

MINUTES APPROVED AT THE PC MEETING ON NOVEMBER 7, 2024

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

Council Chambers
April 4, 2024
6:30 p.m.

COMMISSION MEMBERS

Vacant	Jen Loy	Gay Timmons
Jonathan Harrison, Acting Chair	Alpa Agarwal	Alexander Golovets
Bruce Brubaker, Secretary	Aaron He	

The regular meeting was called to order by Acting Chair Harrison at 6:48 p.m.

ROLL CALL

Present: Vice Chair Jonathan Harrison; Commissioner Alpa Agarwal; Commissioner Gay Timmons; Secretary Bruce Brubaker.

Absent: Commissioner Aaron He; Commissioner Jen Loy; Commissioner Alexander Golovets

INTRODUCTIONS

Staff Present: Planning Staff: Planning Manager Hector Rojas

MINUTES – February 1, 2024

The Minutes approval for February 1, 2024 were postponed to the next meeting to establish a quorum by the Commissioners who attended the meeting.

AGENDA

CONSENT CALENDAR –

Acting Chair Harrison gave a brief overview of the consent calendar's policies and procedures.

1. PLN24-005: SBA Telecommunications CUP Renewal

PUBLIC HEARING to consider a Conditional Use Permit renewal for an existing wireless facility (Site# CA23849) operated by AT&T mobility and consisting of a 100-foot-tall monopine. As part of the project, the applicant proposes to re-branch the monopine. The monopine was originally approved by the Planning Commission in 2011 under planning application #PLN11-065 at 5500 Valley View Road (APN: 435-180-008). OS-H, Hillside Open Space District.

Bockis Anda L, owner; SBA Towers X, LLC, applicant

Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

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ACTION: It was M/S/C (Brubaker, Agarwal) to approve the Consent Calendar which carried by the following vote: 4-0-3 (Ayes: Harrison, Brubaker, Agarwal, Timmons); Noes: None Absent: He, Golovets, Loy.

[The Commission moved to the Brown Act – Public Forum]

BROWN ACT – Public Forum

Planning Manager Hector Rojas indicated there were no public commenters on Zoom and called for public speakers in person, there were none.

[The Commission moved to New Business]

COMMISSION BUSINESS

2. Appoint Nominating Committee for Officer Elections

The Nominating Committee members appointed were Acting Chair Jonathan Harrison, Commissioner Gay Timmons, and Secretary Bruce Brubaker.

Planning Manager Hector Rojas noted he would send out the Zoom meeting invites and ensure the committee has a full description of the responsibilities of each officer.

3. Reports of Officers, Commissioners and Staff

Planning Manager Rojas stated there is a new candidate for the Richmond Planning Division, Matt Neuebaumer will be joining the division as a senior planner. He will begin on Monday April 8. Additionally, the Hilltop Horizon Specific Plan update included staff continuing to meet with the consultants from ESA and Site Lab to work on refining the preferred Land Use Alternative. That item will be in front of the Planning Commission either mid-May or early June. The delay has been due to continued meetings with Signature Properties, who is partnered with Prologis, the property owner. The density for the area is still under discussion. The process will be long, with an ultimate goal of adopting the plan prior to January of 2025. Establishing the Land Use Alternative is crucial as the first requirement for California Environmental Quality Act (CEQA) review is having a good project description.

Commissioner Agarwal inquired what they were anticipating in terms of retail for the space.

Planning Manager Rojas responded that Signature Properties originally had two alternatives they had pitched to the neighboring communities; feedback from the community members indicated they preferred both big box and lifestyle type retail. Staff has requested they be more specific about the types of retail they are pursuing; discussions are still in progress.

4. Adjournment - The meeting was adjourned at 6:59 p.m.

The next regular meeting on April 18, 2024.