

MINUTES APPROVED AT THE PC MEETING ON APRIL 21, 2022

PLANNING COMMISSION REGULAR MEETING COUNCIL CHAMBERS, RICHMOND CITY HALL

Teleconference
February 17, 2022
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; Commissioners Alpa Agarwal, Jonathan Harrison, and Masoomah Sharifi Soofiani

Absent: Commissioner Bruce Brubaker and Yu-Hsiang (Michael) Huang

INTRODUCTIONS

Staff Present: Planning Staff: Roberta Feliciano, Jonelyn Whales, Community Development Director Lina Velasco, Attorney Shannon Moore

MINUTES –

December 2, 2021

ACTION: It was M/S/C (Harrison, Soofiani) to approve the December 2, 2021 draft meeting minutes; which carried by the following vote: 4-0-2-1 (Ayes: Tucker, Agarwal, Harrison, Soofiani; Noes: None; Absent: Brubaker, Huang; Abstain: Loy).

January 6, 2022

ACTION: It was M/S/C (Harrison, Soofiani) to approve the January 6, 2022 draft meeting minutes; which carried by the following vote: 5-0-2 (Ayes: Tucker, Loy, Agarwal, Harrison, Soofiani; Noes: None; Absent: Brubaker, Huang).

AGENDA

Chair Tucker said items approved by the Commission may be appealed in writing to the City Clerk by Monday, February 28, 2022, by 5:00 p.m.

CONSENT CALENDAR –

1. **PLN21-430: Condominium Parcel Map** PUBLIC HEARING to consider a request for a Tentative Parcel Map (MS 751-21) to subdivide an existing multi-family dwelling into

condominiums at 400, 410, 412, & 414 Marine Street (APN: 558-242-013). RL-2, Low Density Residential District. Stephen Parker, Sparker Red LLC, Jason Bromberg, & Sharon Fraser, owners; Stephen Parker, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Commissioner Agarwal requested that the item be removed from the Consent Calendar.

- 2. PLN21-284: Richmond Grown LLC Cultivation PUBLIC HEARING** to consider a Conditional Use Permit for a cannabis cultivation facility at an existing industrial building at 1322 Canal Blvd. (APN: 560-320-016). IW, Industrial, Water-Related District. Surplus Property Authority Richmond, owner; Valandra Holding LLC, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Ms. Velasco announced that staff requests that this item be continued to the March 3, 2022, Planning Commission meeting.

- 3. PLN22-005: 1 W. Barrett CUP Modification to New Land Uses PUBLIC HEARING** to consider a modification of a Conditional Use Permit to allow new land uses within an existing industrial building at 1 W. Barrett Avenue (APN: 534-260-001). L/W, Live Work District. One Barrett LLC, owner; Troy Helming, applicant Planner: Jonelyn Whales Tentative Recommendation: Hold Over to 3/3/2022

ACTION: It was M/S/C (Loy, Tucker) to accept Consent Calendar Items 2 and 3 to move to the March 3, 2022, Planning Commission meeting; which carried by the following vote: 5-0-2 (Ayes: Tucker, Loy, Agarwal, Harrison, Soofiani; Noes: None; Absent: Brubaker, Huang).

BROWN ACT – Public Forum

Jason Bromberg stated he is one of the owners of Item One and wanted to understand what it means to pull an item from the Consent Calendar. Chair Tucker explained that the item will be heard by the Commission under new business.

NEW BUSINESS

- 1. PLN21-430: Condominium Parcel Map PUBLIC HEARING** to consider a request for a Tentative Parcel Map (MS 751-21) to subdivide an existing multi-family dwelling into condominiums at 400, 410, 412, & 414 Marine Street (APN: 558-242-013). RL-2, Low Density Residential District. Stephen Parker, Sparker Red LLC, Jason Bromberg, & Sharon Fraser, owners; Stephen Parker, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Ms. Whales explained that there are four owners of the 6,0494-square foot lot that is located on Marine Street in Point Richmond. Each owner currently occupied one unit in the four-unit complex. The units consisted of two or three bedrooms and the units ranged from 750-square feet to 1,400-square feet. One guest off-street parking space is required for each unit which totaled eight off-street parking spaces. The four existing garages complied with the required off-street parking standards and there currently existed off-street parking for guests. The Public Works Department review the Tentative Parcel Map and determined it was consistent with the requirements of the Richmond Subdivision Ordinance as well as the Subdivision Map Act.

The proposed Tentative Parcel Map was not subject to the Richmond Municipal Code section regarding condominium conversion provisions because the units were not rentals. Based on this fact, staff evaluated the project as a new condominium development and the project did meet all the required standards for new condominiums. The project was consistent with the City's General Plan, Zoning Ordinance and the Subdivision Map Act.

Staff proposed that the Planning Commission conditionally approve the project.

Commissioner Agarwal understood that there are four owners of the property and they want to separate the ownership and formalize it into a condominium complex. Stephen Parker, owner of one of the units and represented the owners, answered that is correct. The owners wish to have separate financing for each owner's unit and that financing not be tied to the other owners. Commissioner Agarwal inquired if there are by-laws in addition to the Covenants, Conditions and Restrictions (CC&R). Mr. Parker answered that the CC&R encompassed the by-laws and they comply with the State of California as well as municipality's laws. Commissioner Agarwal wanted to understand how all income groups are being covered. Mr. Parker mentioned that all of the owners are reaching retirement age. Ms. Whales explained that staff was referencing affordable housing due to the assumption that the owners would sell the units at an affordable price. Vice Chair Loy clarified that the staff report stated that the applicant is promoting quality housing for several income groups by currently having different income levels on the property. Ms. Whales confirmed that Vice Chair Loy is correct and stated that affordability is based on the owner's income.

Chair Tucker mentioned that the staff report states that the owners are not looking to sell any time soon. More that the owners are looking to monetize individual units.

Chair Tucker invited members for the public to provide comments on the item; seeing none a motion was made to close the public hearing.

ACTION: It was M/S/C (Harrison, Loy) to adopt Resolution 2201 approving a Tentative Parcel Map subdividing the existing 4-unit multi-family residents into condominiums subject to conditions; which carried by the following vote: 5-0-2 (Ayes: Tucker, Loy, Agarwal, Harrison, Soofiani; Noes: None; Absent: Brubaker, Huang).

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff – Ms. Velasco mentioned that City Hall will be closed on February 21, 2022, in observation of President's Day. Also, there will be a clean-up effort happening on Nevin Avenue on February 24, 2022.

8. Adjournment - The meeting was adjourned at 6:57 p.m. to the next regular meeting on March 17, 2022