

# MINUTES APPROVED AT THE PC MEETING ON DECEMBER 1, 2022

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

Teleconference  
September 15, 2022  
6:30 p.m.

### COMMISSION MEMBERS

David Tucker, Chair	Michael Huang	Jen Loy
Jonathan Harrison, 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; Commissioners Bruce Brubaker, Alpa Agarwal, Yu-Hsiang (Michael) Huang and Jen Loy

**Absent:** Vice Chair Jonathan Harrison and Commissioner Masoomah Sharifi Soofiani

### INTRODUCTIONS

**Staff Present:** Planning Staff: Jonelyn Whales, Andrea Villarroel, Mary Sanchez, Community Development Director Lina Velasco, and Senior Assistant City Attorney James Atencio

### MINUTES – July 21, 2022

August 18, 2022

Chair Tucker remarked on Page 11 of the minutes, the name Nicholl Park is spelled wrong.

**ACTION: It was M/S/C (Loy/Tucker) to approve the minutes of the July 21, 2022 and August 18, 2022 meetings as amended; which carried by the following vote: 5-0-2 (Ayes: Tucker, Brubaker, Agarwal, Huang, Loy; Noes: None; Absent: Harrison, Soofiani).**

### AGENDA

Chair Tucker said items approved by the Commission may be appealed in writing to the City Clerk by Monday, September 26, 2022, by 5:00 p.m.

### CONSENT CALENDAR –

- 1. PLN22-005: CUP Modification For New Land Uses PUBLIC HEARING** to consider modification of a Conditional Use Permit to allow new land uses including, business and

personal services, retail, research and development, and artist studios within a former industrial building in a live/work district 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: Conditional Approval

Commissioner Agarwal requested the item be pulled from the Consent Calendar. She recommended an additional Condition of Approval that required landscaping and picnic tables. Ms. Whales confirmed there was no proposal to include picnic tables or landscaping on the site.

Mr. Atencio recommended the item be pulled from the Consent Calendar and discussed later in the meeting.

[The Commission moved to the Brown Act]

**2. PLN22-249: TK2L LLC Commercial Cannabis Facility PUBLIC HEARING** to consider a Conditional Use Permit for a commercial adult-use cannabis cultivation facility in a 7,000 square foot building at 435 S. 2nd Street (APN: 550-090-018). IL, Light Industrial District. Zeiss Contreras Family Trust, owner; TK2L LLC, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Commissioner Brubaker inquired if retail sales are allowed for the facility and if there is bicycle parking. Ms. Whales confirmed retail sales are prohibited on the site and there was no Condition requiring bicycle parking facilities to be installed. Commissioner Brubaker recommended a new Condition that required bicycle parking facilities be installed.

Chair Tucker recommended the item be pulled from the Consent Calendar for further discussion.

[The Commission moved to the Hold Over item]

### **BROWN ACT – Public Forum**

None

[The Commission moved back up to Item Two of the Consent Calendar]

### **HOLD OVER ITEM**

**1. PLN22-005: CUP Modification For New Land Uses PUBLIC HEARING** to consider modification of a Conditional Use Permit to allow new land uses including, business and personal services, retail, research and development, and artist studios within a former industrial building in a live/work district 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: Conditional Approval

Commissioner Agarwal recommended adding a Condition of Approval that required exterior landscaping and picnic tables. She requested that the Planning Department, when reviewing applications, include exterior landscaping and picnic tables when appropriate for projects.

Public Comment:

TROY HELMING, the applicant, supported working with staff to incorporate landscaping, picnic tables and bicycle parking to the site.

Chair Tucker expressed his appreciation to the application and their project.

Commissioner Loy echoed Chair Tucker's appreciation and the collaboration between the applicant, staff and tenants.

Commissioner Agarwal agreed with Chair Tucker and Commissioner Loy.

**ACTION: It was M/S/C (Tucker/Agarwal) to adopt Resolution #22-03 approving a modification to a Condition Use Permit PLN19-168 to allow a broader range of land uses including artist studios, business services, retail and limited industrial to operate at 1 W. Barrett Avenue subject to conditions with the addition of a new Condition of Approval to include exterior landscaping, amenities and bicycle parking for employee use; which carried by the following vote: 5-0-2 (Ayes: Tucker, Brubaker, Agarwal, Huang, Loy; Noes: None; Absent: Harrison, Soofiani).**

## **NEW ITEM**

- 2. PLN22-249: TK2L LLC Commercial Cannabis Facility PUBLIC HEARING** to consider a Conditional Use Permit for a commercial adult-use cannabis cultivation facility in a 7,000 square foot building at 435 S. 2nd Street (APN: 550-090-018). IL, Light Industrial District. Zeiss Contreras Family Trust, owner; TK2L LLC, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Commissioner Brubaker recommended a Condition of Approval that required safe and secure bicycle parking facilities for employees be installed.

Commissioner Agarwal recommended a Condition of Approval that required exterior landscaping and picnic tables. Ms. Whales noted the site is very small.

Chair Tucker agreed that only a small number of employees would use the picnic tables and suggested using the words "as appropriate". Commissioner Agarwal agreed.

Commissioner Loy appreciated the applicant donating funds to beautify the surrounding area.

### **Public Comment:**

DANIEL BUTT supported an additional Condition of Approval for bicycle parking and picnic table.

**ACTION: It was M/S/C (Tucker/Brubaker) to adopt draft Resolution No. 22-13 approving a Conditional Use Permit for (PLN22-249) TK2L LLC to operate a commercial adult-use cannabis cultivation facility at 435 South 2nd Street with an added condition for exterior amenities as appropriate and safe and secure bicycle parking; which carried by the following vote: 5-0-2 (Ayes: Tucker, Brubaker, Agarwal, Huang, Loy; Noes: None; Absent: Harrison, Soofiani).**

## **COMMISSION BUSINESS**

**3. Reports of Officers, Commissioners and Staff** – Ms. Velasco shared staff is working on the Hilltop Horizon specific plan and the City will hold a virtual community meeting on September 27, 2022.

Commissioner Brubaker inquired if there is a Brown Act concern if Commissioners attend public events. Mr. Atencio cautioned the Commissioners about talking about the project at the event.

Commissioner Agarwal asked about the comments several Commissioners submitted to staff about the project. Ms. Velasco explained those comments were a part of the stakeholder interviews. The event will provide additional background analysis and studies. Commissioner Agarwal requested a link to the virtual meeting.

Commissioner Loy announced Supervisor Gioia was hosting the annual Coastal Clean-up on September 17, 2022.

**4. Adjournment** - The meeting was adjourned at 7:12 p.m. to the next regular meeting on October 6, 2022.