

**NOTICE OF CONTINUED REGULAR MEETING
AND
REGULAR MEETING A G E N D A
CITY PLANNING COMMISSION**

Meeting of October 6, 2011 and October 20, 2011

CONTINUED TO NOVEMBER 3, 2011 at 6:30 p.m.

Commissioners - Board Officers

Charles Duncan, Chair-CPC
Sheryl E. Lane, Vice Chair-CPC
Jeff Lee, Secretary

Commissioners - Board Members

Carol Teltschick-Fall
Andrés Soto
Ben Choi
Roberto Reyes

NOTICE TO PUBLIC

**A portion of the agenda for the Planning Commission meeting of October 6, 2011 and October 20, 2011
has been continued to
November 3, 2011 at 6:30 p.m.**

The meeting will be held at
COUNCIL CHAMBERS, CITY HALL
440 Civic Center Plaza, Richmond, CA

ROLL CALL

CONSENT CALENDAR: 1

BROWN ACT

PUBLIC FORUM - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

NEW ITEM

CC 1. PLN11-065: Metro PCS Wireless Facility and Monopine

PUBLIC HEARING to consider a request for Conditional Use Permit and Design Review Permit to install a new Metro PCS Wireless Facility and Monopine antenna in the El Sobrante area of the City of Richmond at 5500 Valley View Road (APN: 435-180-008). Planned Area District.

Pandal Perminders, owner; Metro PCS/MTT LLC, applicant
Planner: Lamont Thompson

Tentative Recommendation: Conditional Approval

CONTINUED ITEM

3. PLN09-137: Richmond General Plan 2030

PUBLIC HEARING on the August 2011 Draft Richmond General Plan and proposed Final Environmental Impact Report (FEIR). Staff's recommended Planning Commission actions include a recommendation from the Planning Commission to the City Council for certification of the FEIR and adoption of the General Plan.

Planner: Hector Rojas

The Planning Commission completed portions 1 – 9 of the public hearing on October 6, 2011. On October 20, 2011, the Planning Commission recommended that the City Council adopt the CEQA findings of fact, statement of overriding considerations, and mitigation monitoring and reporting program for the General Plan EIR; the City Council certify the EIR; and the City Council direct the filing of a Notice of Determination with the Office of the Contra Costa County Recorder. The Planning Commission also and made recommendations regarding the

following elements of the General Plan: Economic Development, Education and Human Services, Land Use and Urban Design, and Circulation. On November 3, 2011, the Planning Commission will continue its deliberations with the remaining elements of the General Plan and proceed as follows:

Public Hearing Procedure: (10) Commission discussion; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

COMMISSION BUSINESS

4. Reports of Officers, Board Members, and Staff