

**MINUTES APPROVED AT THE PC MEETING ON AUGUST 19, 2021**

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

Teleconference  
June 17, 2021  
6:30 p.m.

**COMMISSION MEMBERS**

David Tucker, Chair	Michael Huang	Jonathan Harrison
Jen Loy, Vice Chair	Masoomah Sharifi Soofiani	
Bruce Brubaker, Secretary	Alpa Agarwal	

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

**ROLL CALL**

**Present:** Chair David Tucker; Vice Chair Jen Loy; Commissioner Bruce Brubaker, Jonathan Harrison, and Yu-Hsiang (Michael) Huang

**Absent:** Commissioner Alpa Agarwal and Masoomah Sharifi Soofiani

**INTRODUCTIONS**

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

**MINUTES** – None.

**AGENDA**

Chair Tucker said items approved by the Commission may be appealed in writing to the City Clerk by Monday, June 28, 2021, by 5:00 p.m.

**CONSENT CALENDAR –**

- 1. PLN20-241: Masa Taqueria CUP PUBLIC HEARING** to consider a Conditional Use Permit for a Type-47 (On Sale General, Eating Place) alcohol beverage control license for a restaurant in an existing commercial building at 199 Park Place (APN: 558-122-023 and -024). CM-2 Commercial Mixed-Use, Neighborhood District. Perla Ochoa, owner; Jonathan Bermudez, applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval

**Public Comment:**

JACUELYNE VERA, West Contra Costa Alcohol Policy Coalition, expressed concern that the City already has a high number of alcohol outlets. She shared that she reached out to the California Alcohol Beverage Control (ABC) and they shared that only three on-sale alcohol

outlets are allowed in the census tract. Currently, the City has 17, which demonstrated a failure of regulating alcohol outlets in the City.

Chair Tucker predicted that the restaurant is an existing use where alcohol is served and the item is a re-issuance of a reoccurring permit. Ms. Feliciano noted that the permit expired when the previous restaurant vacated the site. The existing restaurant has been in the space since 2018 and they have not been serving alcohol.

Vice Chair Loy agreed that it is in the Commission's purview to assess what impacts could be caused to the neighborhood if the permit is issued. She noted that she is comfortable approving the item on the Consent Calendar.

Chair Tucker mentioned that the Point Richmond Neighborhood Council has provided a letter of support for the restaurant. For that reason, he confirmed his support for approving the item as a Consent Calendar item.

2. **PLN20-344: New T-Mobile Wireless Facility PUBLIC HEARING** to consider a Conditional Use Permit and Design Review to construct a new faux water tank T-Mobile wireless facility in an existing commercial parking lot at 4000 Bissell Avenue (APN: 517-280-006). CM-3, Commercial Mixed- Use, Commercial Emphasis District. Richard Lompa, owner; Scott Dunaway of D4 Communications, LLC For T-Mobile, applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval
3. **PLN21-002: KCND Cannabis Facility PUBLIC HEARING** to consider a request for a Conditional Use Permit for an adult-use cannabis cultivation, distribution, and nursery facility within a proposed 110,000 San Francisco building at 3053 Giant Road (APN: 408-060-028). IL, Industrial, Light District. Wang Brothers Investments LLC, owner; Thomas Kwon, applicant Planner: Jonelyn Whales Tentative Recommendation: Hold Over To A Date Uncertain

This item was held over to a date uncertain.

4. **PLN21-138: Corocao Confections CUP PUBLIC HEARING** to consider a Conditional Use Permit to allow artisan/small scale manufacturing of chocolate in an existing tenant space located at 1401 Marina Way South (APN: 560-181-058). CM-5, Commercial Mixed-Use, Activity Center District. Richard Poe, owner; Daniel Corson, applicants Planner: Emily Carroll Tentative Recommendation: Conditional Approval

**ACTION: It was M/S/C (Loy/Huang) to approve the Consent Calendar as read; which carried by the following vote: 5-0-2 (Ayes: Tucker, Loy, Brubaker, Huang, Harrison; Noes: None; Absent: Agarwal, Soofiani).**

**BROWN ACT – Public Forum** – None.

**NEW BUSINESS** – None.

**COMMISSION BUSINESS**

**7. Reports of Officers, Commissioners and Staff** – Ms. Velasco announced that the Planning Commission meeting for July 1, 2021, is canceled. The next meeting will be held on July 15, 2021. She announced that the City will be hosting a pre-draft hearing regarding the redistricting of election districts for the City. The meeting will be held on Tuesday, July 6, 2021, at 7:00 p.m. and the meeting will be open to the public.

Chair Tucker asked when in-person meetings will resume. Ms. Velasco reported that the California Governor has maintained the Brown Act provisions to allow virtual meetings through September 2021. Mr. Atencio agreed that virtual meetings will be held until September, but legislative bills are coming forward that may extend virtual meetings or provide for a hybrid approach past September 2021.

**8. Adjournment** - The meeting was adjourned at 6:48 p.m. to the next regular meeting on July 15, 2021.