

**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' and to consider variances to allow the FAR for a portion of a project that 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, to exceed the .35 FAR for the R & D area of the Knox Cutting Specific Plan area and to allow parking in front of the building at 1240 and 1260 S.47<sup>th</sup> St. (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: Conditional Approval

2. CU 02-18 – Establish Public Flea Market

PUBLIC HEARING to consider a proposal to establish public flea market at 716 West Gertrude Ave. (APN 408-160-036). PC/CRR District.

Christopher Hammond, owner/applicant.

Tentative Recommendation: Deny

CC 3. CU 02-64 – Operate An Eating and Drinking Establishment

PUBLIC HEARING to consider the establishment of an eating & drinking operation at 3316 Cutting Blvd. (APN 513-174-002). C-1 District.

Doug Nguyen, owner; Reginald Adams, applicant.

Tentative Recommendation: Conditional Approval

CC 4. CU 02-65 – Establish A New Restaurant

PUBLIC HEARING to consider a conditional use permit for a new restaurant at 201 Tewksbury (APN 558-312-001). C-1 District.  
Anthony Murphy, owner; Ming Lee, applicant.

Tentative Recommendation: Conditional Approval

CC 5. CU 02-69 – Operate Jazzercise Franchise (Dance/Art Studio)

PUBLIC HEARING to consider a proposal to operate a Jazzercise franchise (dance/art studio) in the newly relocated El Cerrito Lumber Building at 10837 San Pablo Ave. (APN 508-332-015). C-2 District.  
Aaron Vitale, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 6. V 02-16 – Reduced Side Yard

PUBLIC HEARING to consider a proposal to add a 200 SF room with a sub-standard 2.33' side yard (3' required) to the rear of an existing single-family dwelling at 644 37<sup>th</sup> Street (APN 518-310-029). SFR-3 District.  
Mark Cheley, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 7. GP 02-02/RZ 02-02 – General Plan Change and Rezoning

PUBLIC HEARING to consider a proposal to change General Plan designation from Low Density Residential to Medium Density and the Zoning designation from SRF-3, Single-Family Low Density Residential to MFR-1, Multi-Family Residential at 802 Chelsey St. (APN 561-251-003). SFR-3 District.  
Redevelopment Agency, Owner; Community Housing & Development Corporation, applicant.

Tentative Recommendation: Conditional Approval

## HELD OVER ITEM

### 8. FEX 02-1 - Fence Height Exception

PUBLIC HEARING to consider a Fence Height Exception to allow a 4 ½' 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: Hold Over To 4/3/03

## COMMISSION BUSINESS

---

### 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, February 6, 2003, 7:30 p.m.**

**Commissioners - Board Officers**

Vicki L. Winston, Chair-CPC  
Juan Cornejo, Vice Chair-CPC  
Zachary Harris, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Virginia Finley
Nagaraja Rao	Ludmyrna Lopez

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) Hearing is closed; (9) City staff presents its summary and recommendations; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 15 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 3-minute speaker, pro and con. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Conference Room 1, 330 25th Street, first floor. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 8, 9, 10, 11, 12, 13, 14

---

**INFORMATIONAL STUDY SESSION**

1. PRESENTATION & STUDY SESSION: Introduction of two Point Pinole Residential Subdivisions proposed subdivisions on the south side of Atlas Road adjacent to the Richmond Country Club and Country Club Vista subdivision (APNs: 405-270-009). MFR-2, Medium Density, Multi-Family Residential. Pinole Point Properties II, owner; Norris Canyon Associates, LLC, applicant.

**HELD OVER ITEMS**

2. CU 02-18 – Establish Public Flea Market

PUBLIC HEARING to consider a proposal to establish public flea market at 716 West Gertrude Ave. (APN 408-160-036). PC/CRR District.  
Christopher Hammond, owner/applicant.

Tentative Recommendation: Hold Over To 4/3/03

3. CU 02-65 – Establish A New Restaurant

PUBLIC HEARING to consider a conditional use permit for a new restaurant at 201 Tewksbury (APN 558-312-001). C-1 District.  
Anthony Murphy, owner; Ming Lee, applicant.

Tentative Recommendation: Conditional Approval

## NEW ITEMS

### CC 4. CU 02-68 – Operate A Fast-Food Drive-Thru Restaurant

PUBLIC HEARING to consider a proposal to operate a fast-food drive-thru restaurant at 12319 San Pablo Avenue (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant.

Tentative Recommendation: Hold Over To 3/6/03

### 5. ZTI 03-1 – Zoning Text Interpretation

PUBLIC HEARING to consider a proposal to request interpretation of meanings of terms “Open Lot”, “Storage” and “Open Lot Storage” in the Knox-Cutting Area Specific Plan as they pertain to uses and activities involving the sale, maintenance and placement of landscape materials and supplies at 3251 Jacuzzi Street (APN 510-070-003). Commercial/Office, Knox Cutting Specific Plan District.

Ron Fadelli, owner; David Van Derlin, applicant.

Tentative Recommendation: Uphold Staff Prior Interpretation

### 6. CU 02-72 – Authorize Storage of Construction Equipment

PUBLIC HEARING to consider a Conditional Use Permit to authorize storage of construction equipment, trucks and heavy equipment under the freeway at S. 2<sup>nd</sup> St. @ Knox Freeway (No APN). Knox/Cutting Specific Plan, Light Industrial District. Cal-Trans, owner; Larry Ofiaro, applicant.

Tentative Recommendation: Deny

### 7. CU 02-74 – Allow Temporary Outdoor Sales Of Motor Vehicles

PUBLIC HEARING to consider a Conditional Use Permit for a Temporary Use, “Retail Sales, Outdoor” pursuant to Section 15.04.230.040. The Conditional Use Permit would allow temporary outdoor sales of motor vehicles (Autos and RV’s) in the parking lot of the Hilltop Mall just south of the old Macy’s building. The use would occur for approximately 120 days during 2003 at 2200 Hilltop Mall Road (APN 405-320-008). C-3 District.

Hilltop Mall/Michael Findley, owner; Rick Walkewicz, applicant.

Tentative Recommendation: Deny

CC 8. CU 02-76/V 02-19 – Authorize A New Nonconforming Use

PUBLIC HEARING to consider a Conditional Use Permit to authorize a new nonconforming use of a building for an existing nonconforming use to allow a general contractor in a building previously used by an mechanical contractor and a variance to allow reduced landscaping at 720-727 12<sup>th</sup> Street (APN 534-043-013). CRR District.

Ruth and Richard Friedman, owner; Alten Construction, applicant.

Tentative Recommendation: Conditional Approval

CC 9. V 02-15 – Reduced Front Yard and Side Yard Setback

PUBLIC HEARING to consider a variance in the front yard setback and side yard setback to allow a 1152 SF building to be constructed on the front property line at 531 A Street (APN 534-250-008) in an M-2 District.

Douglas Pryne, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 10. CU 02-58 – Tandem Parking

PUBLIC HEARING to consider tandem parking, one covered and one uncovered, for a new Single Family Dwelling at Willard Avenue (APN 561-211-011). SFR-3 District.

Edson Camacho, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 11. CU 02-59 – Tandem Parking

PUBLIC HEARING to consider tandem parking, one covered and one uncovered, for a new Single Family Dwelling at 521 3rd Street (APN 534-271-034). SFR-3 District.

Edson Camacho, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 12. CU 02-60 – Tandem Parking

PUBLIC HEARING to consider tandem parking, one covered and one uncovered, for a new Single Family Dwelling at 619 4<sup>th</sup> Street (APN 534-212-009). SFR-3 District.

Edson Camacho, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 13. CU 03-5 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new Single Family Dwelling at 524 3<sup>rd</sup> Street (APN 534-280-003). MFR-1 District.

Edson Camacho, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 14. CU 03-6 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new Single Family Dwelling at 855 9<sup>th</sup> Street (APN 534-031-021). SFR-3 District.

Edson Camacho, owner/applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

15. 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 02-68 – Operate A Fast-Food Drive-Thru Restaurant

PUBLIC HEARING to consider a proposal to operate a fast-food drive-thru restaurant at 12319 San Pablo Avenue (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant.

Tentative Recommendation: Hold Over To 4/3/03

2. ZTI 03-1 – Zoning Text Interpretation

PUBLIC HEARING to consider a proposal to request interpretation of meanings of terms “Open Lot”, “Storage” and “Open Lot Storage” in the Knox-Cutting Area Specific Plan as they pertain to uses and activities involving the sale, maintenance and placement of landscape materials and supplies at 3251 Jacuzzi Street (APN 510-070-003). Commercial/Office, Knox Cutting Specific Plan District.

Ron Fadelli, owner; David Van Derlin, applicant.

Tentative Recommendation: Uphold Staff Prior Interpretation

3. CU 02-72 – Authorize Storage of Construction Equipment

PUBLIC HEARING to consider a Conditional Use Permit to authorize storage of construction equipment, trucks and heavy equipment under the freeway at S. 2<sup>nd</sup> St. @ Knox Freeway (No APN). Knox/Cutting Specific Plan, Light Industrial District.

Cal-Trans, owner; Larry Ofiaro, applicant.

Tentative Recommendation: Hold Over To 4/3/03

4. CU 02-74 – Allow Temporary Outdoor Sales Of Motor Vehicles

PUBLIC HEARING to consider a Conditional Use Permit for a Temporary Use, “Retail Sales, Outdoor” pursuant to Section 15.04.230.040. The Conditional Use Permit would allow temporary outdoor sales of motor vehicles (Autos and RV’s) in the parking lot of the Hilltop Mall just south of the old Macy’s building. The use would occur for approximately 120 days during 2003 at 2200 Hilltop Mall Road (APN 405-320-008). C-3 District.

Hilltop Mall/Michael Findley, owner; Rick Walkewicz, applicant.

Tentative Recommendation: Deny

**NEW ITEMS**

CC 5. CU 03-16 – Church

PUBLIC HEARING to consider a proposal to add ±5,100 SF of area to an existing religious assembly building and other site improvements at 663 S. 52<sup>nd</sup> St. (APN 513-395-023). MFR-1 District.

St. Johns Missionary Baptist Church, owner; Terrill Wade, applicant.

Tentative Recommendation: Conditional Approval

CC 6. CU 02-73 – Recovery Facility, Health Clinic And Associated Social Services

PUBLIC HEARING to consider a proposal by a non-profit social service provider to occupy an existing facility and provide services including residential and out-patient substance abuse treatment, job and educational services and basic health care treatments at 820 23<sup>rd</sup> St. (APN 528-240-001, & 015). C-2 District.

Mohamed Musieh, owner; Barbara Becnel, applicant.

Tentative Recommendation: Conditional Approval

CC 7. CU 03-1 – Operate Eating And Drinking Establishment

PUBLIC HEARING to consider a Conditional Use Permit for an eating and drinking establishment. A Mexican restaurant is proposed in an existing structure at the southwest corner of Macdonald Avenue and 3<sup>rd</sup> Street (APN 538-200-002). C-1 District.

Elias Bermudez, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 8. CU 03-2 – Operate Eating And Drinking Establishment (Fast Food)

PUBLIC HEARING to consider a proposal to operate an eating and drinking establishment (fast food) at 10833 San Pablo Ave. (APN 508-332-015). C-2 District.

Aaron Vitale, owner; Leena Banerjee, applicant.

Tentative Recommendation: Conditional Approval

CC 9. MS 755-02 – Tentative Parcel Map

PUBLIC HEARING to consider a proposal to divide existing two-story office/retail building into two condominium units at 36 Railroad Ave. (APN 558-122-005). C-1 District.

Jim Byers, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 10. V 02-17 – Reduced Front Yard Setback

PUBLIC HEARING to consider a reduction in the required front yard setback to allow the construction of 5 new Single-Family Residences with  $\pm 2150$  SF each on the S. Side of E. Richmond Ave., WLY of Alvarado (APN 556-121-011 thru 016) in a SFR-2 District.

Michael O'Mahoney, owner; Gregory Smith, applicant.

Tentative Recommendation: Conditional Approval

CC 11. ST 03-1 – Northside Avenue Vacation

PUBLIC HEARING to consider the vacation of Northside Avenue, a paper street, east of Marine View Terrace (No APN). CRR, Community and Regional Recreational & SFR-2, Single-Family, Very Low Density Residential District.

Lou & Alyce Windhurst, owner/applicant.

Tentative Recommendation: Conditional Approval

CC 12. CU 02-70 – Construct A Duplex

PUBLIC HEARING to consider a proposal to construct a Duplex at 659 Fourth Street (APN 534-212-004). SFR-3 District.

Bennie Williams, owner; Shermon Workmon, applicant.

Tentative Recommendation: Conditional Approval

CC 13. CU 02-67 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new Single Family Dwelling at 700 Block of 9<sup>th</sup> Street (APN 534-071-027). SFR-3 District.

Ron Ibeke, owner; Paul Hafen, applicant.

Tentative Recommendation: Conditional Approval

CC 14. CU 03-8 – Tandem Parking

PUBLIC HEARING to consider tandem parking for a new Single Family Dwelling at 1400 Block of York St. (APN 561-172-015). SFR-3 District.

Itales Rodriguez, owner/applicant.

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

15. 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, April 3, 2003, 7:30 p.m.**

**Commissioners - Board Officers**

Vicki L. Winston, Chair-CPC  
Juan Cornejo, Vice Chair-CPC  
Zachary Harris, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Virginia Finlay
Nagaraja Rao	Ludmyrna Lopez

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) Hearing is closed; (9) City staff presents its summary and recommendations; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 15 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 3-minute speaker, pro and con. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room , 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 6, 7, 8, 9, 10, 11, 12, 13

---

**HELD OVER ITEMS**

1. CU 02-18 – Establish Public Flea Market

PUBLIC HEARING to consider a proposal to establish public flea market at 716 West Gertrude Ave. (APN 408-160-036). PC/CRR District.

Christopher Hammond, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over To 6/5/03

2. CU 02-68 – Operate An Eating And Drinking Establishment (Fast Food)

PUBLIC HEARING to consider a proposal to operate an eating and drinking establishment (fast food) at 12319 San Pablo Avenue (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant

*Staff Contact: David Landry*

Tentative Recommendation: Conditional Approval

3. CU 02-72 – Authorize Storage of Construction Equipment

PUBLIC HEARING to consider a Conditional Use Permit to authorize storage of construction equipment, trucks and heavy equipment under the freeway at S. 2nd St. @ Knox Freeway (No APN). Knox/Cutting Specific Plan, Light Industrial District.

Cal-Trans, owner; Larry Ofiario, applicant.

*Staff Contact: Judy Battle*

Tentative Recommendation: Hold Over To 5/1/03

4. CU 02-74 – Allow Temporary Outdoor Sales Of Motor Vehicles

PUBLIC HEARING to consider a Conditional Use Permit for a Temporary Use, “Retail Sales, Outdoor” pursuant to Section 15.04.230.040. The Conditional Use Permit would allow temporary outdoor sales of motor vehicles (Autos and RV’s) in the parking lot of the Hilltop Mall just south of the old Macy’s building. The use would occur for approximately 120 days during 2003 at 2200 Hilltop Mall Road (APN 405-320-008). C-3 District.

Hilltop Mall/Michael Findley, owner; Rick Walkewicz, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

5. FEX 02-1 - Fence Height Exception

PUBLIC HEARING to consider a Fence Height Exception to allow a 4 ½' 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.

*Staff Contact: Judy Battle*

Tentative Recommendation: Hold Over To 6/5/03

**NEW ITEMS**

CC 6. MS 752-01 – 3-Lot Minor Subdivision

PUBLIC HEARING to consider the subdivision of 4.44 acres into three (3) parcels for light industrial development, west of 100 W. Ohio (APN 550-050-017) in a light industrial district of the Knox Cutting Specific Plan Area.

West Ohio Ave. LLC, owner/applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 7. CU 03-15 – Car Wash And Auto Detailing Shop

PUBLIC HEARING to consider a new car wash and auto detailing shop at 3108 Shane Drive (APN 414-054-008). C-1 District.

Jeffrey A. Go, owner; Seconda Briggs & Antonio Wise, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 8. CU 03-4 – New Two Story Single-Family Residence With Tandem Parking

PUBLIC HEARING to consider a proposal to allow tandem parking for a new two story single-family residence at 629 39th Street (APN 518-320-008). SFR-3 District.

Lloyd and Linda Cunningham, owner/applicant.

*Staff Contact: David Landry*

Tentative Recommendation: Conditional Approval

CC 9. CU 02-71 – New Single-Family Residence With Tandem Parking

PUBLIC HEARING to consider a proposal to construct a new single-family home with tandem parking within an enclosed garage at 2520 Emeric Avenue (APN 527-112-007). SFR-3 District.

Ramon Chan, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 10. CU 02-75 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to establish a second dwelling unit at 1705 Rheem Avenue (APN 530-090-020). SFR-3 District.

Alvaro Castaneda, owner/applicant.

*Staff Contact: David Landry*

Tentative Recommendation: Conditional Approval

CC 11. CU 03-7 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±638 SF second dwelling unit behind a single-family dwelling at 3314 Tulare Avenue (APN 526-150-011). SFR-3 District.

Adrienne Harris, owner/applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 12. CU 03-10 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a second dwelling unit in the rear yard at 2118 Rheem Avenue (APN 530-120-008). SFR-3 District.

Jose Vargas, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 13. CU 03-11 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a 400 SF garage surmounted with a second dwelling unit at 4942 Thunderhead Court (APN 431-411-011). SFR-3 District.

Frank Casillas, owner/applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Hold Over To 6/5/03

COMMISSION BUSINESS

---

14. Revision of Planning Commission Rules of Procedure for Public Hearings.

15. 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, May 1, 2003, 7:30 p.m.**

**Commissioners - Board Officers**

Vicki L. Winston, Chair-CPC  
Vice Chair-CPC, Vacant  
Zachary Harris, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Virginia Finlay
Nagaraja Rao	Ludmyrna Lopez

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) Hearing is closed; (9) City staff presents its summary and recommendations; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 15 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 3-minute speaker, pro and con. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room , 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

**HELD OVER ITEMS**

1. CU 02-72 – Authorize Storage of Construction Equipment

PUBLIC HEARING to consider a Conditional Use Permit to authorize storage of construction equipment, trucks and heavy equipment under the freeway at S. 2nd St. @ Knox Freeway (No APN). Knox/Cutting Specific Plan, Light Industrial District.

Cal-Trans, owner; Larry Ofiaro, applicant.

*Staff Contact: Judy Battle*

Tentative Recommendation: Deny Without Prejudice

2. CU 02-74 – Allow Temporary Outdoor Sales Of Motor Vehicles

PUBLIC HEARING to consider a Conditional Use Permit for a Temporary Use, “Retail Sales, Outdoor” pursuant to Section 15.04.230.040. The Conditional Use Permit would allow temporary outdoor sales of motor vehicles (Autos and RV’s) in the parking lot of the Hilltop Mall just south of the old Macy’s building. The use would occur for approximately 120 days during 2003 at 2200 Hilltop Mall Road (APN 405-320-008). C-3 District.

Hilltop Mall/Michael Fenley, owner; Rick Walkewicz, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Deny

**NEW ITEMS**

CC 3. CU 01-37 – Review of Charter High School Renewal

PUBLIC HEARING to consider a proposal to renew a Charter High School at an existing church facility at 255 16<sup>th</sup> Street (APN 540-150-008). C-B District.

Don Jones, owner; Melita Sims-Agbabiaka, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 4. CU 1100019 – Allow Temporary Outdoor Sales of Automobiles

PUBLIC HEARING to consider a Conditional Use Permit for a Temporary Use, “Retail Sales, Outdoor” pursuant to Section 15.04.230.040. The Conditional Use Permit would allow temporary outdoor sales of automobiles in the parking lot of the Hilltop Mall just south of the old Macy’s building. The use would occur for approximately 40 days within a 6 month period between May 15, 2003 and September 21, 2003 at 2200 Hilltop Mall Road (APN 405-320-008). C-3 District.

Hilltop Mall/Michael Fenley, owner; Alvaro Solorzano, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 5. CU 03-9 – New Single-Family Residence With Tandem Parking

PUBLIC HEARING to consider a proposal to construct a new single-family residence with a one-car garage and tandem, uncovered parking in the driveway at South Harbour Way (APN 550-332-024). SFR-3 District.

Lynn Bijl, owner; Paul Hafen, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 6. CU 03-18 – Second Dwelling Unit

PUBLIC HEARING to consider a 640 SF second unit above a remodeled garage of a single-family home. The existing single-car garage will be remodeled to add another single-car space for a total of two spaces at 1437 24<sup>th</sup> Street (APN 527-022-011). SFR-3 District.

Gerardo Rocha, owner/applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Withdrawn By Staff

CC 7. CU 03-17 – Second Dwelling Unit

PUBLIC HEARING to authorize the construction of a ±602 SF second dwelling unit and a ±220 SF garage at 234 S. 9<sup>th</sup> Street (APN 550-320-008). SFR-3 District.

Jose Villanueva, owner/applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 8. CU 03-22 – Allow Mobile Vendor

PUBLIC HEARING to consider a proposal to operate a mobile vending truck at 2131 Macdonald Avenue (APN 514-080-010). C-2 District.

La Raza Market, owner; Saul Cortez/Juan Carrillo, applicants.

*Staff Contact: David Landry*

Tentative Recommendation: Conditional Approval

CC 9. CU 03-19 – Operate Music Rehearsal Studio

PUBLIC HEARING to consider a proposal to operate music rehearsal studio in a portion of an existing industrial building at 660 S. 13<sup>th</sup> Street (APN 544-341-013, 012 & 027). Mixed Use District of Knox Cutting Specific Plan.

Don Schacht, owner; Richard Montgomery, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 10. CD99-32R/CU99-32R/V99-8R–Revise 2 Story Garage To One Story Garage

PUBLIC HEARING to consider revisions in an approved Controlled Development Plan and Variance approval for a two-car stacked garage to allow a two-car side by side garage at 279 Western Drive (APN 558-020-095). SFR-2 District.

Gerald & Janet Feagley, owners/applicants.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 11. ZTC 03-1 – Zoning Ordinance Text Change

PUBLIC HEARING to consider a Zoning Ordinance Text Change to Section 15.04.820.030, Wireless Communications Facilities, to remove the PC, Public and Civic Uses District from the list of districts in which Wireless Communications Facilities are prohibited. Any Wireless Communications Facility application in a PC District would be subject to the existing Site Development Criteria and requirements of the Wireless Communications Facilities section of the Ordinance.

City of Richmond, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Approval

---

COMMISSION BUSINESS

12. 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, June 5, 2003, 7:30 p.m.**

**Commissioners - Board Officers**

Vicki L. Winston, Chair-CPC  
Vice Chair-CPC, Vacant  
Zachary Harris, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Virginia Finlay
Nagaraja Rao	Ludmyrna Lopez

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) Hearing is closed; (9) City staff presents its summary and recommendations; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 15 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 3-minute speaker, pro and con. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

**INFORMATIONAL ITEM**

**Revision of the Design Review Process**

**HELD OVER ITEMS**

1. CU 02-74 – Allow Temporary Outdoor Sales Of Motor Vehicles

PUBLIC HEARING to consider a Conditional Use Permit for a Temporary Use, “Retail Sales, Outdoor” pursuant to Section 15.04.230.040. The Conditional Use Permit would allow temporary outdoor sales of motor vehicles (Autos and RV’s) in the parking lot of the Hilltop Mall just south of the old Macy’s building. The use would occur for approximately 120 days during 2003 at 2200 Hilltop Mall Road (APN 405-320-008). C-3 District.

Hilltop Mall/Michael Fenley, owner; Rick Walkewicz, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Deny

2. CU 03-22 – Allow Mobile Vendor

PUBLIC HEARING to consider a proposal to operate a mobile vending truck at 2131 Macdonald Avenue (APN 514-080-010). C-2 District.

La Raza Market, owner; Saul Cortez/Juan Carrillo, applicants.

*Staff Contact: David Landry*

Tentative Recommendation: Deny

3. CU 03-11 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a 400 SF garage surmounted with a second dwelling unit at 4942 Thunderhead Court (APN 431-411-011). SFR-3 District.

Frank Casillas, owner/applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

4. CU 02-18 – Establish Public Flea Market

PUBLIC HEARING to consider a proposal to establish public flea market at 716 West Gertrude Ave. (APN 408-160-036). PC/CRR District.

Christopher Hammond, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over To 10/2/2003

**NEW ITEMS**

5. RZ 02-6, V 02-20, V 02-21, GPA 02-03, SPA 02-01, TM 8705 – Easter Hill Development of Hope VI

PUBLIC HEARING to consider 217 multi-family units, RZ 02-6, Rezone from CRR to MFR-1 for multi-family units. V 02-20, Variance to allow parking to be uncovered. V 02-21, Variance to allow 26 guest parking spaces to be on-street. GPA 02-03, to allow General Plan Amendment from and Recreation Lands to Medium Density Residential. SPA 02-01, Specific Plan Amendment from Low Density Residential and Parks/Playground to Medium Density Residential. TM 8705, Tentative Map to create 5 future Single-Family Residential Development lots, 2 multifamily residential lots, 6 street lots and 1 gateway lot for Easter Hill. Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

6. CU 03-21 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to enlarge and existing Single-Family Dwelling and construct a new 640 SF detached secondary dwelling unit with an attached single car garage at 3325 Rheem Avenue (APN 526-140-013). SFR-3 District.

David Lastueka, owner; Paul Lupinsky, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

7. CU 03-23 – New Single-Family Dwelling With Tandem Parking

PUBLIC HEARING to consider a new  $\pm 1,625$  SF two-story SFD on a small lot with tandem parking at 500 block of 2<sup>nd</sup> Street (APN 534-271-017). MFR-1 District.

Frank Cuthbert, owner/applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

8. V 03-3 – Reduce Sideyard and Rear Setback and Interior Yard Space

PUBLIC HEARING to allow a variance to allow for encroachment into the sideyard and rear setbacks and reduced interior yard space at 723 Western Dr. (APN 558-222-008). SFR-2 District.

Christopher Gibney, owner/applicant.

*Staff Contact: David Landry*

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, June 19, 2003, 6:30 p.m.**

**Commissioners - Board Officers**

Vicki L. Winston, Chair-CPC  
Vice Chair-CPC, Vacant  
Zachary Harris, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Virginia Finlay
Nagaraja Rao	Ludmyrna Lopez

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) Hearing is closed; (9) City staff presents its summary and recommendations; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 15 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 3-minute speaker, pro and con. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

---

**SPECIAL MID-MONTH SESSION**

**6:30 – 10:00pm**

---

**INFORMATIONAL ITEMS**

**1. Planning Department Proposed Administrative Design Review Presentation & Website Demonstration 6:30- 7:30**

In conjunction with a proposed revision to the Design Review Process, the Richmond Planning Department has developed a website with unique capabilities. Planning staff will make a PowerPoint presentation introducing the Proposed Design Review Revisions, including a live demonstration of the Department's enhanced website. Staff will answer questions and gather feedback.

**2. Second Dwelling Unit Revisions Pursuant to AB 1866 7:30 – 8:30**

Staff will present the Planning Department's response to and answer questions regarding the legal ramifications of AB 1866, state legislation passed last year (effective 7/1/03) which makes Secondary Housing Units a ministerial act of local governments rather than a discretionary decision.

**3. Fence Ordinance Revisions 8:30 – 9:30**

Planning Staff will report on public and interdepartmental input and gather feedback on draft residential fencing ordinance revision.

**4. Amendment of Richmond Municipal Code Adding Restrictions on Large-Scale Retail Stores 9:30-10:00**

Staff presents this item for recommendation to City Council. The proposed ordinance will restrict large scale retail stores over 100,000 square feet from devoting more than ten percent (10%) of total sales floor area to the sale of non taxable merchandise.

## COMMISSION BUSINESS

---

5. Nomination Committee report on slate of Officers
6. Changes to Planning Commission Procedural Rules regarding starting and ending times, speaker time limits and public hearing order procedures.
7. Contra Costa Shaping Our Future

### **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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, July 3, 2003, 7:30 p.m.**

**Commissioners - Board Officers**

Vicki L. Winston, Chair-CPC  
Vice Chair-CPC, Vacant  
Zachary Harris, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Virginia Finlay
Nagaraja Rao	Ludmyrna Lopez

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) Hearing is closed; (9) City staff presents its summary and recommendations; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 15 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 3-minute speaker, pro and con. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

**HELD OVER ITEMS**

1. FEX 02-1 - Fence Height Exception

PUBLIC HEARING to consider a Fence Height Exception to allow a 4 ½' 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.

*Staff Contact: Judy Battle*

Tentative Recommendation: Hold Over to 10/2/2003

2. CU 03-21 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to enlarge an existing Single-Family Dwelling and construct a new 640 SF detached secondary dwelling unit with an attached single car garage at 3325 Rheem Avenue (APN 526-140-013). SFR-3 District.

David Lastueka, owner; Paul Lupinsky, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

CC 3. SPA 02-02, RZ 02-05, RZ 02-07–Easter Hill/Cortez Development of Hope VI

PUBLIC HEARING to consider a Specific Plan Amendment and Rezonings to allow redevelopment of Easter Hill/Cortez including: SPA 02-02, to change the former school site in the Cortez site from Park/Playground to Low Density Residential. RZ 02-05, Easter Hill, to change MFR-1, Medium Family Residential and SFR-3, Single-Family Low Density Residential to the PA Zone. RZ 02-07, Cortez, to change SFR-3, Single-Family Low Density Residential and CRR-Community and Regional Recreation to the PA Zone.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Recommend Approval To City Council

CC 4. CU 1100029 – Operate Eating and Drinking Establishment

PUBLIC HEARING to consider a proposal to serve beer and wine at an existing restaurant at 3305 Macdonald Ave. (APN 516-191-006). C-2 District.

David Silva, owner/applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 5. CU 1100049 – Operate A Coffee Concession

PUBLIC HEARING to consider a Conditional Use Permit to authorize a coffee concession in a new 940 SF building at 1 Isabel St. (APN 560-400-003) in a CRR, Community and Regional Recreational District.

East Bay Regional Park District, owner/applicant.

*Staff Contact: Judy Battle*

Tentative Recommendation: Conditional Approval

CC 6. CU 1100050 – Operate A Dog Wash

PUBLIC HEARING to consider a Conditional Use Permit to authorize a dog wash in a new 940 SF building at 1 Isabel St. (APN 560-400-003) in a CRR, Community and Regional Recreational District.

East Bay Regional Park District, owner/applicant.

*Staff Contact: Judy Battle*

Tentative Recommendation: Conditional Approval

CC 7. V 1100042 – Variance For Height Limit And Lot Size

PUBLIC HEARING to consider a Variance in lot size and a Variance in the height limit requirements in order to construct a ±2,300 SF two-story single-family dwelling on a sloping lot in the 400 Block on Santa Fe Ave. (APN 558-092-004). SFR-2 District.

Edward Condiotti, owner/applicant.

*Staff Contact: Judy Battle*

Tentative Recommendation: Conditional Approval

CC 8. CU 1100051 – Second Dwelling Unit

PUBLIC HEARING to consider a Conditional Use Permit to authorize construction of a 640 SF detached secondary dwelling unit on a Single-Family lot at 766 McLaughlin Ave. (APN 523-042-020). SFR-3 District.

Hermas Perez, owner; Stefan Menzi, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 9. CU 1100030 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,200 SF Single-Family Dwelling on a 2,500 SF lot at 241 S. 3<sup>rd</sup> St. (APN 550-120-019). SFR-3 District.

Jaime Chavez, owner; Paul Hafen, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 10. CU 1100032 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,200 SF Single-Family Dwelling on a 2,500 SF lot at 129 7<sup>th</sup> St. (APN 538-290-011). SFR-3 District.

Jaime Chavez, owner; Paul Hafen, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 11. CU 03-24 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,850 SF Single-Family Dwelling on a 2,500 SF lot at 1300 blk on Kelsey St. (APN 561-232-018). SFR-3 District.

Sergio Silva, owner; Marcos DeSouza, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 12. CU 03-25 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,900 SF Single-Family Dwelling on a 2,500 SF lot at 222 Florida Ave. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Hold Over to 8/7/2003

CC 13. CU 03-26 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,900 SF Single-Family Dwelling on a 2,500 SF lot at 234 Florida Ave. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Hold Over to 8/7/2003

CC 14. CU 03-27 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,900 SF Single-Family Dwelling on a 2,500 SF lot at 228 Florida Ave. (APN 550-120-025). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Hold Over to 8/7/2003

COMMISSION BUSINESS

---

15. Reports of Officers, Commissioners and Staff

16. Changes to Planning Commission Procedural Rules regarding starting and ending times, speaker time limits, public hearing order procedures, consent calendar items, Brown Act placement on the agenda.

**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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, July 17, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff PRIOR to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

---

**SPECIAL MID-MONTH SESSION**

---

**STUDY SESSION**

- 1. Study Session: Trumark Companies proposed Residential Development Project on vacant portion of DiCon Fiberoptics Property on Regatta Boulevard**

PRESENTATION & STUDY SESSION: Presentation of Proposed Residential Development Project on a vacant portion of Dicon Fiberoptics Property on Regatta Boulevard (APNs: 560-181-106, 107, &108) R & D/Business and Commercial/Office of the Knox/Cutting Specific Plan

**INFORMATIONAL ITEMS**

- 2. Staff Presentation: CEQA Guidelines and Procedures**

PRESENTATION by Planning Staff: CEQA Guidelines and Procedures; history, current conditions, problems and possible solutions.  
City Wide

---

COMMISSION BUSINESS

---

- 3. Reports of Officers, Commission 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, August 7, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23

BROWN ACT

---

**HELD OVER ITEMS**

1. CU 03-21 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to enlarge an existing Single-Family Dwelling and construct a new 640 SF detached secondary dwelling unit with an attached single car garage at 3325 Rheem Avenue (APN 526-140-013). SFR-3 District.

David Lastueka, owner; Paul Lupinsky, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

2. CU 1100051 – Second Dwelling Unit

PUBLIC HEARING to consider a Conditional Use Permit to authorize construction of a 640 SF detached secondary dwelling unit on a Single-Family lot at 766 McLaughlin Ave. (APN 523-042-020). SFR-3 District.

Hermas Perez, owner; Stefan Menzi, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

3. CU 03-25 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,900 SF Single-Family Dwelling on a 2,500 SF lot at 222 Florida Ave. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

4. CU 03-26 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,900 SF Single-Family Dwelling on a 2,500 SF lot at 234 Florida Ave. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

5. CU 03-27 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking for a new ±1,900 SF Single-Family Dwelling on a 2,500 SF lot at 228 Florida Ave. (APN 550-120-025). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

CC 6. TM 1100062 – 9 Condominium Units

PUBLIC HEARING to consider a proposal to subdivide a 19,412 SF parcel into nine residential condominiums at 521, 523 & 525 Tewksbury Ave. (APN 558-271-005, 007, & 012). MFR-1 District.

Michael O’Mahony & Barry O’Sullivan, owners/applicants.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 7. TM 8705 – Easter Hill Development of Hope VI

PUBLIC HEARING to consider Tentative Map 8705 to create 4 multi-family development lots, 3 single-family (for sale) development lots, a gateway lot and 6 street lots (APN 549-160-001, 549-170-019, 549-180-012). MFR-1 District for the Multi-Family development area and PA District for the Single-Family (for sale).

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 8. TM 8706 – Cortez Development of Hope VI

PUBLIC HEARING to consider Tentative Map 8706 for 40 single-family (for sale) lots in Hope VI/Cortez (APN 549-202-002). PA District.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 9. TM 8761 – Easter Hill Development of Hope VI

PUBLIC HEARING to consider Tentative Map 8761 to re-subdivide lots 6, 7 and 8 of Tentative Map 8705 to create 44 single-family (for sale) lots in Hope VI/Easter Hill (APN 549-160-001). PA District.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 10. CU 02-77 – Cortez Density Bonus

PUBLIC HEARING to consider a Conditional Use Permit for a density bonus pursuant to Section 15.04.810.05040 of the Zoning Ordinance to allow a 22% density bonus because the developer is providing 10 of a total of 40 units (25% of the total units where a minimum of 20% is required) to be affordable to households earning less than 80% of the area median income in Hope VI/Cortez (APN 549-202-002). PA District.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 11. CU 02-78 – Easter Hill Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking in Hope VI/Easter Hill (APN 549-160-001, 549-170-019, 549-180-012). MFR-1 District for the Multi-Family development area and PA District for the Single-Family (for sale).

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 12. CU 02-79 – Cortez Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking in Hope VI/Cortez (APN 549-202-002). PA District.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 13. V 02-20 – Easter Hill Uncovered Parking

PUBLIC HEARING to consider a variance to allow uncovered parking in Hope VI/Easter Hill (APN 549-160-001, 549-170-019, 549-180-012). MFR-1 District for the Multi-Family development area.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 14. CU 02-21 – Easter Hill Guest Parking

PUBLIC HEARING to consider a variance to allow 26 on-street guest parking spaces in Hope VI/Easter Hill (APN 549-160-001, 549-170-019, 549-180-012). MFR-1 District for the Multi-Family development area..

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

CC 15. CU 1100011 – MetroPCS Antennas

PUBLIC HEARING to consider a Conditional Use Permit to allow installation of six (6) panel antennas behind the existing RF transparent penthouse at 403 Civic Center Plaza (APN# 515-210-001) in a PC, Public and Civic Uses District.

City of Richmond, owner; Lisa Nahmanson/MetroPCS, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 16. CU 1100012 – Cingular Wireless Antennas

PUBLIC HEARING to consider a Conditional Use Permit to allow installation of six (6) panel antennas on the exterior of the existing RF transparent penthouse at 403 Civic Center Plaza (APN# 515-210-001) in a PC, Public and Civic Uses District.

City of Richmond, owner; Misako Hill/Cingular Wireless, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 17. CU 1100056 – Establish An Educational Facility

PUBLIC HEARING to consider the establishment of an educational facility at 4138 Lakeside Dr. (APN 405-500-004). M-1, Light Industrial District.

Gerald Overaa, owner; Troy Kashanipour, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 18. CU 1100079 – Eating & Drinking Establishment

PUBLIC HEARING to consider a Conditional Use Permit for the expansion of a drinking and eating establishment at 101 Park Place (APN 558-122-034). C-1 District.

Marina Square Joint Venture, owner; Mike Nova, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 19. CU 1100048 – Eating & Drinking Establishment

PUBLIC HEARING to consider a Conditional Use Permit for an eating and drinking establishment aboard the tugboat Justine berthed in layberth #4 at the Port of Richmond at 1321 Canal Blvd. (APN 560-320-017). M-4 District.

Port of Richmond, owner; Mike Palumbo, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Withdrawn

CC 20. CU 02-57 – Legalize A Second Dwelling Unit

PUBLIC HEARING to consider a Conditional Use Permit to legalize a ±480 SF detached building for a 2<sup>nd</sup> dwelling unit at 1457 Kelsey St. (APN 561-181-014). C-1, Neighborhood Business District.

Barbarita Castaneda , owner/applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 21. CU 03-12 – Tandem Parking

PUBLIC HEARING to consider a proposal to construct a new single family home with a one-car garage and tandem, uncovered parking on the driveway at 220 Willard Ave. (APN 561-152-027). SFR-3 District.

Donald Hampton, owner; Stan Ginn, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 22. CU 03-13 – Tandem Parking

PUBLIC HEARING to consider a proposal to construct a new single family home with a one-car garage and tandem, uncovered parking on the driveway at 224 Willard Ave. (APN 561-152-026). SFR-3 District.

Donald Hampton, owner; Stan Ginn, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 23. CU 03-14 – Tandem Parking

PUBLIC HEARING to consider a proposal to construct a new single family home with a one-car garage and tandem, uncovered parking on the driveway at 228 Willard Ave. (APN 561-152-025). SFR-3 District.

Donald Hampton, owner; Stan Ginn, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

24. 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, August 21, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff PRIOR to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2

BROWN ACT

---

**NEW ITEMS**

CC 1. ZTC 03-3 – Zoning Ordinance Text Change

PUBLIC HEARING to consider a Zoning Ordinance Text Change to Section 15.04.930, Design Review, to amend the Design Review section of the Zoning Ordinance to allow for changes in the exemptions for residential design review and to allow for an Administrative Design Review process.

Citywide, owner; City of Richmond, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Recommend Approval To City Council

CC 2. Resolution 03-8 – CEQA Guidelines

PUBLIC HEARING to consider revisions to the City of Richmond Guidelines for the Implementation of CEQA (California Environmental Quality Act). Various owners; City of Richmond, applicant.

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Recommend Approval To City Council

COMMISSION BUSINESS

---

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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, September 4, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff PRIOR to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room , 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

BROWN ACT

---

**HELD OVER ITEMS**

1. TM 1100062 – 9 Condominium Units

PUBLIC HEARING to consider a proposal to subdivide a 19,412 SF parcel into nine residential condominiums at 521, 523 & 525 Tewksbury Ave. (APN 558-271-005, 007, & 012). MFR-1 District.

Michael O'Mahony & Barry O'Sullivan, owners/applicants.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

2. CU 1100056 – Establish An Educational Facility

PUBLIC HEARING to consider the establishment of an educational facility at 4138 Lakeside Dr. (APN 405-500-004). M-1, Light Industrial District.

Gerald Overaa, owner; Troy Kashanipour, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

CC 3. ZTC 03-2 – Second Dwelling Units Ordinance Amendment

PUBLIC HEARING to consider a proposal to amend Section 15.04.810.020 (secondary dwelling units) of the Richmond Zoning Ordinance setting forth certain standards for use and development.

City of Richmond, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Recommend Approval To City Council

CC 4. ZTC 03-4 – Fence Ordinance Amendment

PUBLIC HEARING to consider a Zoning Text Changes to the Residential Fencing Ordinance Section 15.04.810.030.

City of Richmond, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Recommend Approval To City Council

CC 5. CU 1100096 – Dining Hall Expansion

PUBLIC HEARING to consider a Conditional Use Permit to allow a ±1500 SF Dining Hall Expansion at 2851 Salesian Ave. (APN 527-120-001). PC District.

Salesian Society Inc., owner; Charles Higuera, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 6. CU 1100155 – Storage Yard For Towed Vehicles

PUBLIC HEARING to consider a Conditional Use Permit to authorize a storage yard for towed vehicles at 900 Hoffman Blvd. (APN 560-231-015). C-2, General Commercial District.

Jerry Dee Payne, owner/applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over to 10/2/2003

CC 7. V 1100158/DR 1100044 – Setback And Building Profile Exemptions

PUBLIC HEARING to consider a proposal to exempt a Single-Family home from Tisconria Estate Specific Plan standards for front yard setbacks and building profile at 500 Tremont Ave. (APN 558-282-020). SFR-2 District.

John & Kevan Redgwick, owner; Walter Connolly, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 8. CU 03-20 – Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a 640 SF detached secondary dwelling unit in the rear yard of an existing SFD at 1426 Rheem Ave. (APN 530-160-009). SFR-3 District.

Heriberto Orozco, owner; Daniel Celli, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 9. CU 1100116/V 1100116 – Tandem Parking And Variance

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking and a Variance to build on a substandard lot at 150 2<sup>nd</sup> St. (APN 538-330-028). SFR-3 District.

Romi Mayder, owner; Marcos DeSouza, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 10. CU 1100186 – Modification/Termination Of Existing CUP

PUBLIC HEARING to consider a modification/termination of existing Conditional Use Permit at 4075 Lakeside Dr. (APN 405-371-010). M-1 District. California Autism Foundation, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 11. CU 1100108/V 1100108 – Tandem Parking and Variance

PUBLIC HEARING to consider a proposal to construct a new single family dwelling with one-car attached garage and one uncovered, tandem parking space on the front driveway wall and a Variance to build on a substandard lot at Sanford Ave. (APN 561-151-003). SFR-3 District.

David Herzers, owner; Mary Bul-Ransom, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 12. CU 1100150 – Mobile Vendor

PUBLIC HEARING to consider a Conditional Use Permit to operate a mobile food truck at 1023 13<sup>th</sup> St. (APN 530-043-007). C-2 District.

Adel Mohassen, owner; Juan Luis Carrillo, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 13. CU 1100154 – Mobile Vendor

PUBLIC HEARING to consider the operation of a mobile vending unit at 2031 Macdonald Ave. (APN 514-070-020). C-B District.

Joaquin Rodriguez, owner/applicant.

*Staff Contact: Walter Oetzell*

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

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.**

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 5, 6, 7, 8

BROWN ACT

---

**STUDY SESSIONS**

1. General Plan Study Session

STUDY SESSION by the Planning Department to present the Planning Commission with the General Plan Update process and proposed work plan and budget. The session will provide a broad overview of the status of the General Plan, a proposed Three-Year Work Plan, a recommended list of General Plan elements and Specific Plans to be updated, a Request for Proposal (RFP) to retain a General Plan consultant, and a budget proposal.

*Staff Contact: Dennis Carrington/Mimi Liem*

2. Hilltop Area Study Session

STUDY SESSION by the Planning Department to provide information to, and receive input from, the Planning Commission on whether to prepare a new "Hilltop Area Specific Plan," which would set forth policies, objectives and programs for managing its future development. The Department could prepare this Specific Plan concurrently with the update of the Land Use Element of the General Plan.

*Staff Contact: Dennis Carrington/Mimi Liem*

3. Infill Housing Study Session

STATUS REPORT and REVIEW of City Policy regarding development on small sized (less than 5,000 SF) residential lots.

*Staff Contact: Joe Light*

4. Hillside Ordinance Study Session

STATUS REPORT and REVIEW of City of Richmond Hillside Physical Constraint Area regulations.

*Staff Contact: Joe Light*

## NEW ITEMS

- CC 5. RZ 02-4 – Pt. Pinole Residential Development – Bay Laurel

PUBLIC HEARING to consider rezoning a ±15.4 acre site from MFR-2, Multi-family medium density district to PA, Planned Area District for a 68 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). MFR-2 District.

Point Pinole Properties II, LLC, owner; Norris Canyon Associates, LLC, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation:  
Recommend Conditional Approval To City Council

- CC 6. RZ 02-8 – Pt. Pinole Residential Development – Country Club Villas

PUBLIC HEARING to consider rezoning a ±19.3 acre site from MFR-2, Multi-family medium density district to PA, Planned Area District for a 134 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). MFR-2 District.

Point Pinole Properties II, LLC, owner; Norris Canyon Associates, LLC, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation:  
Recommend Conditional Approval To City Council

- CC 7. TM 8667/DR 02-219 – 134 Lot Single-Family Subdivision

PUBLIC HEARING to consider a Tentative Map for a 134 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). Current MFR-2 District, Proposed PA District.

Point Pinole Properties II, LLC, owners; Norris Canyon Associates, LLC, applicants.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

- CC 8. TM 8668/DR 02-220 – 68 Lot Single-Family Subdivision

PUBLIC HEARING to consider a Tentative Map for a 68 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). Current MFR-2 District, Proposed PA District.

Point Pinole Properties II, LLC, owners; Norris Canyon Associates, LLC, applicants.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

---

### 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, October 2, 2003, 6:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff PRIOR to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 12, 13, 14, 15, 16, 17, 18, 19

BROWN ACT (see Public Forum note at the end of Agenda)

---

**PRESENTATIONS AND RECOMMENDATIONS**

1. General Plan Presentation And Recommendation

Presentation to and Recommendations by the Planning Commission regarding the General Plan Update process and proposed work plan and budget. The session will provide a broad overview of the status of the General Plan, a proposed Three-Year Work Plan, a recommended list of General Plan elements and Specific Plans to be updated, a Request for Proposal (RFP) to retain a General Plan consultant, and a budget proposal.

*Staff Contact: Dennis Carrington/Mimi Liem*

Tentative Recommendation: Approval

2. Hilltop Area Presentation And Recommendation

Presentation to and Recommendations by the Planning Commission regarding the preparation of a new "Hilltop Area Specific Plan," which would set forth policies, objectives and programs for managing its future development. The Department could prepare this Specific Plan concurrently with the update of the Land Use Element of the General Plan.

*Staff Contact: Dennis Carrington/Mimi Liem*

Tentative Recommendation: Approval

3. Infill Housing Presentation And Recommendation

Presentation to and Recommendations by the Planning Commission of City Policy regarding development on small sized (less than 5,000 SF) residential lots.

*Staff Contact: Joe Light*

4. Hillside Ordinance Presentation And Recommendation

Presentation to and Recommendations by the Planning Commission of City of Richmond Hillside Physical Constraint Area regulations.

*Staff Contact: Joe Light*

## **HELD OVER ITEMS**

5. RZ 02-4 – Pt. Pinole Residential Development – Bay Laurel

PUBLIC HEARING to consider rezoning a ±15.4 acre site from MFR-2, Multi-family medium density district to PA, Planned Area District for a 68 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). MFR-2 District.

Point Pinole Properties II, LLC, owner; Norris Canyon Associates, LLC, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation:  
Recommend Conditional Approval To City Council

6. RZ 02-8 – Pt. Pinole Residential Development – Country Club Villas

PUBLIC HEARING to consider rezoning a ±19.3 acre site from MFR-2, Multi-family medium density district to PA, Planned Area District for a 134 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). MFR-2 District.

Point Pinole Properties II, LLC, owner; Norris Canyon Associates, LLC, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation:  
Recommend Conditional Approval To City Council

7. TM 8667/DR 02-219 – 134 Lot Single-Family Subdivision

PUBLIC HEARING to consider a Tentative Map for a 134 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). Current MFR-2 District, Proposed PA District.

Point Pinole Properties II, LLC, owners; Norris Canyon Associates, LLC, applicants.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

8. TM 8668/DR 02-220 – 68 Lot Single-Family Subdivision

PUBLIC HEARING to consider a Tentative Map for a 68 Lot Single-Family subdivision on Altas Road @BNSF ROW (APN 405-270-009). Current MFR-2 District, Proposed PA District.

Point Pinole Properties II, LLC, owners; Norris Canyon Associates, LLC, applicants.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

9. CU 1100155 – Storage Yard For Towed Vehicles

PUBLIC HEARING to consider a Conditional Use Permit to authorize a storage yard for towed vehicles next to 900 Hoffman Blvd. (APN 560-231-014). Highway/Commercial District in the Knox Freeway/Cutting Blvd Corridor Specific Plan.

Jerry Dee Payne, owner/applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over to 11/6/2003

10. FEX 02-1 - Fence Height Exception

PUBLIC HEARING to consider a Fence Height Exception to allow a 4 ½' 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.

*Staff Contact: Judy Battle*

Tentative Recommendation: Hold Over to 12/4/2003

11. CU 1100051 – Second Dwelling Unit

PUBLIC HEARING to consider a Conditional Use Permit to authorize construction of a 640 SF detached secondary dwelling unit on a Single-Family lot at 766 McLaughlin Ave. (APN 523-042-020). SFR-3 District.

Hermas Perez, owner; Stefan Menzi, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Hold Over to 11/6/2003

**NEW ITEMS**

CC 12. MS 1100141 – Three Lot Minor Subdivision

PUBLIC HEARING to consider a proposal to subdivide two existing parcels with a combined area of 6.6± acres containing three existing buildings into three parcels at 999-1007 Canal Blvd. (APN 560-310-039 & -042). M-1 District.

Simrock–Point Richmond, LLC, owner; Stephan Reynolds, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 13. ST 1100008 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of South 32<sup>nd</sup> St. (No APN). This street provides access to the rear of the Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner; John Stier, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over to 11/6/2003

CC 14. ST 1100009 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of Embarcadero (No APN). This street runs in between portions of Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner; John Stier, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 15. ST 1100010 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of Harbor Blvd. (No APN). This street is directly behind the Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner; John Stier, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over to 11/6/2003

CC 16. CU 1100157 – Temporary Mobile Vendor

PUBLIC HEARING to consider a Conditional Use Permit to expand an existing restaurant and establish a temporary mobile vendor at the same site until such time as the expansion is complete at 910 23<sup>rd</sup> St. (APN 528-162-001). C-2 District.

El Tapatio Restaurant, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 17. CU 1100169 – Mobile Vendor

PUBLIC HEARING to consider a the operation of a mobile food vendor at 1006 23<sup>rd</sup> St. (APN 528-080-019). C-2 District.

James Mastorakos, owner; Walter Russey, applicant.

*Staff Contact: Walter Oetzell*

Tentative Recommendation: Conditional Approval

CC 18. CU 1100177 – Outdoor Vendor

PUBLIC HEARING to consider a Conditional Use Permit to authorize an Outdoor Vendor (Hot Dog Stand) at the Home Depot located at 11939 San Pablo Ave. (APN 513-340-060). C-2 District.

Home Depot Corporation, owner; Thomas L. Carhart, applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 19. CU 1100070 – Tandem Parking

PUBLIC HEARING to consider proposal to allow tandem parking arrangement for a new 1900 ± SF, two story, single-family dwelling at 239 1<sup>st</sup> St. (APN 538-182-006). SFR-3 District.

Romi Mayder, owner; Armando Vancini, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

20. 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, October 16, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR:

BROWN ACT (see Public Forum note at the end of Agenda)

**NEW ITEM**

1. CU 92-55 – Revoke Conditional Use Permit For Rooming House

PUBLIC HEARING to consider revocation of Conditional Use Permit CU 92-55 for a 13-room rooming house at 514 Macdonald Avenue (Lots 1, 2, 3, & 4, Block 20; Amended Map of City of Richmond). (APNs 538-220-001, & 002). C-1 District.

Inderjit Bal, owner

*Staff Contact: Judith Battle*

**HELD OVER ITEM**

2. Infill Housing Presentation And Recommendation

Presentation to and Recommendations by the Planning Commission of City Policy regarding development on small sized (less than 5,000 SF) residential lots.

*Staff Contact: Joe Light*

COMMISSION BUSINESS

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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, November 6, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR: 7, 9, 10

BROWN ACT (see Public Forum note at the end of Agenda)

**STUDY SESSION**

1. SIGN ORDINANCE AMENDMENT

STUDY SESSION to present to the Planning Commission for informational purposes, the proposed amendment to the City's Sign Ordinance, Chapter 15.06 of the Richmond Municipal Code, which would add Section 15.06.110 Master Sign Program/Design Review. This new section would allow submittal of a master sign program with development proposals to the Planning Department and would encourage a heightened level of sign design standards.

*Staff Contact: Mimi Liem*

**HELD OVER ITEMS**

2. CU 1100155 – Storage Yard For Towed Vehicles

PUBLIC HEARING to consider a Conditional Use Permit to authorize a storage yard for towed vehicles next to 900 Hoffman Blvd. (APN 560-231-014). Highway/Commercial District in the Knox Freeway/Cutting Blvd Corridor Specific Plan.

Jerry Dee Payne, owner/applicant.

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Temporary Approval

3. CU 1100051 – Second Dwelling Unit

PUBLIC HEARING to consider a Conditional Use Permit to authorize construction of a 640 SF detached secondary dwelling unit on a Single-Family lot at 766 McLaughlin Ave. (APN 523-042-020). SFR-3 District.

Hermas Perez, owner; Stefan Menzi, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

4. ST 1100008 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of South 32<sup>nd</sup> St. (No APN). This street provides access to the rear of the Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner; John Stier, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over to 12/4/2003

5. ST 1100009 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of Embarcadero (No APN). This street runs in between portions of Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner; John Stier, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over to 12/4/2003

6. ST 1100010 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of Harbor Blvd. (No APN). This street is directly behind the Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner; John Stier, applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over to 12/4/2003

**NEW ITEMS**

CC 7. DR 02-209 – Revocation/Modification

PUBLIC HEARING to consider a revocation/modification of Design Review DR 02-209 to construct a ±2,700 SF two-story dwelling at 130 E. Scenic Ave. (APN 556-163-006). SFR-2 District.

Randy Chandler, owner/applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

8. MS 1100162 & V 1100173 – Tentative Parcel Map & Variance

PUBLIC HEARING to consider a proposal to resubdivide a combined parcel of 15,672± SF (0.360± acres) into two standard 6,000+ SF lots and one substandard remainder parcel of 3,500± SF at Pacific Ave. (APN 558-170-010). SFR-2 District.

A. Murphy Construction Inc., owner; Ming Lee, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Denial

CC 9. RZ 1100055 – Rezoning The Existing PA Zoning Designation

PUBLIC HEARING to consider rezoning the existing PA zoning designation to include the development of a new community center on-site at 2989 Pullman Ave. (APN 513-010-019). PA District.

Carlson Boulevard LP, owner; Kodama Diseno Architects, applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 10. CU 1100225 – Establish An Auto Repair Shop

PUBLIC HEARING to consider proposal to establish an auto repair shop in an existing auto repair building at 112 Harbour Way (APN 540-290-017). C-2 District.

Alkram Co., owner; Joseph Lane, Jr., applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

11. 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.**

A G E N D A  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
RICHMOND, CA

**Thursday, December 4, 2003, 7:00 p.m.**

**Commissioners - Board Officers**

Zachary Harris, Chair-CPC  
Ludmyrna Lopez, Vice Chair-CPC,  
Virginia Finlay, Secretary

**Commissioners - Board Members**

Stephen A. Williams	Robert Strauss
William H. Coleman	Vicki L. Winston
Nagaraja Rao	Vacant

**NOTICE TO PUBLIC**

**Function of a Public Hearing:** A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission actions. A public hearing also informs the interested public about specific details of a proposal.

**Speaker Registration:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (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 indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

**Zoning Legislative Hearings:** Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda 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 public entity conducting the hearing at, or prior to, the public hearing.

**Notice of Agenda Review Session:** A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

***The Planning Commission's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission decision is in error.***

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7, 9

BROWN ACT (see Public Forum note at the end of Agenda)

**STUDY SESSION**

1. Shipyard No. III Bay Trail Access Feasibility & Planning Study

STUDY SESSION to present to the Planning Commission for informational purposes a report titled 'Shipyard III Bay Trail Access Feasibility & Planning Study.' The study was conducted to evaluate the feasibility of providing non-vehicular, multi-use public trail access to the historic Kaiser Shipyard Number 3 buildings and sites at the 'Rosie the Riveter / World War II Homefront National Historical Park' and the Port of Richmond's Point Potrero Marine Terminal. This study was funded by a \$70,000 State Coastal Conservancy Planning Grant and administered by the Association of the Bay Area Governments (ABAG).

*Staff Contact: Mimi Liem/Dennis Carrington*

2. Standard Conditions of Approval

STUDY SESSION to present to the Planning Commission for informational purposes, the proposed list of Standard Conditions of Approval.

City of Richmond, applicant.

*Staff Contact: Judy Battle*

**HELD OVER ITEM**

3. FEX 02-1 - Fence Height Exception

PUBLIC HEARING to consider a Fence Height Exception to allow a 4 ½' 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.

*Staff Contact: Judy Battle*

Tentative Recommendation: Hold Over to 2/5/2004

## NEW ITEMS

CC 4. TM 1100129 & CU 1100129 – Planned Residential Group Subdivision

PUBLIC HEARING to consider a proposal for a Planned Residential Group subdivision of a 15,000 SF parcel for five single family homes at NE Corner Sanford Ave. & Filbert St. (APN 561-192-006, -008 & -030). SFR-3 District. Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 5. MS 1100130 & CU 1100130 – Planned Residential Group Subdivision

PUBLIC HEARING to consider a proposal for a Planned Residential Group subdivision of a 12,515 SF parcel for four single family homes at Southwest Corner Alamo Ave. & Filbert St. (APN 561-116-005, -006, -008 & -020). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 6. CU 1100267 – Hotel, Restaurant & Cooking School

PUBLIC HEARING to consider a proposal to establish a five room inn on the second floor of an existing 4,925± SF commercial building and a full service restaurant and cooking school on the ground floor at 201 West Richmond Ave. (APN 558-164-003 & -004). C-1 District.

Mark Howe, owner/applicant.

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 7. CU 1100194 & V 1100194 – Tandem Parking & Variance

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking and a Variance to develop a new single family residence on a substandard lot at 322 Willard Ave. (APN 561-202-002). SFR-3 District.

Itales Rodrigues, owner/applicant.

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

8. CU 1100231 & V 1100231 – Tandem Parking & Variance

PUBLIC HEARING to consider a proposal for tandem parking and lot size variance for a new single family residence of +1,792 SF on an existing substandard lot located at 1603 Garvin Ave. (APN 529-140-013). SFR-3 District.

Mohammad Kolahdooz, owner/applicant.

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Denial

CC 9. CU 1100242 – Mobile Vendor

PUBLIC HEARING to consider the operation of a mobile food unit at 933 Wright Ave. (APN 560-231-010, -011). Port/Maritime, Knox/Cutting Specific Plan Area.

Kerry Mertle, owner; Farid Hamidi, applicant.

*Staff Contact: Walter Oetzell*

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

---

10. 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.**