

MINUTES APPROVED AT THE PC MEETING ON APRIL 21, 2022

PLANNING COMMISSION REGULAR MEETING COUNCIL CHAMBERS, RICHMOND CITY HALL

Teleconference
March 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 6:31 p.m.

ROLL CALL

Present: Chair David Tucker; Commissioners Bruce Brubaker, Alpa Agarwal, and Masoomah Sharifi Soofiani

Absent: Vice Chair Jen Loy; Commissions Jonathan Harrison and Yu-Hsiang (Michael) Huang

INTRODUCTIONS

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

MINUTES – None

AGENDA

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

CONSENT CALENDAR –

- 1. 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; Valandtra Holding LLC, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Commissioner Brubaker requested that the item be pulled from the Consent Calendar.

- 2. PLN21-019: Richmond Yacht Club – West Lot PUBLIC HEARING** to consider a request for a Conditional Use Permit and Design Review of site improvements to a 24,394 square-foot (sf) vacant parcel for dry slips for small marine vessels at 351 Brickyard Cove Road

(APN: 560-420-003). CC, Coastal Commercial District. Michael Josselyn, Richmond Yacht Club, owner/applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval

Chair Tucker requested that the item be removed from the Consent Calendar.

BROWN ACT – Public Forum None.

NEW BUSINESS

1. **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

Commissioner Brubaker noticed the project was located on the Bay Trail and did not see any bicycle facilities in the proposed plans. He inquired if the Historic Preservation Commission's findings and recommendations will be included in the Building Permit package. Ms. Whales stated bicycle facilities are a requirement of the application and they were identified on the full set of plans. Regarding the conditions placed on the project, all conditions will be assessed on the project throughout the processes and during build-out. Commissioner Brubaker asked how staff tracks the Conditions of Approval and Ms. Whales answered the project planner tracks them.

Chair Tucker suggested that staff include Condition #49 that bicycle facilities be included in the plans.

ACTION: It was M/S/C (Brubaker, Soofiani) to adopt Draft Resolution 22-02 approving a Conditional Use Permit PLN21-284 for Richmond Grown LLC Cultivation to operate an adult-use commercial cannabis cultivation facility at 1322 Canal Boulevard with the stipulation that there will be a reference point to the bicycle parking that were apart of the 2000-2021 Conditional Use Permit; which carried by the following vote: 4-0-3 (Ayes: Tucker, Agrawal, Brubaker, Soofiani; Noes: None; Absent: Loy, Harrison, Huang).

2. **PLN21-019: Richmond Yacht Club – West Lot** PUBLIC HEARING to consider a request for a Conditional Use Permit and Design Review of site improvements to a 24,394 square-foot (sf) vacant parcel for dry slips for small marine vessels at 351 Brickyard Cove Road (APN: 560-420-003). CC, Coastal Commercial District. Michael Josselyn, Richmond Yacht Club, owner/applicant Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval

Chair Tucker mentioned that the Commission has received written comments expressing concerns about the project. He asked staff to address the concerns outlined in the letters. Ms. Feliciano remarked that the comments objecting to the project addressed a previous version of the project which proposed to build a building for the yacht club. That was not long a part of the project due to budgetary constraints. The Conditional Use Permit only applied to the dry slips for boat storage and a parking lot.

Chair Tucker noted that the Trails for Richmond Action Committee (TRAC) submitted a letter in support of the project.

Commissioner Agrawal inquired if the youth center and the sailing education center are the same thing and was that the facility that was removed from the project. Ms. Feliciano confirmed that was correct. Commissioner Agrawal was disappointed the facility was removed and inquired if in the future, if the applicant can apply for a new permit for the construction for a youth sailing center.

Chair Tucker expressed that Commissioner Agrawal's question was not part of the motion on the floor. Commissioner Agrawal restated if the motion on the floor precluded the applicant from requesting a new permit in the future for a youth sailing facility. Ms. Feliciano answered no, but a new building would be subject to Design Review.

ACTION: It was M/S/C (Tucker, Brubaker) to adopt Resolution 22-04 in Attachment One adopting the findings therein and approving a Conditional Use Permit and Design Review Permit PLN21-019 of site improvements to a 24,394-square foot vacant parcel with dry slip for small marina vessels subject to conditions; which carried by the following vote: 4-0-3 (Ayes: Tucker, Agrawal, Brubaker, Soofiani; Noes: None; Absent: Loy, Harrison, Huang).

COMMISSION BUSINESS

3. Reports of Officers, Commissioners, and Staff – Ms. Velasco shared that the City has started its update to the Housing Element. This was the 6th Housing Element Cycle that covered the years 2023 through 2031 and currently, the City was recruiting residents to be a part of the Resident Advisory Council. Folks could find a link on the Community Development webpage to apply.

Commissioner Agrawal asked if the Housing Element applied to the entire City or one particular neighborhood. Ms. Velasco answered the Housing Element applied City-wide.

Chair Tucker inquired if staff has received any more information about having a joint session with the Design Review Board and the Planning Commission to review the most recently adopted law changes. Ms. Velasco shared that staff was working to secure time with the new interim City Attorney to receive direction from them.

4. Adjournment - The meeting was adjourned at 7:05 p.m. to the next regular meeting on April 7, 2022.