

MINUTES APPROVED AT THE PC MEETING ON DECEMBER 19, 2024

PLANNING COMMISSION REGULAR MEETING COUNCIL CHAMBERS, RICHMOND CITY HALL

Council Chambers
October 17, 2024
6:30 p.m.

COMMISSION MEMBERS

Chair - Vacant	Gay Timmons	Vacant
Jonathan Harrison, Vice Chair	Alexander Golovets	
Bruce Brubaker, Secretary	Rachel Lockett	

The regular meeting was called to order by Vice Chair Jonathan Harrison at 6:31 p.m.

ROLL CALL

Present: Vice Chair Jonathan Harrison; Secretary Bruce Brubaker; Commissioner Rachel Lockett; Commissioner Gay Timmons, Commissioner Alexander Golovets

Absent:

INTRODUCTIONS

Staff Present: Planning Staff: Avery Stark, Principal Planner and Acting Planning Manager; ; Staff Planner Pete Srivarom; , Senior Assistant City Attorney James Atencio.

Absent: None

MINUTES – There were no minutes to approve.

AGENDA

CONSENT CALENDAR –

Vice Chair Harrison stated there were no Consent Calendar items on the Agenda.

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

BROWN ACT – Public Forum

[Vice Chair Harrison Opened Public Comment]

Acting Planning MangerAvery Stark indicated there was one public commenter on open forum.

Cordell Hindler, member of the Park Plaza Neighborhood Council and Richmond resident, provided public comment about the proposed warming center on the previous meeting agenda

and how he was the only one who was aware of the item. He appreciated his concerns being included in the staff report; additionally, he expressed concern that Fair Media Hilltop's concerns were not included in the wave item.

Vice Chair Harrison requested staff to ensure they are notifying the neighborhood councils on future items.

[Vice Chair Harrison Closed Public Comment and moved the Commission to Item 1]

NEW ITEM

1. PLN24-207: Sid Tech Beauty College

PUBLIC HEARING to consider a Conditional Use Permit for a vocational school in an existing tenant space at the Macdonald 80 Shopping Center located at 4200 Macdonald Avenue, Suite G (APN: 517-280-014) in CM-3, Commercial Mixed-Use District.

Lin Dee Liu, owner; Sunil Sharma, applicant

Planner: Pete Srivarom

Tentative Recommendation: Conditional Approval

Vice Chair Harrison announced the item and requested the staff report.

Acting Planning Manager Stark introduced Pete Srivarom as the Assistant Planner who presented the project.

Assistant Planner Pete Srivarom provided the staff report regarding the Conditional Use Permit for Sid Tech Beauty College in an existing space at 4200 Macdonald Avenue, Suite G, the Macdonald 80 Shopping Center. Staff recommend the Commission hold a public hearing and adopt Resolution No. 24-10, approving PLN 24-207. The tenant space is 3,150 square feet in a building that houses tenants DaVita Dialysis, GameStop, Cutz, Curlz & More on the same plaza parcel as Target and Mechanics Bank. The zoning is CM-3, Commercial-mixed use and vocational schools are conditionally allowed in this zoning. Surrounding zones include commercial, residential and parks. The proposed use complies with the zoning district. The applicants proposal is for a cosmetology vocation school with a capacity of 30 students, three teachers, and two staff members. Operational hours are proposed for Monday to Saturday 9:00AM – 9:00PM. Services include job training, hair, skin and nail beauty services. The site plans propose three rooms and two bathrooms. The signage has been submitted for administrative approval. The school will be open year round and hosts a new class every two months. The minimum parking required for Sid Technical Beauty College is five parking spaces. There is a total of 1000 parking spaces available for the entire shopping center and only 479 spaces required. Currently, there are no comments from Park Plaza Neighborhood Council and no other public comments received to date. All of the findings have been conditionally met. The Planning Commission's action on this item is subject to City Council Appeal that ends at 5:00PM on October 28, 2024.

Secretary Brubaker inquired what triggered the conditional use permit. Planner Srivarom explained that in the zoning ordinance for commercial mixed use, it requires a conditional use permit for educational use, likely to ensure traffic and parking are properly accommodated.

Secretary Brubaker asked what the conclusion from staff was regarding the signage. Planner Srivarom responded that the signage met all design guidelines and requirements in the signage ordinance.

PUBLIC COMMENTS

[Vice Chair Harrison opened the Public Hearing for the applicant to speak, they chose not to do so. Vice Chair Harrison opened Public Comment.]

Cordell Hindler, member of the Park Plaza Neighborhood Council, expressed concern for the need for security around the premises of the site to ensure safety, and relayed that he and the Neighborhood Council were in favor of the project.

Vice Chair Harrison commented that he assumed the property had some type of security coverage and this potential tenant would benefit from that security. Acting Planning Manager Stark confirmed that was true.

[Vice Chair Harrison closed the Public Hearing.]

Secretary Bruce Brubaker noted that there was no mention of bicycle parking and inquired if the zoning code includes requirements for active transportation storage as the bike path is close to that site. Planner Srivarom stated he was not aware of any bicycle parking requirements in the zoning district, and he did not believe there was any bicycle parking available at the plaza, however it would be a great addition to the site.

Secretary Brubaker requested a condition be added that bicycle parking is added to accommodate a minimum of three bicycles, to be approved ministerially.

Sunil Sharma, applicant, stated that seemed reasonable, they could work to fulfill that request.

ACTION: It was M/S/C (Brubaker, Timmons) to Approve the Conditional Use Permit for a vocational school in an existing tenant space at the Macdonald 80 Shopping Center located at 4200 Macdonald Avenue, Suite G (APN: 517-280-014) in CM-3, Commercial Mixed-Use District, with the added condition that the applicant provide for bicycle parking for a minimum of three bicycles to be approved by staff. vote: 5-0 (Ayes: Harrison, Brubaker, Timmons, Golovets, Lockett); Noes: 0

[Vice Chair Harrison closed the item.]

COMMISSION BUSINESS

2. Election of Officers

Senior Assistant City Attorney James Atencio stated there was a quorum and the Commission could hold the election for officers.

Vice Harrison called for nominations.

Secretary Brubaker nominated Jonathan Harrison for the position of Chair.

[Vice Chair Harrison closed the nominations for Chair.]

Acting Planning Manager Avery called a roll call vote.

The Planning Commission confirmed by a vote of 5-0, to approve Jonathan Harris as the Chair of the Planning Commission.

Chair Harrison called for nominations for the position of Vice Chair.

Commissioner Timmons nominated Bruce Brubaker for the position of Vice Chair.

[Vice Chair Harrison closed the nominations for Vice Chair.]

Acting Planning Manger Avery called a roll call vote.

The Planning Commission confirmed by a vote of 5-0, to approve Bruce Brubaker as Vice Chair of the Planning Commission.

Chair Harrison called for nominations for the position of Secretary.

Chair Harrison nominated Gay Timmons for the position of Secretary.

[Vice Chair Harrison closed the nominations for Vice Chair.]

Acting Planning Manger Avery called a roll call vote.

The Planning Commission confirmed by a vote of 5-0, to approve Gay Timmons as the Secretary for the Planning Commission.

3. Reports of Officers, Commissioners and Staff

The Planning Commission introduced each member and staff member for Rachel Lockett, Commissioner Lockett introduced herself to the Planning Commission and provided a brief history of her background working for Bay Area Rapid Transit (BART) on expansion projects and safety earthquake in the structural engineering department.

Acting Planning Manger Avery introduced himself and provided a brief background of his professional and personal history.

Assistant Planner Pete Srivarom provided a brief background of his history.

Senior Assistant City Attorney James Atencio provided a brief background to his experience.

Adjournment - The meeting was adjourned at 7:02 p.m.