

PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
December 4, 2008
7:00 p.m.

COMMISSION MEMBERS

Virginia Finlay, Chair
Stephen A. Williams
Charles Duncan

Vice Chair Nagarajo Rao
Jeff Lee, Secretary
Vacant

The meeting was called to order by Chair Finlay at 7:06 p.m.

Chair Finlay led in the Pledge of Allegiance.

ROLL CALL

Present: Chair Finlay, Vice Chair Rao, Secretary Lee and Commissioners Duncan and Williams

Absent: None

INTRODUCTIONS

Staff Present: Lina Velasco, Jonelyn Whales, Lamont Thompson, Hector Lopez, Janet Harbin, Everett Jenkins

MINUTES

June 7, 2007

ACTION: It was M/S (Lee/Williams) to accept the minutes of June 7, 2007; unanimously approved (Duncan abstained).

July 12, 2007

ACTION: It was M/S (Lee/Williams) to accept the minutes of July 12, 2007; unanimously approved (Duncan abstained).

August 2, 2007

ACTION: It was M/S (Lee/Williams) to accept the minutes of August 2, 2007; unanimously approved (Duncan abstained).

September 4, 2008

ACTION: It was M/S (Lee/Williams) to accept the minutes of September 4, 2008; unanimously approved (Duncan abstained).

CONSENT CALENDAR

Chair Finlay provided an overview of the Consent Calendar, meeting procedures for speaker registration and public hearing functions and procedures. She said certain items approved by the Commission may be appealed in writing to the City Clerk by Monday, December 15, 2008, by 5:00 p.m. and announced the appeal process after each affected item.

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

ACTION: It was M/S (Duncan/Rao) to adopt the Consent Calendar consisting of Items 4 and 5; unanimously approved.

Items Approved:

- 4. PLN08-054 – Chevron Meteorological Tower: Variance to Height Restriction, 841 Chevron Way** - PUBLIC HEARING to consider a variance request for Planning Commission approval of a variance that would allow installation of two 166 foot tall meteorological towers where 75 feet is the maximum height allowed in the M-3, Heavy Industrial Zoning District. The applicant proposes to install one tower on the Refinery site's ridge (841 Chevron Way) near Drowley Road, and the other on the Refinery site near Castro Street. (APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). M-2, Light Industrial and M3, Heavy Industrial Zoning Districts. Chevron Products Company, owner/applicant. Planner: Lamont Thompson. Tentative Recommendation: Approval.

- 5. PLN08-057/DR 1103384 – Pinole Point Development Plan** - PUBLIC HEARING to consider adoption of a Final Development Plan for Buildings 1 through 4 in Phase II of the planned district development project at Pinole Point Business Park. Development plan approvals are required for previously approved planned area rezoning districts based on the Final Environmental Impact Report (FEIR) for the Point Pinole Business Park under the Zoning Ordinance in effect at the time of approval. This 364 acre planned industrial business park was approved in 1996 by the City Council. The Council adopted development standards and design strategies for each phase of the business park construction and development to ensure compliance with the PA Zoning District standards. (APNs: 405-030-034 through 039). Zoning District, Planned Area and a General Plan designation of Light Industry/922. Pat Russell, Sares-Regis Group owner/applicant. Planner: Jonelyn Whales. Tentative Recommendation: Conditional Approval.

Brown Act – Public Forum – None

Items Discussed:

- 1. Scoping Session for Draft Environmental Impact Report – City of Richmond Redevelopment Plan Amendment** - SCOPING SESSION to solicit views as to the appropriate scope and content of the Environmental Impact Report (EIR) pertaining to statutory responsibilities in connection with the Redevelopment Plan Amendments project to continue implementation of Agency's goal to overcome adverse physical and economic conditions and facilitate revitalization in the City. Redevelopment Agency, owner/applicant. Planner: Jonelyn Whales

Ms. Whales gave the staff report with a brief explanation of the Draft Environmental Impact Report pertaining to statutory responsibilities in connection with the Redevelopment Plan Amendment project.

(Add Commission comments here)

Public Comments:

Patricia Jones, El Cerrito, voiced opposition to the request.

Ms. Whales gave staff summation.

There was no action taken by the Commissioner; the item was for information only.

2. PLN08-027 – Bayside Village Live /Work Project: Appeal of Director’s Zoning Determination, Goodrick Avenue and Richmond Parkway - PUBLIC HEARING to consider an appeal of the Director of Planning and Building Services’ zoning determination pursuant to the Richmond Municipal Code, Section 15.04.012, for property located at the intersection of Goodrick Avenue and Richmond Parkway (APNs: 408-220-007, 036-039, and 041-043) in the M-1 (Industrial/Office Flex) Zoning District. The Director determined that the proposed Bayside Village 222 residential units by definition are more residential than live/work units based on the number of units, unit design, and site configuration. Joshua Genser, owner/applicant. Planner: Jonelyn Whales. Tentative Recommendation: Affirm the Planning Director’s Decision and Deny the Appeal.

(Add presentation and Commission comments here)

The public hearing was opened.

Public Comments:

Kevin L. Hampton voiced support for the request to deny the appeal.

Whitney Dotson, voiced opposition for the request.

Patricia Jones voiced opposition for the request.

Letorja Coston voiced support for the request to deny the appeal.

Alexus Collins voiced support for the request to deny the appeal.

Ivonne Malare, Fairfield, voiced support for the request to deny the appeal.

Brenda Johnson, Parchester Village, voiced support for the request to deny the appeal.

Tom Waller voiced support for the request to deny the appeal.

Thomas Dolan, Oakland, voiced support for the request to deny the appeal.

Kimberly Anderson voiced support for the request to deny the appeal.

The public hearing was closed.

Staff gave a summation of the matter and recommended the Planning Commission uphold the appeal.

ACTION: It was M/S (Rao/Duncan) to uphold the appeal and deny PLN 08-027. Vote: 3-2 (Finlay and Williams voted no).

3. EID/GPA/REZ/DR 1104442 – Garrity Way Apartments: 3151 Garrity Way - PUBLIC HEARING to consider a Planning Commission recommendation to the City Council on the Mitigated Negative Declaration (MND) and Design Review Permit for the construction of a ±200,000 square foot multi-family residential development that includes a total of 127 dwelling units in conjunction with a recommendation of Rezoning and General Plan Amendment at 3151 Garrity Way (APN: 405-290-069). C-3, Regional Commercial Zoning District. Wasatch Advantage Group, owner/applicant. Planner: Hector Lopez

Mr. Lopez gave the staff report and a brief description of the project for construction of a 127-unit apartment building project.

The public hearing was opened. There were no public speakers and the public hearing was closed.

(Add Commission comments here)

ACTION: It was M/S (Duncan/Rao) to approve EID/GPA/REZ/DR 1104442, adopt Resolution ____, subject to ____ findings and ____ conditions of approval, with corrected attachments; unanimously approved.

COMMISSION BUSINESS

6. Reports of Officers, Commissioners and Staff

(Add Commission comments here)

Public Forum - None

Adjournment

The meeting was adjourned at 9:50 p.m.