

**PLANNING COMMISSION MEETING**  
**COUNCIL CHAMBERS, RICHMOND CITY HALL**  
1401 Marina Way South, Richmond, CA  
May 5, 2011  
6:30 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 6:30 p.m.

Vice Chair Lane led in the Pledge of Allegiance.

**ROLL CALL**

**Present:** Chair Duncan, Vice Chair Lane; Secretary Lee; Commissioners Choi, Reyes,

**Absent:** Commissioners Soto and Teltschick-Fall

**INTRODUCTIONS**

**Staff Present:** Jonelyn Whales, Kieron Slaughter, and Mary Renfro

**MINUTES** - None

Chair Duncan provided an overview of meeting procedures for speaker registration, public comment and public hearing functions. He said items approved by the Commission may be appealed in writing to the City Clerk by Monday, May 16, 2011, by 5:00 p.m. and as needed, announced the appeal process after each affected item.

**CONSENT CALENDAR**

Chair Duncan indicated there were three items on the Consent Calendar; Items 2, 3, and 4. He questioned whether members of the public, staff or the Planning Commission wished to remove any item.

Chair Duncan requested placing Item 1 which is a hold-over item to the June 2, 2011 meeting, on the Consent Calendar.

**ACTION: It was M/S (Soto/Lane) to approve the placing of Item 1 on the Consent Calendar; carried unanimously.**

**ACTION: It was M/S (Choi/Reyes) to approve the Consent Calendar consisting of Items 1, 2, 3 and 4; carried unanimously.**

Consent Calendar Items Approved:

1. **PLN10-225: Mill Residence** - PUBLIC HEARING to consider a Conditional Use Permit approval that would allow the creation of a Planned Residential Group. The applicant proposes to convert the two existing residences on site to a planned Residential Group, which would allow the 450 +/- square foot beach house dwelling situated on the lower portion of the site to be expanded by 990+/- square feet, totaling 1,440 +/- square feet 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 6/2/2011.
2. **PLN09-048: Making Waves Academy Expansion** - PUBLIC HEARING to consider Design Review Permit and Conditional Use Permit amendments for expansion of the existing Making Waves Academy Charter School at 4123 Lakeside Drive. The expansion includes construction of a new 41,400 square-foot two-story classroom building and associated site improvements at 2900 Technology Court (APNs: 405-371-012, 405-371-028). M-1, Industrial/Office Flex District. Making Waves Foundation Inc., owner; Dara Youngale, applicant. Planner: Hector Rojas. Tentative Recommendation: Hold Over to 6/2/2011.
3. **PLN11-054: Valencia Variance for Minimum Lot Size** - PUBLIC HEARING to consider a Variance to allow development of a Single-Family residence on a 2,500 SF lot 1603 Garvin Ave. (AKA: 1605 Garvin Ave.) (APN: 529-140-013). SFR-3, Single-Family Low Density Residential District. Simon Valencia, owner; Bob Kamp, applicant. Planner: Kieron Slaughter. Tentative Recommendation: Conditional Approval.
4. **PLN11-009: 101-Auto Repair Shop Conditional Use Permit** - PUBLIC HEARING to consider a Conditional Use Permit to operate an automotive repair & car rental agency at an existing automotive commercial building at 12300 San Pablo Ave. (APN: 519-200-013). C-2, General Commercial District. Sengso Enterprises, owner/applicant. Planner: Jonelyn Whales. Tentative Recommendation: Conditional Approval.

**Brown Act – Public Forum – No speakers**

## **COMMISSION BUSINESS**

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

Commissioner Choi commemorated Cinco de Mayo as one of the most important battles that took place in Mexico against the French Army. Secretary Lee thanked and congratulated those involved in organizing the Cinco de Mayo parade. Vice Chair Lane reported that she and Commission Soto attended the Mobile Vendor Ordinance meeting, and she cited the good level of participation.

### **Adjournment**

The meeting was adjourned at 6:49 p.m.