

HELD OVER ITEM

CONTINUED  
TO  
3/7/02  
9-0

- 1. CU 01-38 - Operate Auto Dealership

PUBLIC HEARING to consider a conditional use permit to operate auto dealership and locating service at 98 Broadway (APN 515-331-012). C-1, Neighborhood Commercial District. Ed Hegarty, owner/applicant.

Tentative Recommendation: Hold Over To 3/7/02

NEW ITEMS

- 2. EID 01-06 - Appeal of EAP Decision

DENY  
APPEAL  
UPHOLD  
EAP DECISION  
9-0

PUBLIC HEARING to consider appeal of Environmental Assessment Panel decision to issue a Negative Declaration (EID 01-06) pertaining to the construction of two new LPG spheres at the Chevron Refinery.

Communities For A Better Environment and Sierra Club, appellants.

Tentative Recommendation: Deny The Appeal

- 3. LLA 01-03 - Appeal of Lot Line Adjustment

GRANT  
APPEAL  
AND  
OVERTURN  
PLANNING  
MANAGER'S  
APPROVAL  
9-0

PUBLIC HEARING to consider an appeal of a Planning Manager approval with conditions of proposal to adjust common line between two lots of record in order to facilitate development of two parcels at Santa Fe Avenue (East of Western Drive) (APN 558-184-006). SFR-2, Single-Family Residential District.

James and Rita Feiber; applicant; Leonard Gross owners: Rod Satre and Bonita Satre Daley, appellants.

Tentative Recommendation: Deny The Appeal

RECOMMEND  
COUNCIL  
ADOPTION  
8-1

4. Amend Zoning Ordinance Section 15.04.020 - Definition of a "Kennel"

PUBLIC HEARING to consider amending Section 15.04.020, "Definitions" of the Zoning Ordinance in the Richmond Municipal Code to change the definition of a "kennel" including redefining the size of a kennel by the number of dogs in regard to their age and residential location.  
Tentative Recommendation: Recommend Council Adoption

CONDITIONALLY  
APPROVED  
ON  
CONSENT  
CALENDAR  
9-0

5. CU 01-31 - Secondary Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a detached secondary dwelling unit at 1727 Rheem Avenue (APN 530-090-017). SFR-3, Single-Family Residential District.  
Jaime Gonzalez, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 01-39 - Uncovered Tandem Parking Stall

CONDITIONALLY  
APPROVED  
ON  
CONSENT  
CALENDAR  
9-0

PUBLIC HEARING to consider a proposal to establish an uncovered tandem parking stall for a new dwelling on a small lot at 333 Sanford Avenue (APN 561-192-036). SFR-3, Single-Family Residential District.  
Majio Kolahdooz, owner/applicant.

Tentative Recommendation: Conditional Approval

7. ST 01-4 - Street Vacation

RECOMMEND  
COUNCIL  
APPROVAL  
ON  
CONSENT  
CALENDAR  
9-0

PUBLIC HEARING to consider the street abandonment of a portion of S. 28<sup>th</sup> Street at Regatta Blvd. in Richmond (APN 560-140-012, 011, 009, 008, 024, 007). Knox/Cutting Specific Plan, Mixed Use, (Commercial/Specific Industrial District).  
Doellstedt Family Trust, Annette Hartman and Margaret Cortese, owners; Lesa McIntosh, applicant.

Tentative Recommendation: Recommend Council Approval

RECOMMEND  
COUNCIL  
APPROVAL  
ON  
CONSENT  
CALENDAR

8. ST 01-5 - Street Vacation for a Portion of Canal Court at its Intersection with Garrard Blvd.

PUBLIC HEARING to consider a Street Vacation of a portion of the northerly half of Right-of-Way of Canal Court at its intersection with Garrard Blvd. (APN 550-020-022). Light Industrial District, Knox/Cutting Specific Plan.  
City of Richmond, owner/applicant.

Tentative Recommendation: Recommend Council Approval

## COMMISSION BUSINESS

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### 9. Reports of Officers, Commissioners and Staff

#### Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

PLANNING COMMISSION

2/07/02

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5, 6

HELD OVER ITEM

- APPROVED WITH 4 CONDITIONS 7-0
1. V 01-12 - Reduced Variance Of Interior Depth Dimensions For Residential Parking Garage PUBLIC HEARING to consider a variance to allow for interior depth dimensions of residential parking garage to be less than the 20' minimum as outlined in the city Zoning Ordinance at 32 and 34 Nicholl Avenue (APN 558-101-009), MFR-1, Multi-Family Residential District. J.C. & Wendy Miller & Ellen Meyers, owners; Jay Betts, applicant.
- Tentative Recommendation: Conditional Approval

NEW ITEMS

- HELDOVER TO 3/7/02 7-0
2. CU 96-42R - Expand Private School Student Capacity PUBLIC HEARING to consider amending the conditions of CU 96-42 in order to allow an increase in student capacity at 4075 Lakeside Drive (APN 405-371-010). M-1, Industrial/Office Flex District. California Autism Foundation, owner; A Better Chance School, applicant.
- Tentative Recommendation: Hold Over To 3/7/02

- CC 3. CU 01-28 - Collocate Wireless Antennas

- APPROVED ON CONSENT CALENDAR 7-0
- PUBLIC HEARING to consider a proposal to collocate 6 Metro PCS panel antennas on an existing monopole & ground equipment on property at 3135 Hilltop Drive (APN 405-303-003). C-3, Regional Commercial District. EBMUD, owner; Franklin Dancy, applicant.
- Tentative Recommendation: Conditional Approval

CC 4. CU 01-32 & 374.1 JP 8602 - Revision of Multi-Unit Planned Development

APPROVED  
ON  
CONSENT  
CALENDAR  
7-0

PUBLIC HEARING to consider a proposal to revise a .57± acre portion of a multi-unit planned development, reparceling 12 lots for 8 single-family dwellings on Livingston Lane between 16<sup>th</sup> Street and Espee Avenue (APNs 540-470-004 through 012, 540-472-014, 021 & 022). C-B, Central Business District.

Richmond Redevelopment Agency, owner; CHDC of North Richmond, applicant.

Tentative Recommendation: Conditional Approval

CC 5. CU 01-46 & V 01-15 - Second Dwelling Unit with Variance for Height Exception

APPROVED  
ON  
CONSENT  
CALENDAR  
7-0

PUBLIC HEARING to consider a condition use permit for second dwelling unit over new garage and a variance to allow a height exception for a new 2<sup>nd</sup> dwelling unit over garage at 393 Western Avenue (APN 558-181-006). SFR-2, Single-Family Residential District.

Robert Burdick, owner; Julie Calandra, applicant.

Tentative Recommendation: Conditional Approval

CC 6. MS 751-02 - 2-Lot Minor Subdivision

CC  
HELDOVER  
TO  
3/7/02  
ON  
CONSENT  
CALENDAR  
7-0

PUBLIC HEARING to consider subdividing a ±13.5 acre parcel into two new parcels of ±2.2 acres and ±11.3 acres at Blume Drive (APN 405-290-063). C-3, Regional Commercial District.

Fairfield Residential, LLC, owner/applicant.

Tentative Recommendation: ~~Conditional Approval~~

~~HOLDOVER~~ TO 3/7/02

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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STEVE WILLIAMS WILL BE IN WASHINGTON D.C AND  
WILL MISS 3/7/02 MEETING

HELD OVER ITEMS

APPROVED  
WITH REVISED  
CONDITIONS  
6-0

- 1. CU 96-42R - Expand Private School Student Capacity

PUBLIC HEARING to consider amending the conditions of CU 96-42 in order to allow an increase in student capacity at 4075 Lakeside Drive (APN 405-371-010). M-1, Industrial/Office Flex District. California Autism Foundation, owner; A Better Chance School, applicant.

Tentative Recommendation: Conditional Approval

APPROVED  
WITH ADDITIONAL  
CONDITIONS  
5-0

- 2. CU 01-38 - Operate Auto Dealership

PUBLIC HEARING to consider a conditional use permit to operate auto dealership and locating service at 98 Broadway (APN 515-331-012). C-1, Neighborhood Commercial District. Ed Hegarty, owner/applicant.

Tentative Recommendation: Conditional Approval

APPROVED  
RESOLUTION  
6-0

- 3. MS 751-02 - 2-Lot Minor Subdivision

PUBLIC HEARING to consider subdividing a ±13.5 acre parcel into two new parcels of ±2.2 acres and ±11.3 acres at Blume Drive (APN 405-290-063). C-3, Regional Commercial District. Fairfield Residential, LLC, owner/applicant.

Tentative Recommendation: Conditional Approval

NEW ITEMS

APPROVED CC  
ON  
CONSENT CALENDAR  
6-0

4. CU 00-43/DR 00-141 - 14,000 SF Warehouse Use Addition at Lux International Site

PUBLIC HEARING to consider a conditional use permit for the construction of ±14,000 SF warehouse for expanded raw and finished wax products at 102-108 Cutting Blvd. (APN 513-153-013). Port Maritime Land Use, Knox Cutting Specific Plan.  
IMTT-Richmond, owner; Lux International, applicant.

Tentative Recommendation: Conditional Approval

APPROVED CC  
ON  
CONSENT CALENDAR  
6-0

5. CU 01-40/DR 01-151 - Tandem Parking for a New Dwelling Unit

PUBLIC HEARING to consider a proposal for a new dwelling unit above a two car garage in addition to separate tandem parking at 5757-29 Bayview Drive (APN 509-130-017). MFR-1, Multi-Family Residential District.

Al Amin, owner; Bertrand Factora, applicant.

Tentative Recommendation: Conditional Approval

APPROVED CC  
ON  
CONSENT CALENDAR  
6-0

6. CU 01-44/DR 01-161 - 2<sup>nd</sup> Dwelling Unit Over a Two-Car Garage

PUBLIC HEARING to consider a proposal for a 2<sup>nd</sup> dwelling unit over a two-car garage at 420 40<sup>th</sup> Street (APN 517-160-011). MFR-3, Multi-Family Residential District.

Sergio Detraujo, owner; Brett Clavio, applicant.

Tentative Recommendation: Conditional Approval

CC 7. CU 02-7 - Replace a Bar with a Restaurant

PUBLIC HEARING to consider a proposal to replace a bar with a restaurant at 2031 MacDonald Avenue (APN 514-070-020). C-2, General Commercial District.

Joaquin Rodriguez, owner; Horowitz Architects, applicant.

Tentative Recommendation: Withdrawn

APPROVED ON  
CONSENT CALENDAR

6-0 CC 8. CU 02-9 - Operate a Yoga Studio

PUBLIC HEARING to consider a proposal to operate a Yoga studio at 121 Park Place (APN 558-122-029, -030). C-1, Neighborhood Commercial District.

Baltic Development Joint Venture, owner; Laurie Boland & Janet Bowman, applicant.

Tentative Recommendation: Conditional Approval

#### COMMISSION BUSINESS

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9. Reports of Officers, Commissioners and Staff
  
10. Review and consider a "Work Program" for updating the revised 1994 Housing Element.

#### Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 3, 4, 6

REMOVED

NEW ITEMS

CC 1. CU 97-22 - Revocation/Amendment of Conditional Use Permit

WITHDRAWN  
ON  
CONSENT  
CALENDAR  
7-0

PUBLIC HEARING to consider a proposal for revocation/amendment of a conditional use permit for alcohol sales at 405 Cutting Blvd. for failure to establish bar (APN 550-173-011). C-2, General Commercial District.  
Vernon Mulder, owner.

Tentative Recommendation: Withdrawn

HELD OVER  
TO 5/2/02  
7-0

CU 98-25R - Renew Conditional Use Permit

PUBLIC HEARING to consider a proposal to extend time period that a temporary storage unit may remain on a property at 623 S. 32<sup>nd</sup> Street (APN 549-204-043). M-2, Light Industrial District.  
Louis Buty, owner/applicant.

Tentative Recommendation: Deny

ALSO CONSIDER REVOCATION OF CU 98-25R AT 5/2/02 PUBLIC HEARING

CC 3. CU 01-20/DR 01-78 - Second Dwelling Unit

CONDITIONALLY  
APPROVED  
7-0

PUBLIC HEARING to consider a new detached second dwelling unit at 921 Ventura Street (APN 523-023-014). SFR-3, Single-Family Residential District.  
Francisco Gomez, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 4. CU 01-30/DR 01-90 - Construct and operate 2 LPG storage spheres (30,000 barrels each) per site architectural designs contained in Design Review DR 01-90

CONTINUED  
PUBLIC  
HEARING  
TO 5/2/02  
6-1

PUBLIC HEARING to consider a conditional use permit for the construction of two 30,000 barrel LPG storage spheres in the Richmond Refinery "sphere farm" as reflected in Design Review DR 01-90 at 841 Chevron Way (APN 561-100-002, -013). M-3 Heavy Industry District. Chevron Richmond-Refinery, owner; Chevron Products Division, applicant.

Tentative Recommendation: Conditional Approval

DENIED  
6-0

5. CU 02-11 - Off-Sale Alcoholic Beverages Retail Establishment

PUBLIC HEARING to consider the granting of an alcoholic beverage control license allowing retail off-sale of beer & wine at the grocery store at 436 Carlson Blvd. (APN 513-161-008). C-2, General Commercial District. Sung Soo Cho, owner/ applicant.

Tentative Recommendation: Deny

CC 6. TM 8520 - Subdivision to Create 5 Lots

HELD OVER  
ON  
CONSENT  
CALENDAR  
7-0

PUBLIC HEARING to consider subdividing a ±1.4 acre tract into five lots for single-family residential development at 4996 San Pablo Dam Road (APN 435-080-014). SFR-2, Very Low Density Residential District. Danesh & Renu Kumar, owner; Matthew Rei, applicant.

Tentative Recommendation: Hold Over To 5/2/02

COMMISSION BUSINESS

- 7. Reports of Officers, Commissioners and Staff
- 8. Continue discussions on the Planning Commission's role in reviewing and participating in updating the 1994 Housing Element and the "Work Program."

Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

**PLANNING COMMISSION**

5/02/02

ROLL CALL

APPROVAL OF MINUTES

*5-0  
4-0-1 Williams  
4-0-1 ~~Williams~~ Coleman  
204  
Coleman*

CONSENT CALENDAR: 7, 8, 10, 11, 12, 14

*5-0*

**HELD OVER ITEMS**

1. CU 98-25R - Renew Conditional Use Permit

PUBLIC HEARING to consider a proposal to extend time period that a temporary storage unit may remain on a property at 623 S. 32<sup>nd</sup> Street (APN 549-204-043). M-2, Light Industrial District. Louis Buty, owner/applicant.

Tentative Recommendation: Deny

*Winston  
Deny.  
Carmello - 5-0*

2. CU 01-30/DR 01-90 - Construct and operate 2 LPG storage spheres (30,000 barrels each) per site architectural designs contained in Design Review DR 01-90

PUBLIC HEARING to consider a conditional use permit for the construction of two 30,000 barrel LPG storage spheres in the Richmond Refinery "sphere farm" as reflected in Design Review DR 01-90 at 841 Chevron Way (APN 561-100-002, -013). M-3, Heavy Industry District. Chevron Richmond-Refinery, owner; Chevron Products Division, applicant.

Tentative Recommendation: Conditional Approval

*+*  
*Carago  
SR  
Harcis  
3-2 → Winston  
Coleman*

3. TM 8520 - Subdivision to Create 5 Lots

PUBLIC HEARING to consider subdividing a ±1.4 acre tract into five lots for single-family residential development at 4996 San Pablo Dam Road (APN 435-080-014). SFR-2, Very Low Density Residential District.

Danesh & Renu Kumar, owner; Matthew Rei, applicant.

Tentative Recommendation: Conditional Approval

*Winston SR.  
Coleman  
5-0  
+*

NEW ITEMS

CARRIGO - SR - with added words  
PARMS - 5-0

4. LLA 02-5 - Appeal of Lot Line Adjustment

PUBLIC HEARING to consider an appeal of a Planning Manager approval with conditions of proposal to adjust a common lot line between two parcels at Santa Fe Avenue (East of Western Drive) (APN 558-184-006). SFR-2, Single-Family Residential District. Leonard Gross, owner; Rod Satre et al, appellants.

Tentative Recommendation: Deny The Appeal

(appeal denied)

5. CU 99-7 Revocation/Amendment of Conditional Use Permit:

PUBLIC HEARING to consider revocation of conditional use permit CU 99-7 for failure to establish a bar/pool lounge use approved on appeal to the City Council on 6/29/99 at 3024 Cutting Blvd. (APN 549-193-013). C-1, Neighborhood Commercial and Knox-Cutting Specific Plan. Ezekial Augman, owner/applicant.

Tentative Recommendation: Revoke Conditional Use Permit

6. CU 02-1 - Expand Existing Church

PUBLIC HEARING to consider a proposal to expand existing church with addition of recreational facilities at 3118 Shane Drive (APN 414-054-015). C-1, Neighborhood Commercial District. Hilltop Community Church, owner/applicant.

Tentative Recommendation: Conditional Approval

7. CU 02-2 - Replace an Existing Monopole with Antennas

PUBLIC HEARING to consider an application for a conditional use permit to replace an existing ±51' high monopole with antennas with a ±67' high monopole and add 4-4' dish antennas and 4-4'x1' panel antennas at 295 Western Drive (No APN, State Highway). M-2, Light Industrial District. California Department of Transportation, owner; Jennifer Donnelly, applicant.

Tentative Recommendation: Conditional Approval

21:30 extension - write carrigo  
5-0

8. CU 02-5 - New Single-Family Home with Second Parking Space in the Driveway

PUBLIC HEARING to consider a proposal to construct a new single-family home and seeks approval for a one-car garage with the second parking space provided in the driveway at Alamo Avenue between Filbert & Kelsy Street (APN 561-191-011). SFR-3, Single-Family Residential District.

Itales Rodrigues, owner/applicant.

Tentative Recommendation: Conditional Approval

9. CU 02-34/V 02-5 - Residential/Reduced Parking

PUBLIC HEARING to consider a proposal to allow residential component of a mixed use development in the city center central core area and reduce on-site parking from 1.5 to 1 stall per unit at 900 Macdonald Avenue (APN 538-260-001). CB, Central Business District.  
Mondrich, LLC, owner/applicant.

*Conneto SR. w/stop*  
*Ed Harris*

Tentative Recommendation: Conditional Approval

10. CU 02-14/DR 02-54 - Addition to an Existing Church

PUBLIC HEARING to consider a proposal for the ±848 SF addition to an existing church at 2375 Aberdeen Way (APN 414-310-005). MFR-3, Multi-Family Residential District.  
North Shore Community Church, owner; Raymond Goddard, applicant.

Tentative Recommendation: Conditional Approval

11. CU 02-15/DR 02-52 - Tandem Parking

PUBLIC HEARING to consider tandem parking for new 2 story single-family residence at 460 2<sup>nd</sup> Street (APN 538-050-029). SFR-3, Single-Family Residential District.  
Wes Mayder, owner; Marcos Cesar Desouza, applicant.

Tentative Recommendation: Hold Over To 6/6/02

12. CU 02-26/DR 01-118 - Allow a Religious Assembly

PUBLIC HEARING to consider a proposal to allow a religious assembly in a residential district at 1423 Cutting Blvd. (APNs 544-232-010, 009, 008). MFR-1, Multi-Family Residential and Knox-Cutting Specific Plan.

Acts Full Gospel Church, owner; Shelton Wynder, applicant.

Tentative Recommendation: Conditional Approval

*f/o*  
*2/6*

13. FEX 02-2 - Fence Height Exception

PUBLIC HEARING to consider a proposal for the construction of a fence that exceeds the permitted height limit in the front yard area at 932 32<sup>nd</sup> Street (APN 524-070-020). SFR-3, Single-Family Residential District.

Irma Mendoza, owner/applicant.

*Winston SR.*

Tentative Recommendation: Deny

*HADA'S 4-0-1 CONGRD.*

14. V 02-3/DR 01-182 - Reduce Rear Yard Setback

PUBLIC HEARING to consider a reduction in the rear yard setback requirement to allow a ±400 SF addition to an existing residence and an existing accessory building to create a two-car garage 5'-3" from the rear property line for a single-family residence at 4526 Utah Drive (APN 431-143-003). SFR-3, Single-Family Residential District.

Brent Bracelin, owner/applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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15. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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PLANNING COMMISSION

6/06/02

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR (3) (4) 5, 6, (7) 9, (0) (1), 12, 14

HELD OVER ITEM

DAVID

- 1. CU 02-15/DR 02-52 - Tandem Parking ✓

0-0 APPROVED

PUBLIC HEARING to consider tandem parking for new 2 story single-family residence at 460 2<sup>nd</sup> Street (APN 538-050-029). SFR-3, Single-Family Residential District.  
Wes Mayder, owner; Marcos Cesar Desouza, applicant.

Tentative Recommendation: Conditional Approval

NEW ITEMS

DAN

- 2. CU 99-7 - Revocation Or Amendment of Conditional Use Permit

PUBLIC HEARING to consider revocation or amendment of Conditional Use Permit CU 99-7 for failure to establish a bar/pool lounge use approved on appeal to the City Council on 6/29/99 at 3024 Cutting Blvd. (APN 549-193-013). C-1, Neighborhood Commercial and Knox-Cutting Specific Plan.

Ezekial Augman, owner/applicant.

Tentative Recommendation: Revoke Conditional Use Permit

0-0 REVOKED

TANYA CC

- 3. CU 01-35 - Install An Above Ground Hydrogen Fueling Station ✓

PUBLIC HEARING to consider the installation of an above ground skid mounted hydrogen fueling station within the existing A.C. Transit Bus Yard at 2016 Macdonald Avenue (APN 514-031-003). C-B, Central Business District.

Alameda Contra Costa Transit District, owner/applicant.

Tentative Recommendation: Conditional Approval

0-0 APPROVED

Walter  
CC 4. CU 02-21 - Operate Mobile Vending Truck

PUBLIC HEARING to consider the operation of a mobile vendor (catering truck) at an existing service station at 3701 Cutting Blvd. (APN 513-151-001). C-1, Neighborhood Commercial District. Shivcharanjit Lal, owner; Jose Barajas, applicant.

Tentative Recommendation: Conditional Approval

APVD  
6-0

CC 5. CU 02-23 - Allow Auto Repair Services *Body*

PUBLIC HEARING to consider an application for a Conditional Use Permit to allow Auto Repair Services in an existing 1500 SF building at 4325 Macdonald Avenue (APN 517-231-009). C-2, General Commercial District.

Oil Changers Inc., owner; Guan Hua Yu, applicant.

Tentative Recommendation: Conditional Approval

6-0  
CC  
APPROVED

CC 6. CU 02-24 - Allow Use Of A Home As A Recording Studio *JOE*

PUBLIC HEARING to consider a proposal to allow use of a home in a mixed-use district as a recording studio at 653 Marina Way South (APN 544-341-011). M-2, Light Industrial District. Richard Montgomery, owner/applicant.

Tentative Recommendation: Conditional Approval

6-0  
CC  
APPROVED

~~CC~~ 7. CU 02-25 - Operate An Eating and Drinking Establishment *Robre*

PUBLIC HEARING to consider a Conditional Use Permit to operate an eating and drinking establishment at 101 Park Place, Suite B (APN 558-122-034). C-1, Neighborhood Commercial District.

Tom Butt, owner; Michael R. Nova, applicant.

Tentative Recommendation: Conditional Approval

6-0

of ABC code

24072-2 shall not be valid

- Only Type A  
- Open till 10 PM

License shall only be for full service

*JOE restaurant*

Continued

8. CU 02-27 - Establish A Tire Recycling Facility

PUBLIC HEARING to consider a proposal to establish a tire recycling facility at 1923 Macdonald Avenue (APN 514-060-001). C-B, Central Business District.

Epiymenio Perez, owner; Fidel Sanchez, applicant.

Tentative Recommendation: Deny

6-0 days  
Aug 1

CC 9. CU 02-28 - Operate Mobile Vending Truck ✓ DAVID

6-0  
CC  
Approved  
PUBLIC HEARING to consider a proposal to operate mobile vending truck between the hours of 9:00 am to 8:00 pm at 2230 Cutting Blvd. (APN 544-302-003). C-1, Neighborhood Commercial District.

Abdo Nasser, owner; Salvador Rodriguez, applicant.

Tentative Recommendation: Conditional Approval

5-0-1  
Approved  
CC  
Abstain  
10. CU 02-32 - Charter School Use ✓ TANYA

PUBLIC HEARING to consider the establishment of a Charter School Use in the existing structure at 10. 12 Macdonald Avenue (APN 538-182-001). C-1, Neighborhood Commercial District.

Cdyer Dupont, owner; Thomas Lauderbach, applicant.

Tentative Recommendation: Conditional Approval

Approved  
6-0  
11. CU 02-37 - Allow A Contractor Storage Use ✓ DAN

PUBLIC HEARING to consider a Conditional Use Permit to allow an excavator contractor yard storage use at 235 S. 1st Street (APN 550-050-012). Light Industry, Knox-Cutting Specific Plan (KCSP).

David Weinstein, owner; Performance Excavators, applicant.

Tentative Recommendation: Conditional Approval

CC 12. CU 02-39 - Tandem Parking ✓ JADY

6-0  
CC  
Approved  
PUBLIC HEARING to consider a Conditional Use Permit to allow uncovered tandem parking for a new ±1250 SF single-family residence with attached 1-car garage on the N. side of Sanford Avenue easterly of Filbert (APN 561-192-035). SFR-3, Single-Family Residential District.

Edson Camacho, owner/applicant.

Tentative Recommendation: Conditional Approval

Hpb  
OVER  
7/11  
13. FEX 02-1 - Fence Height Exception ✓ Jady

PUBLIC HEARING to consider a Fence Height Exception to allow a 4 1/2' to 6' high fence to remain in the front yard of a single-family residence at 2935 Oxford Avenue (APN 414-281-030). SFR-3, Single-Family Residential District.

Deborah Davis-Coley, owner/applicant.

Tentative Recommendation: Deny

CC 14. ST 02-1 - Street Vacation

✓ JUDY

Q-D  
CC PUBLIC HEARING to consider the vacation of Seaver Avenue easterly of S. 46<sup>th</sup> Street to its intersection with Meade Street which is no longer required for street purposes. (No APN). R&D/Business (Commercial/Special Industry) District in the Knox-Cutting Specific Plan Area. City of Richmond, owner; Simeon Commercial Properties, applicant.

Approved

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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15. Reports of Officers, Commissioners and Staff
16. Appoint Commission Representative to Shipyard III South Shoreline Trail Program Study Committee.

Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.

**HELD OVER ITEM**

1. FEX 02-1 - Fence Height Exception

PUBLIC HEARING to consider a Fence Height Exception to allow a 4' to 6' high fence to remain in the front yard of a single-family residence at 2935 Oxford Avenue (APN 414-281-030). SFR-3, Single-Family Residential District.

Deborah Davis-Coley, owner/applicant.

Tentative Recommendation: Deny

**NEW ITEMS**

CC 2. CU 85-40R - Amendment Of Conditional Use Permit & Removal Of The Five Year Review

PUBLIC HEARING for a request to amend existing Conditional Use Permit CU 85-40 and to allow the removal of the five year Conditional Use Permit review requirement at 600 South 4<sup>th</sup> Street (APN 560-250-027). M-1, Industrial/Office Flex District.

SimsMetal America, owner/applicant.

Tentative Recommendation: Hold Over To 8/1/02

CC 3. CU 01-42 - A New Fast-Food Restaurant With Drive-Thru Service

PUBLIC HEARING to consider a new fast-food restaurant with drive-thru service at SW Corner of Richmond Parkway & Goodrick Avenue (APN 408-220-032). M-1, Industrial/Office Flex District. H&H Management, owner; Michael Woldemar & Associates, applicant.

Tentative Recommendation: Conditional Approval

CC 4. CU 01-43 - Convenience Store With Car Wash

PUBLIC HEARING to consider an application for a Conditional use Permit for a √3,023 SF Convenience Store with √1,026 SF Car Wash on the SW Corner of Richmond Parkway & Goodrick Avenue (APNs 408-220-003, -004). M-1, Industrial/Office Flex District in the North Richmond Shoreline Specific Plan Area.

H&H Management, owner; Michael Woldemar & Associates, applicant.

Tentative Recommendation: Conditional Approval

CC 5. CU 02-10 - Collocate Wireless Communication

PUBLIC HEARING to consider the collocation of wireless communications facilities on the roof of an existing building at 100 Chevron Way (APN 561-100-040). M-2, Light Industrial District. Chevron, USA, owner; R.C. Riley & Associates, applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 02-16/V 02-8 - Specific Plan Exemptions

PUBLIC HEARING to consider a proposal to modify setback, floor area ratio, parking standards and the expansion of an Auto Repair business at 533 So. 13<sup>th</sup> Street (APN 544-252-002, 009). M-2, Light Industrial District.

John Talbot, owner; Kevin Strong, applicant.

Tentative Recommendation: Conditional Approval

CC 7. CU 02-29/DR 02-75 - Allow An Emergency Shelter

PUBLIC HEARING to consider an application to allow an emergency shelter at 165 22<sup>nd</sup> Street (APNs 514-010-006, -007, -008, -009). C-2, General Commercial District.

Arthur Hatchett, owner; Kevin Stong, applicant.

Tentative Recommendation: Conditional Approval

CC 8. CU 02-31 - Detached Second Dwelling Unit

PUBLIC HEARING to consider a proposal for the construction of a √640 SF detached second dwelling unit at 960 Amador Street (APN 523-092-023). SFR-3, Single Family Residential District. Alfonso Moreno, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 9. CU 02-35 - Establish A Mobile Vending Site

PUBLIC HEARING to consider the establishment of a mobile vending site at 12432 San Pablo Avenue (APN 519-010-014). C-2, General Commercial District.  
David Bailey, owner; Thomas Wright, applicant.

Tentative Recommendation: Conditional Approval

CC 10. CU 02-36/V 02-9 - Second Dwelling Unit And Reduce Side Yard Setback

PUBLIC HEARING to consider a proposal to introduce a √610 SF second dwelling unit and to ask for a variance on a side yard setback at 1727 Dunn Avenue (APN 538-140-016). SFR-3, Single Family Residential District.  
Suheir May Khalaf, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 11. CU 02-38 - Establish A Special Trade/Carpentry Use

PUBLIC HEARING to consider the establishment of a special trade/carpentry use at 119 Harbour Way (APN 538-270-012). C-2, General Commercial District.  
Jesus Espinoza, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 12. CU 02-41/DR 02-95 - Allow Mixed Use In The Ford Assembly Plant Building

PUBLIC HEARING to consider an application for a Master Conditional Use Permit to allow mixed uses in the Ford Assembly Plant Building at 1414 Harbour Way South (APN 560-270-056). M-4, Port/Maritime & M-2, Lt. Industrial District.  
Richmond Redevelopment Agency, owner; Assembly Plant Partners, LLC, applicant.

Tentative Recommendation: Conditional Approval

CC 13. CU 02-45/V 02-4 - Reduce Side Yard Setback & Allow Tandem Parking

PUBLIC HEARING to consider a proposal to reduce required side yard setback and allow tandem parking for a two-story √1,600 SF single-family dwelling on a substandard lot at 464 2<sup>nd</sup> Street (APN 538-050-001). SFR-3, Single-Family Residential District.  
Tercio Lima, owner; Stan Ginn, applicant.

Tentative Recommendation: Conditional Approval

CC 14. V 02-7 - Reduce Front Yard Setback

PUBLIC HEARING to consider a variance to authorize a reduction in the front yard setback for replacement and enclosure of a two story entry stairway for a two story duplex at 4849 Cypress Avenue (APN 509-310-044). SFR-3, Single-Family Residential District.

Donald Warren, owner; Shermon Workmon, applicant.

Tentative Recommendation: Conditional Approval

CC 15. MS 753-02 - 2-Lot Minor Subdivision

PUBLIC HEARING to consider subdividing on a 12,500 SF lot into two 6,250 SF lots in a residential district at 653 South 29<sup>th</sup> Street (APN 549-201-008). SFR-3, Single-Family Residential District.

Sergio Silva, owner/applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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16. Reports of Officers, Commissioners and Staff

17. Reports of nominating Committee and election of Officers

**Public Forum - Brown Act**

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8, 11, 12, 13

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**HELD OVER ITEM**

1. CU 02-27 - Establish A Tire Recycling Facility

PUBLIC HEARING to consider a proposal to establish a tire recycling facility at 1923 Macdonald Avenue (APN 514-060-001). C-B, Central Business District.

Epiyemenio Perez, owner; Fidel Sanchez, applicant.

Tentative Recommendation: Withdrawn

**NEW ITEMS**

2. EID 01-10 - Appeal of EAP Decision

PUBLIC HEARING to consider appeal of Environmental Assessment Panel decision to issue a Negative Declaration (EID 01-10) pertaining to the construction of an ethanol storage tank, associated pumps, piping and a truck off-loading facility at the Chevron Refinery.

Communities For A Better Environment, appellant.

Tentative Recommendation: Deny The Appeal

CC 3. CU 85-40R - Amendment Of Conditional Use Permit & Removal Of The Five Year Review

PUBLIC HEARING for a request to amend existing Conditional Use Permit CU 85-40 and to allow the removal of the five year Conditional Use Permit review requirement at 600 South 4<sup>th</sup> Street (APN 560-250-027). M-1, Industrial/Office Flex District.

SimsMetal America, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 4. CU 02-8/V 02-1 - Allow A Single-Family Residence W/Tandem Parking And Reduction in Setback

PUBLIC HEARING to consider the granting of a Conditional Use Permit to allow a single-family residence in a Neighborhood Commercial zone and tandem uncovered parking in the driveway as well as Variances from setbacks and interior yard space requirements at Spring Street between Johnson and Cutting (APN 549-071-022). Neighborhood Commercial District.  
Norman Lewis, owner; Chandra Chaudhury, applicant.

Tentative Recommendation: Conditional Approval

CC 5. CU 02-6 - Allow Tandem Parking and Retaining Walls

PUBLIC HEARING to consider tandem parking and retaining walls for 3 new 3 unit condominium structures (total 12,000 SF) in the 500 Block of Tewksbury Avenue (APNs 558-271-012, 558-271-005, 558-271-007). MFR-1, Multifamily Residential District.  
Mike O'Mahoney, owner; Shawn Gorman, applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 02-33 - Upgrade The Electric Distribution & Locomotive Fuel Delivery System

PUBLIC HEARING to consider a CUP for upgrading the site electric distribution system and the locomotive fuel delivery system at the Burlington/Northern & Santa Fe Railway Company at 980 Hensley Street (APN 561-390-005). M-3, Heavy Industrial District.  
Burlington Northern & Santa Fe, owner; Kennedy/Jenks Consultants, applicant.

Tentative Recommendation: Conditional Approval

CC 7. CU 02-44 - Operate Mobile Catering Truck

PUBLIC HEARING to consider a CUP for a mobile catering truck at 710 23<sup>rd</sup> Street (APN 528-360-028). C-2, General Commercial District.  
Nancy Lu, owner; Maria Galindo, applicant.

Tentative Recommendation: Conditional Approval

CC 8. CU 02-46 - Allow A Dance Studio

PUBLIC HEARING to consider a CUP to allow a dance studio at 24 W. Richmond Avenue (APN 558-122-019). C-1, Neighborhood Commercial District.  
Karen Kittle/Luther Martin, owner; Julie Larsen, applicant.

Tentative Recommendation: Conditional Approval

9. FEX 02-3 - Fence Height Exception

PUBLIC HEARING to consider granting an exception to the fence height limit in the front yard of a single-family residence for a 6' high fence at 609 Thomas Drive (APN 408-022-012). SFR-3, Single-Family Residential District.

Miriam Acosta, owner; Roxanna Acosta, applicant.

Tentative Recommendation: Deny

10. FEX 02-4 - Fence Height Exception

PUBLIC HEARING to consider granting an exception to the fence height limit in the front yard of a single-family residence for a 5'-6" high fence at 945 35<sup>th</sup> Street (APN 524-050-011). SFR-3, Single-Family Residential District.

Esperanza Franco, owner/applicant.

Tentative Recommendation: Deny

CC 11. MS 754-02 - 2-Lot Minor Subdivision

PUBLIC HEARING to consider the splitting of one lot into two at 501 Enterprise Avenue (APN 534-021-007). SFR-3, Single Family Residential District.

Allie Ruth Sanders, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 12. MS 755-02 - 3-Lot Minor Subdivision

PUBLIC HEARING to consider subdividing one existing lot into three separate lots at Regatta Blvd. (APN 560-090-016). M-1, Industrial/Office Flex District.

Rick Stephens, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 13. RZ 02-1, 374. VdM 8637 and DR 02-36 - Development Plan Revision

PUBLIC HEARING to consider a proposal to amend a Development Plan and Subdivide property into 1 Apartment lot, 4 Commercial parcels, 90 Single-Family lots and common parcels at the east side of San Pablo Ave. between Hilltop Dr. and Richmond Parkway (APN 405-050-074). Planned Area District.

Vista Hills Development, owner; CSW/Stuber-Stroeh, applicant.

Tentative Recommendation: Hold Over To 9/5/02

## COMMISSION BUSINESS

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### 14. Reports of Officers, Commissioners and Staff

#### **Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

**HELD OVER ITEMS**

1. CU 02-6 - Allow Tandem Parking and Retaining Walls

PUBLIC HEARING to consider tandem parking and retaining walls for 3 new 3 unit condominium structures (total 12,000 SF) in the 500 Block of Tewksbury Avenue (APNs 558-271-012, 558-271-005, 558-271-007). MFR-1, Multifamily Residential District.

Mike O Mahoney, owner; Shawn Gorman, applicant.

Tentative Recommendation: Conditional Approval

2. CU 02-33 - Upgrade The Electric Distribution & Locomotive Fuel Delivery System

PUBLIC HEARING to consider a CUP for upgrading the site electric distribution system and the locomotive fuel delivery system at the Burlington/Northern & Santa Fe Railway Company at 980 Hensley Street (APN 561-390-005). M-3, Heavy Industrial District.

Burlington Northern & Santa Fe, owner; Kennedy/Jenks Consultants, applicant.

Tentative Recommendation: Conditional Approval

3. FEX 02-3 - Fence Height Exception

PUBLIC HEARING to consider granting an exception to the fence height limit in the front yard of a single-family residence for a 6' high fence at 609 Thomas Drive (APN 408-022-012). SFR-3, Single-Family Residential District.

Miriam Acosta, owner; Roxanna Acosta, applicant.

Tentative Recommendation: Deny

4. FEX 02-4 - Fence Height Exception

PUBLIC HEARING to consider granting an exception to the fence height limit in the front yard of a single-family residence for a 5'-6" high fence at 945 35<sup>th</sup> Street (APN 524-050-011). SFR-3, Single-Family Residential District.

Esperanza Franco, owner/applicant.

Tentative Recommendation: Deny

5. MS 754-02 - 2-Lot Minor Subdivision

PUBLIC HEARING to consider the splitting of one lot into two at 501 Enterprise Avenue (APN 534-021-007). SFR-3, Single Family Residential District.

Allie Ruth Sanders, owner/applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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6. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

HELD OVER ITEM

+  
CONDITIONALLY  
APPROVED  
5-1

1. CU 02-55, 374. VdM 8637 and DR 02-36 - Development Plan Revision

PUBLIC HEARING to consider a proposal to amend a Development Plan and Subdivide property into 1 Apartment lot, 4 Commercial parcels, 88 Single-Family lots and common parcels at the east side of San Pablo Ave. between Hilltop Dr. and Richmond Parkway (APN 405-050-072, -075). C-3, Regional Commercial District.

Vista Hills Development, owner; CSW/Stuber-Stroeh, applicant.

Tentative Recommendation: Conditional Approval

NEW ITEMS

+  
CONDITIONALLY  
APPROVED  
ON CC  
6-0

CC 2. CU 02-20/DR 02-60 - Allow Tandem Parking For A Single-Family Dwelling

PUBLIC HEARING to consider a CUP for a new ±2,000 SF single-family dwelling on a 2,500 SF lot with tandem parking at 511 Bissell Avenue (APN 538-220-016). SFR-3, Single-Family Residential District.

Richmond Neighborhood Housing, owner; Frederick Meyers, applicant.

Tentative Recommendation: Conditional Approval

+  
CONDITIONALLY  
APPROVED  
ON CC  
6-0

CC 3. CU 02-30/DR 02-76 - Detached Second Dwelling Unit Over A Two-Car Garage

PUBLIC HEARING to consider a CUP for a new detached 2<sup>nd</sup> Dwelling Unit over a two-car garage at 566 9<sup>th</sup> Street (APN 534-330-011). MFR-1, Multifamily Residential District.

Lydell Nickleberry, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 4. CU 02-42/V 02-13 - Allow A Height Exemption And A Spacing Variance

CONDITIONALLY  
APPROVED  
ON CC  
6-0  
+

PUBLIC HEARING to consider the authorization of a CUP, a Height Exemption and a spacing Variance for the installation of six rooftop antennas and three ground level equipment cabinets at 2920 Regatta Blvd. (APN 560-130-021) in a Mixed Use/Special Industry District of the Knox Cutting Specific Plan Area.  
Werner & Jeanne Doellstedt, owner; Bay Area Cellular Telephone Co., Dba "AT&T Wireless", applicant.

Tentative Recommendation: Conditional Approval

CC 5. CU 02-43/DR 02-104 - Allow Tandem Parking For A Single-Family Dwelling

CONDITIONALLY  
APPROVED  
ON CC  
6-0  
+

PUBLIC HEARING to consider a CUP for new single-family dwelling ±3,000 SF with tandem parking at 237 3<sup>rd</sup> Street (APN 550-120-020). SFR-3, Single-Family Residential District.  
Adedigba Akanni, owner; Roger Boyer, applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 02-56/DR 02-106 - Allow Tandem Parking For A Single-Family Dwelling

CONDITIONALLY  
~~APPROVED~~  
APPROVED  
ON CC  
6-0  
+

PUBLIC HEARING to consider a CUP to allow tandem parking for a new single-family dwelling at 511 Willard Ave. (APN 561-211-013). SFR-3, Single-Family Residential District.  
Lynn Bijl, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

7. FEX 02-5 - Fence Height Exception

DENY  
6-0  
—

PUBLIC HEARING to consider a fence height exception at 1209 Chanslor Avenue (APN 540-270-019). MFR-1, Multifamily Residential District.  
Lucero Vega, owner; Koret Mulder, applicant.

Tentative Recommendation: Deny

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2

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**NEW ITEMS**

CC 1. CU 02-22 – Alcoholic Beverages

PUBLIC HEARING to consider a proposal to sell alcoholic beverages (beer and wine) at the south east corner of Richmond Parkway and Atlas Road (APN 405-050-072, -075). C-3, Regional Commercial District.

Vista Hills Development, owner/ applicant.

Tentative Recommendation: Conditional Approval

CC 2. CU 02-61 – Tandem Parking

PUBLIC HEARING to consider a proposal to establish a tandem parking arrangement for a single-family dwelling at 2314 Maricopa Avenue (APN 527-132-003). C-2, General Commercial District/MFR-1, Multifamily Residential District.

Alfredo Aguilera, owner/applicant.

Tentative Recommendation: Conditional Approval

**COMMISSION BUSINESS**

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3. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

**NEW ITEMS**

CC 1. CU 02-13/V 02-2 – Western Research Center

PUBLIC HEARING to consider a Conditional Use Permit to allow 4 new R&D buildings to be constructed which will exceed the maximum height of 50' by 13' and to consider a variance to allow the FAR for a portion of a project site to exceed the .35 FAR for the R&D area of the Knox Cutting Specific Plan area. The project will include the replacement of 13 R&D buildings containing 152,307 SF with four (4) new life-science buildings containing 360,000 SF and renovation of two existing lab/office buildings totaling 113,000 SF (APNs 560-050-016, 017) in Knox Cutting Specific Plan area, R&D/Light Industry/Heavy Industry Districts.

Astra Zeneca Inc., owner; Simeon Properties, applicant.

Tentative Recommendation: Remove From Agenda Until EAP Appeal Is Resolved

CC 2. TM 8665 – Convert 48-Unit Apartment Complex Into Condominiums

PUBLIC HEARING to consider the conversion of a new 48-unit apartment complex into condominiums at Via Verde and Mozart Drive (APN 414-330-002). MFR-1, Multifamily Residential District.

Dave & Lori Sanson, owner; Brad Durga, applicant.

Tentative Recommendation: Conditional Approval

CC 3. MS 756-02 – 2-Lot Minor Subdivision

PUBLIC HEARING to consider the splitting of one lot into two at 3655 Collins Ave. (APN 408-060-012). M-2, Light Industrial District.

Durkee Properties, LLC, owner; Matthew Rei, applicant.

Tentative Recommendation: Conditional Approval

CC 4. CU 02-47 – Second Dwelling Unit

PUBLIC HEARING to consider a second dwelling unit at 1765 Pennsylvania Ave. (APN 529-262-006). SFR-3, Single-Family Residential District.  
Jose Gutierrez & Ana Valadez, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 5. CU 02-49 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new single-family dwelling at 408 Chesley Ave. (APN 561-181-008). C-1, Neighborhood Commercial District.  
Donald Hampton, owner; Stan Ginn, applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 02-50 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new single-family dwelling at 231 Alamo Ave. (APN 561-172-011). SFR-3, Single-Family Residential District.  
Casey Jones, owner; Stan Ginn, applicant.

Tentative Recommendation: Conditional Approval

CC 7. CU 02-51 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new single-family dwelling at 239 Alamo Ave. (APN 561-172-011). SFR-3, Single-Family Residential District.  
Casey Jones, owner; Stan Ginn, applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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8. Reports of Officers, Commissioners and Staff

9. Discussion by Planning Staff: Fence Height Exception Ordinance

**Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR:

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**NEW ITEM**

1. EID 02-03 - Appeal of EAP Decision

PUBLIC HEARING to consider appeal of Environmental Assessment Panel decision to issue a Negative Declaration (EID 02-03) pertaining to the redevelopment and expansion of office buildings at the Western Research Center. The project is located at the southern end of the Zeneca site, south of I-580 at 1200 and 1415 South 47<sup>th</sup> Street in Richmond. Communities For A Better Environment, appellant.

Tentative Recommendation: Deny The Appeal

**COMMISSION BUSINESS**

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2. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

**HELD OVER ITEM**

1. EID 02-03 – Appeal of EAP Decision

PUBLIC HEARING to consider appeal of Environmental Assessment Panel decision to issue a Negative Declaration (EID 02-03) pertaining to the redevelopment and expansion of office buildings at the Western Research Center. The project is located at the northern end of the Zeneca site, south of I-580 at 1240 and 1260 South 47<sup>th</sup> Street in Richmond (APNs 560-050-016, -017).

Communities For A Better Environment, appellant.

Adams Broadwell Joseph & Cardozo, appellant.

Tentative Recommendation: Deny The Appeal

**NEW ITEMS**

CC 2. CU 01-41 – Introduction of an Additional Ethanol Storage Tank

PUBLIC HEARING to consider modification of Chevron Products Company existing use by allowing the introduction of an additional 649,740 gallon (maximum capacity) storage tank and associated equipment for the storage of ethanol at 155 Castro Street (APN 561-100-040) in an M-3, Heavy Industry District.

Chevron Products Company, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 3. CU 02-53 & V 02-12 – Expand Light Industrial Use, Permit Reduced Landscaping And Increased Floor Area Ratio

PUBLIC HEARING to consider a Conditional Use Permit to authorize the expansion of a light industrial use with Specific Plan Exemptions for a reduction in landscape coverage and an increase in the Floor Area Ratio at 617 S. 13<sup>th</sup> Street (APNs 544-353-006 & 022) in a Mixed Use District of the Knox Cutting Specific Plan Area.

Scott Johnson, owner; Strong & Assoc., applicant.

Tentative Recommendation: Conditional Approval

CC 4. V 02-15 – Reduce Front and Side Yard Setback

PUBLIC HEARING to consider a variance in the front yard setback and side yard setback to allow a 576 SF building to be constructed on the front property line at 531 A Street (APN 534-250-008) in an M-2, Light Industrial District.

Douglas Pryne, owner/applicant.

Tentative Recommendation: Withdrawal Until Heard By Design Review Board

CC 5. V 02-14 – Reduce Front and Side Yard Setback

PUBLIC HEARING to allow a variance to reduce the front yard setback from  $\pm 20'$  to  $\pm 11'$  and to reduce the west side setback from  $\pm 5'$  to  $\pm 3'$  for a 2<sup>nd</sup> story addition and 1<sup>st</sup> floor extension at 3315 Maricopa Ave. (APN 526-150-014) in a SFR-3, Single-Family Residence District.

Phil Felix, owner; Walter A. Connolly, applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 02-62 – Second Dwelling Unit

PUBLIC HEARING to consider a secondary dwelling unit in an existing accessory building at 634 - 4 th Street (APN 534-211-007). SFR-3, Single-Family Residential District.

Etelvina Saavedra, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 7. CU 02-48 – Tandem Parking

PUBLIC HEARING to consider a proposal to allow tandem parking on a 37.5' wide lot at 411 Duboce Ave. (APN 561-191-024). SFR-3, Single-Family Residential District.

Lawvernie Ellison, owner/applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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8. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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