

PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
February 7, 2008
7:00 p.m.

COMMISSION MEMBERS

Virginia Finlay, Chair
Stephen A. Williams
Vacant

Vice Chair Nagarajo Rao
Jeff Lee, Secretary
Vacant

The meeting was called to order by **Chair Finlay** at 7:10 p.m.

Commissioner Williams led in the Pledge of Allegiance.

ROLL CALL

Present: Chair Finlay, Secretary Lee and Commissioner Williams

Absent: Vice Chair Rao

INTRODUCTIONS

Staff Present: Janet Harbin, Hector Lopez, Carlos Privat, Joe Light

MINUTES – None

Chair Finlay provided an overview of the Consent Calendar, meeting procedures for speaker registration and public hearing functions and procedures. She said certain items approved by the Commission may be appealed in writing to the City Clerk by Tuesday, February 19, 2008, by 5:00 p.m. and announced the appeal process after each affected item.

CONSENT CALENDAR

Chair Finlay noted the Consent Calendar consisted of Items 2, 3, 4 and 5.

Ms. Harbin recommended Item 1 be added to the Consent Calendar and that it is recommended to be held over to April 3, 2008 and that Item 2's recommendation is changed and that it be held over to April 3, 2008.

The applicant for Item 2 questioned why the Item was being recommended to be held over instead of having it conditionally approved. City Attorney Privat said staff received information which required more review time, the applicant could speak until Public Forum component of the meeting and the item would not be opened for discussion. Mr. Light agreed and said staff would like the ability to discuss additional information that has come up with the City Attorney's office to determine if there is any bearing on the ultimate recommendation that staff would make on the item. He said the March agenda is full due to the Chevron project and most items would be carried over to the April 3 meeting.

ACTION: It was M/S (Williams/Lee) to adopt the Consent Calendar consisting of Items 1 and 2 (as amended to hold over to April 3, 2008), 3, 4, and 5; unanimously approved.

Items Approved:

- 1. ZTC 07-02– Zoning Text Change for Wireless Communication Facilities Ordinance - PUBLIC HEARING** to consider amendments to the Wireless Communication Facilities Ordinance (Section 15.04.820.030) of the Richmond Municipal Code. Planner: Lina Velasco. Tentative Recommendation: Hold Over To 4/3/2008.
- 2. TM 1103445 (374.1 Tisc8826) – Tentative Map Subdivision at the intersection of Santa Fe, Pacific and Bishop Avenue - PUBLIC HEARING** to consider a Tentative Map request to subdivide an 1.21 acre site located in the Tiscornia Estate Specific Plan area into six residential lots ranging from 5,869 to 12,075 square feet at the intersection of Santa Fe, Pacific and Bishop Avenues (APN: 558-183-003, 005 & 008). SFR-2, Single-Family Very Low Density Residential Zoning District. Leonard Gross A Professional Corporation, owner/applicant. Planner: Joe Light. Tentative Recommendation: Hold Over to 4/3/2008.
- 3. CU 1104489 – Eating and Drinking Establishment at 3800 Klose Way Suite B - PUBLIC HEARING** to consider a Conditional Use Permit request to allow on-site sales of Beer and Wine at 3800 Klose Way, Suite B (APN: 405-290-064). C-3, Regional Commercial Zoning District. Developers Diversified Realty, owner; Jose Reynolds, applicant. Planner: Kieron Slaughter. Tentative Recommendation: Conditional Approval.
- 4. CU 1104476 – Massage Establishment at 2200 Hilltop Mall Road Suite B105 - PUBLIC HEARING** to consider a Conditional Use Permit request to operate a massage establishment at Hilltop Mall, 2200 Hilltop Mall Road, Suite B105 (APN 405-320-015). C-3, Regional Commercial Zoning District. Hilltop Mall, owner; Art of Reflexology, applicant. Planner: Hector Rojas. Tentative Recommendation: Conditional Approval.
- 5. CU 1104500 – Operate a Preschool and Daycare at 777 Sonoma Street - PUBLIC HEARING** to consider approval of a Conditional Use Permit to operate a preschool and daycare at 777 Sonoma Street, Room 105 (APN 523-074-025). SFR-3, Single-Family Low Density Residential Zoning District. Yiu Mien First Baptist Church, owner; Heather Lee, applicant. Planner: Hector Rojas. Tentative Recommendation: Conditional Approval.

Brown Act – Public Forum - None

Items Discussed:

- 6. ZTC 08-01 – Zoning Text Change for Mini-Storage Warehouse Use - PUBLIC HEARING** to consider amendments to Definitions and Industrial Sections of the Zoning Ordinance (Sections 15.04.020 and 15.04.300) of the Richmond Municipal Code to define mini-storage warehouse use and to add such use as a conditional use in industrial districts. Planner: Judy Battle. Tentative Recommendation: Recommend Approval to City Council.

Chair Finlay opened the public hearing.

Ms. Harbin said the zoning text change was proposed by the City Council based on items that came before them regarding a mini-storage warehouse proposed in an industrial district. In certain districts, a mini-storage warehouse is allowed and no CUP is necessary. The Council felt there was a need to make this item a CUP item due to the industrial zoning districts and therefore, staff has proposed the amendment to the zoning ordinance.

Chair Finlay questioned if there was language in the actual zoning text that mini storage would not be allowed in residential neighborhoods. Ms. Harbin said each chapter of the ordinance is specifically arranged by land use and mini storage is not a permitted or conditional use in all residential districts. **Chair Finlay** noted that the City of Fremont has a category in the light industrial districts that excludes the storage and warehousing of firearms, noted on page 98 in the heavy industrial district there are conditional uses for blasting powder and gun powder but this was the only correlation that made such reference. Ms. Harbin said it was her understanding that the City of Fremont has had many requests for people to store firearms as well as having several dealers of firearms in the City and this was the reason it is included in their zoning ordinance. **Chair Finlay** asked staff to research how many firearm dealers were in the City as there may be a need to amend the ordinance in the future to match Fremont's ordinance.

The public hearing was closed.

ACTION: It was M/S (Lee/Williams) to recommend approval of ZTC 08-01 to the City Council; unanimously approved.
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COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Ms. Harbin said on March 6th, the Planning Commission will hold a public hearing for the Chevron project.

Public Forum - None

Adjournment

The meeting was adjourned at 7:25 p.m.
