

**MINUTES APPROVED AT THE PC MEETING ON OCTOBER 7, 2021**

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

Teleconference  
August 19, 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 Alpa Agarwal, Jonathan Harrison, Yu-Hsiang (Michael) Huang and Masoomah Sharifi Soofiani

**Absent:** Commissioner Bruce Brubaker

**INTRODUCTIONS**

**Staff Present:** Planning Staff: Roberta Feliciano, Jonelyn Whales, Alex Lopez, Community Development Director Lina Velasco, and Attorney James Atencio

**MINUTES –**

April 1, 2021

Chair Tucker mentioned that his name is spelled incorrectly on the first page.

June 6, 2021

June 17, 2021

**ACTION: It was M/S/C (Harrison/Loy) to approve the April 1, 2021, June 6, 2021, and June 17, 2021 meeting minutes as revised; which carried by the following vote: 6-0 (Ayes: Tucker, Loy, Alpa, Harrison, Huang, Soofiani; Noes: None; Absent: Brubaker).**

**AGENDA**

Chair Tucker announced that the items approved by the Commission may be appealed in writing to the City Clerk by Monday, August 30, 2021, by 5:00 p.m.

**CONSENT CALENDAR –**

- 1. 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 SF 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: Conditional Approval

Staff requested to have this item be held over to the September 16, 2021, Planning Commission meeting due to a mistake made in the noticing of the item.

2. **PLN21-168: Cannabis Cultivation; Manufacturing CUP PUBLIC HEARING** to consider a Conditional Use Permit for a cannabis cultivation, distribution, and manufacturing facility in two industrial buildings totaling 17,000 SF located at 525 & 543 S.31st St. (APN: 549-193-022 & -023). IL, Industrial, Light District. Theiss-Nyland Helge Tre, owner; Integrative Partners Group, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval
3. **PLN21-191: W Club – Karaoke Bar CUP Amendment PUBLIC HEARING** to consider an amendment to Conditional Use Permit PLN17-657 to extend the hours of operation of a karaoke bar within an existing 7,200 square foot commercial space located at 5327 Jacuzzi Street (APN: 510-070-002). CR, Regional Commercial District. Stg 5327 Jacuzzi LLC, owner; Shihoung Lin, applicants Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval
4. **PLN20-331: Cherry Blossom Row Townhomes PUBLIC HEARING** to consider a recommendation to the City Council on the adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), and request to Rezone the property from CG, General Commercial, to RM-1 (Medium Density Multi-Family Residential, a Vesting Tentative Map, and Design Review to construct 100 residential dwelling units on vacant parcels totaling 4.7-acres at 2301 Columbia Blvd. (APN: 507-251-015, -021, -020). CG, General Commercial District. ABS-CBN International, owner; City Ventures, applicant Planner: Roberta Feliciano Tentative Recommendation: Hold Over to 9/2/2021

Chair Tucker disclosed that a member of the public has requested that the item be discussed at the September 16, 2021, Planning Commission meeting. Ms. Velasco confirmed that Staff supports that request.

Vice Chair Loy shared that the applicants for PLN21-002 and PLN21-168 have voluntarily agreed to provide a donation to benefit the community.

Public Comment:

CORDELL HINDLER advised the Commission to deny the request made by PLN21-191, W Club – Karaoke Bar, to extend the bar's hours of operation. He stated that all applicants must discuss their projects with the local neighborhood councils.

DARIAN KEY spoke on behalf of Contra Costa Residents for Responsible Development regarding Consent Calendar Item 4, PLN20-331. He appreciated that the Commission will be holding the item over to September 16, 2021. During that time, the City can respond to comments made on the Initial Study/Mitigated Negative Declaration (IS/MND). The group stated that an Environmental Impact Report (EIR) must be drafted because there is substantial evidence that the project has significant air quality, health risks, greenhouse gases, and noise issues. Also, the City has failed to provide all the documents relied on for the MND, which

denied the public's ability to verify the City's conclusions. Secondly, the City allowed a recommendation to be made by an advisory board to occur during public comment which is a violation of the California Environmental Quality Act (CEQA).

**ACTION: It was M/S/C (Loy/Huang) to accept the Consent Calendar with the note that Consent Calendar Item One, PLN21-002, and Item Four, PLN20-331, will be held over to the September 16, 2021, Planning Commission meeting; which carried by the following vote: 6-0 (Ayes: Tucker, Loy, Alpa, Harrison, Huang, Soofiani; Noes: None; Absent: Brubaker).**

**BROWN ACT – Public Forum** – None.

**NEW BUSINESS** – None.

**COMMISSION BUSINESS**

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

Ms. Velasco thanked Planner Emily Carroll for her work at the City and gave well wishes to her on her next endeavor. She introduced planning intern, Alex Lopez, to the Commission.

Chair Tucker acknowledged Planner Carroll for her due diligence in her work with the City.

**6. Adjournment** - The meeting was adjourned at 6:51 p.m. to the next regular meeting on September 16, 2021.