

**PLANNING COMMISSION MEETING**  
**COUNCIL CHAMBERS, RICHMOND CITY HALL**  
1401 Marina Way South, Richmond, CA  
March 3, 2011  
7:00 p.m.

**COMMISSION MEMBERS**

Charles Duncan, Chair	Sheryl Lane, Vice Chair
Jeff Lee, Secretary	Carol Teltschick-Fall
Ben Choi	Andrés Soto
Roberto Reyes	

The meeting was called to order by Chair Duncan at 6:33 p.m.

Chair Duncan led in the Pledge of Allegiance.

**ROLL CALL**

**Present:** Chair Duncan, Secretary Lee, and Commissioners Choi, Reyes, Soto, and Teltschick-Fall

**Absent:** Vice Chair Lane

**INTRODUCTIONS**

Chair Duncan introduced new Commissioner Roberto Reyes who replaces former Commissioner and newly elected Councilmember, Jovanka Beckles.

**Staff Present:** Lamont Thompson, Hector Lopez, and Carlos Privat

**MINUTES**

**January 20, 2011**

Secretary Lee and Chair Duncan commented that they submitted minor corrections to staff.

**ACTION: It was M/S (Soto/Teltschick-Fall) to approve the minutes of January 20, 2011, as amended; unanimously approved.**

Chair Duncan provided an overview of meeting procedures for speaker registration, public comment, Consent Calendar, and hearing functions and procedures. He said items approved by the Commission may be appealed in writing to the City Clerk by Monday, March 14, 2011, by 5:00 p.m. and as needed, will announce the appeal process after each affected item.

**CONSENT CALENDAR**

Chair Duncan stated the Consent Calendar included items 1, 2, 3 and 4 on the agenda. Items 1, 3 and 4 are recommended to be held over to April 7, 2011. He confirmed staff requested

revising the recommendation for Item 4 to "Hold Over to March 17, 2011" and that it remain on the Consent Calendar.

Commissioner Soto questioned whether additional items would also be heard on March 17, 2011 along with Item 4. Chair Duncan replied that the DEIR for the General Plan would be heard on that date as well. Commissioner Teltschick-Fall pointed out that the DEIR item will be lengthy. Commissioners agreed and said given the lateness of the evening, that item could be heard and then continued. Chair Duncan suggested scheduling the Chevron item as the first item on the agenda.

Mr. Thompson noted that the applicant for Item 1, who was in the audience, requests amendment from a hold-over from April 7, 2011 to March 17, 2011. Mr. Privat said staff for the project is not present, and Chair Duncan voiced the need to maintain staff recommendation to hold-over to April 7, 2011.

**Consent Calendar Items Approved:**

- 1. PLN10-233: Treadway Condominiums** - PUBLIC HEARING to consider a tentative parcel map to convert a 4-unit apartment building into condominiums located at 620 – 622 Golden Gate Avenue (APN: 558-251-006). MFR-1, Multi-Family Residential District. Dean & Pamela Treadway, owner; John Gutierrez, applicant. Planner: Jonelyn Whales. Tentative Recommendation: Hold Over to 4/7/2011.
- 2. PLN10-180: Upgrade Existing Tower-Mounted Amplifiers** - PUBLIC HEARING to consider a Conditional Use Permit that would allow the six tower-mounted amplifiers to be upgraded. The applicant proposes to remove six amplifiers and replace them with six amplifiers of similar size in same location at 1963 Carlson Blvd. (APN: 507-090-025). SFR-3, Single Family Low Density Residential District. Life Lutheran Church, owner; T-Mobile West Corporation, applicant. Planner: Lamont Thompson. Tentative Recommendation: Conditional Approval.
- 3. PLN10-225: Mill Residence** - PUBLIC HEARING to consider a Conditional Use Permit that would create a Planned Residential Group that would allow the two existing dwellings to have separate ownership at 875 Ocean Ave. (APN: 558-233-011). SFR-2, Single Family Very Low Density Residential District. Don Mill, owner/applicant. Planner: Lamont Thompson. Tentative Recommendation: Hold Over to 4/7/2011.
- 4. PLN10-179: Chevron Tank Replacements** - PUBLIC HEARING to consider adoption of staff's proposed Mitigated Negative Declaration (MND) and approval of a Conditional Use Permit (CUP), and Design Review (DR) to replace five existing petroleum storage tanks with five newly constructed tanks, and to construct a new firewater tank in the quarry tank field at 841 Chevron Way (APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). M-2, Light Industry; M-3, Heavy Industry; and CRR, Community and Regional Recreation District. Chevron Products Company, owner/applicant. Planner: Lamont Thompson. Tentative Recommendation: Hold Over to 3/17/2011.

**ACTION: It was M/S (Soto/Choi) to adopt the Consent Calendar consisting of Items 1, 2, 3 and 4, as amended; unanimously approved.**

**Brown Act – Public Forum - None**

**COMMISSION BUSINESS**

**5. Reports of Officers, Commissioners and Staff**

Commissioner Soto announced that the Final EIR for the Pt. Molate Casino proposal is out for public comment and the Council will meet on March 8, 2011 to conduct a public hearing. He encouraged as much public input as possible.

Secretary Lee, recognizing Commissioners' time, asked for consideration to be given regarding placement of future agenda items.

**Adjournment**

The meeting was adjourned at 6:50 p.m.