval of the monitoring period compliance review of the Conditional Use Permit for the Bulk Materials Processing Center (CU1101132) at Parr Blvd. (APN: 408-140-009, 408-140-008, 408-140-010, 408-140-013). OS, Open Space District. West Contra Costa Sanitary Landfill, Inc, owner/applicant Planner: Lina Velasco Tentative Recommendation: Accept Monitoring Period Compliance Report

Ms. Velasco introduced Rose Radford, R3 Consulting Group, Inc., to the Commission. She reported that the majority of the 5-year compliance review had been completed in March of 2019.

Ms. Radford, R3 Consulting Group, Inc., announced that the recommended action is to adopt the draft Resolution No. 20-07 completing the monitoring period compliance review for the Bulk Material Processing Center. She gave a brief background of the site, the location of the project, and circulation through the site.

Follow up items that were brought back to the Commission for review included compliance with other permits that are held by other regulatory agencies. Other improvements included mitigating concerns regarding odors, fires, and product quality at the composting site, stability of

site slopes, emergency equipment access and fire safety, and volumetric pricing at the scale house. Tonnage reports are deemed sufficient, the mechanical and electrical permit is approved, boundaries for the compost operation are within the site boundaries, illegal dumping signage is installed, and weed control is in progress.

Compliance findings indicated that there are several outstanding items but those are under other regulatory authorities, there is a good faith effort toward compliance and the next 5-year compliance review is to start in March of 2021.

Vice Chair Butt asked when the report would be ready and Ms. Velasco answered that it would be available around mid to late 2022.

Chair Tucker requested an update on the prior recommendation regarding signage around the Bay Trail and weed mitigation plan. Ms. Radford reported that there is a recommendation that Republic hire a specialist to mitigate invasive plants.

Public Comment:

BRADLEY OLAZO, his letter ready by Ms. Carroll, is an engineer with Contra Costa Public Works. He requested that a list be shown of what efforts Republic is making in regards to Section 21, Drainage, Erosion, and Sediment Control, for the next compliance review.

**ACTION: It was M/S/Community (Butt, Baer) to accept the Monitoring Period Compliance Report; which carried by the following vote: 5-0-1 (Ayes: Tucker, Butt, Baer, Loy, and Huang; Noes: None; Absent: Evans).**

**STUDY SESSION** -None.

**COMMISSION BUSINESS**

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

Ms. Velasco reminded members of the public to complete the census and that City Hall is scheduled to open up for appointments only.

**8. Adjournment** - The meeting was adjourned at 6:39 p.m. to the next regular meeting on June 4, 2020.