

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

Thursday, January 8, 2004, 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.

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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, 8, 9, 10, 11

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

HELD OVER ITEMS

1. ST 1100008 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate a portion of South 32nd 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: Withdrawn

2. 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: Withdrawn

3. 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: Withdrawn

NEW ITEMS

CC 4. ZTC 03-6 – Eating and Drinking Establishment Ordinance Amendment

PUBLIC HEARING to consider a Zoning Text Change to amend Section 15.04.020 Definitions to define Eating Establishment separately from Drinking Establishment and to amend Section 15.04.910 Conditional Use Permits to establish the requirement that businesses that engage in the on-premises sale of alcoholic beverages obtain a Conditional Use Permit. Conditional Use listings in all commercial and industrial zoning classifications would also be amended to list Eating Establishments separately from Drinking Establishments.

Staff Contact: Judith Battle

Tentative Recommendation: Approval

CC 5. ZTC 02-1 – Zoning Text Change

PUBLIC HEARING to consider a proposal to amend Section 15.04 (Zoning) of the Richmond Municipal Code altering selected standards of development (e.g. setbacks, interior yard space, parking location, In-Fill Initiative review process) for residential homes.

Staff Contact: Joe Light

Tentative Recommendation: Approval

CC 6. CU 1100294 – Eating and Drinking Establishment

PUBLIC HEARING to consider a proposal to establish an eating and drinking establishment (Subways Sandwich Shop) at 12341 San Pablo Ave. (APN 517-090-020). C-2 District.

Barrett Associates, owner; Kent Woodell, applicant.

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 7. CU 1100201 & V 1100201 – Tandem Parking & Variance

PUBLIC HEARING to consider a Conditional Use Permit to allow tandem parking on site and a variance to the minimum 5,000 SF lot size to allow development of a 2,500 SF lot at 700 Block of Duboce (APN 561-262-006). SFR-3 District.

NR Land Development, owner/applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 8. CU 1100261 & V 1100261 – Tandem Parking & Variance

PUBLIC HEARING to consider a Conditional Use Permit to allow tandem parking on site and a variance to the minimum 5,000 SF lot size to allow development of a 2,500 SF lot at 700 Block of Duboce (APN 561-262-005). SFR-3 District.

NR Land Development, owner; Robert Avellan, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 9. CU 1100286 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit to allow tandem parking on site at Lot 34, 238 Fifteenth St. (APN 540-150-021). CB-CCSP District.

Lynn Bijl, owner; Paul Hafen, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 10. CU 1100287 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit to allow tandem parking on site at Lot 35, 238 Fifteenth St. (APN 540-150-021). CB-CCSP District.

Lynn Bijl, owner; Paul Hafen, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 11. CU 1100304 – Mobile Vendor

PUBLIC HEARING to consider the operation of a mobile vendor at 546 23rd St. (APN 515-180-018). C-2 District.

Barbara Kringle, owner; Juan Luis Carrillo, applicant.

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

12. Update On Planning Commission & Design Review Board Retreat Initiatives

PUBLIC HEARING to update the Planning Commission on joint Planning Commission and Design Review Board Retreat Initiatives: 1) Joint Meeting with PC, DRB and City Council 2) Interpreter at PC and DRB Meetings 3) Turnaround time for Minutes 4) Networking of Planning Department files 5) Records Management of past cases 6) Posting of current staff reports on web and possibility of display during public hearings 7) Fiscal Impact of items brought before PC for Study Session 8) Conveyance of PC and DRB recommendations to City Council.

Staff Contact: Judith Battle

13. 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.

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CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
RICHMOND, CA

Thursday, February 5, 2004, 7:00 p.m.

Commissioners - Board Officers

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

Commissioners - Board Members

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William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 7

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

STUDY SESSIONS

1. TM 1100219 – Study Session On Proposed 43 Lot Subdivision

STUDY SESSION for the proposed 43 lot subdivision at 4710 Valley View Rd. (APNs 431-233-010; -012, -013, 014). C-2 District.

For advisory only, no formal action will be taken.

Staff Contact: Lamont Thompson

2. TM 1100395 – Study Session On Proposed 172 Lots Subdivision

STUDY SESSION for the proposed 172 unit subdivision at 2800 Hilltop Mall Rd. 72 units would be duets and 100 units would be townhouses. (APNs 405-301-004, -006, -007). C-3 District.

For advisory only, no formal action will be taken.

Staff Contact: Lamont Thompson

HELD OVER ITEMS

3. ZTC 03-6 – Eating and Drinking Establishment Ordinance Amendment

PUBLIC HEARING to consider a Zoning Text Change to amend Section 15.04.020 Definitions to define Eating Establishment separately from Drinking Establishment and to amend Section 15.04.910 Conditional Use Permits to establish the requirement that businesses that engage in the on-premises sale of alcoholic beverages obtain a Conditional Use Permit. Conditional Use listings in all commercial and industrial zoning classifications would also be amended to list Eating Establishments separately from Drinking Establishments.

Staff Contact: Judy Battle

Tentative Recommendation: Recommend Approval To City Council

4. 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

5. CU 1100261 & V 1100261 – Tandem Parking & Variance

PUBLIC HEARING to consider a Conditional Use Permit to allow tandem parking on site and a variance to the minimum 5,000 SF lot size to allow development of a 2,500 SF lot at 700 Block of Duboce (APN 561-262-005). SFR-3 District.

NR Land Development, owner; Robert Avellan, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over to 3/4/2004

6. CU 1100304 – Mobile Vendor

PUBLIC HEARING to consider the operation of a mobile vendor at 546 23rd St. (APN 515-180-018). C-2 District.

Barbara Kringle, owner; Juan Luis Carrillo, applicant.

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 7. CU 1100329/V 1100329 – Tandem Parking & Variance

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking and a lot size Variance for a new ±1,545 SF single-family dwelling at 1521 Hoffman Blvd. (APN 544-331-009). Knox Cutting Specific Plan Residential Low Density District.

Barragan Builders, owner; Stan Ginn, applicant.

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

8. Update On Planning Commission & Design Review Board Retreat Initiatives

PUBLIC HEARING to update the Planning Commission on joint Planning Commission and Design Review Board Retreat Initiatives: 1) Joint Meeting with PC, DRB and City Council 2) Interpreter at PC and DRB Meetings 3) Turnaround time for Minutes 4) Networking of Planning Department files 5) Records Management of past cases 6) Posting of current staff reports on web and possibility of display during public hearings 7) Fiscal Impact of items brought before PC for Study Session 8) Conveyance of PC and DRB recommendations to City Council.

Staff Contact: Judith Battle

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COUNCIL CHAMBERS, CITY HALL
RICHMOND, CA

Thursday, March 18, 2004, 7:00 p.m.

Commissioners - Board Officers

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

Commissioners - Board Members

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

STUDY SESSION

1. EID/GPA/RZ 1100346 – Study Session Campus Bay Residential Project

STUDY SESSION to consider the construction of master planned community on 63.5 acres with a total of 1,330 residential dwelling units and 2,660 parking spaces at 1391 S.49th St. (APNs 560-050-021, 560-010-046, 560-010-047, 560-022-019, 560-023-026, 560-026-002, 560-027-005, 560-028-007, 560-050-007). Proposed building heights would range from 3-stories to 18-stories (40 feet to 200 feet). The proposed residential units would be a mixture of condominiums, townhomes, lofts and apartments. Knox/Cutting Specific Plan Heavy Industrial Land Use Designation, General Plan Designation Heavy Industry/901. Cherokee Simeon Venture, owner; Susan Cronk, applicant
Staff Contact: Caron Parker

HELD OVER ITEMS

2. ZTC 03-6 – Eating and Drinking Establishment Ordinance Amendment

PUBLIC HEARING to consider a Zoning Text Change to amend Section 15.04.020 Definitions to define Eating Establishment separately from Drinking Establishment and to amend Section 15.04.910 Conditional Use Permits to establish the requirement that businesses that engage in the on-premises sale of alcoholic beverages obtain a Conditional Use Permit. Conditional Use listings in all commercial and industrial zoning classifications would also be amended to list Eating Establishments separately from Drinking Establishments.

Staff Contact: Judy Battle

Tentative Recommendation: Recommend Approval To City Council

3. CU 1100261 & V 1100261 – Tandem Parking & Variance

PUBLIC HEARING to consider a Conditional Use Permit to allow tandem parking on site and a variance to the minimum 5,000 SF lot size to allow development of a 2,500 SF lot at 700 Block of Duboce (APN 561-262-005). SFR-3 District.

NR Land Development, owner; Robert Avellan, applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Withdrawn

NEW ITEMS

4. CU 1100485 – Off-Sale Beer And Wine Sales

PUBLIC HEARING to consider a off-sale beer and wine sales for existing Arco gas station at 1000 Cutting Blvd. (APN 550-292-021). Knox/Cutting Specific Plan Area/Mixed Use District.

JSG Investments Inc., owner/applicant.

Staff Contact: Tanya Boyce

Tentative Recommendation: Denial

CC 5. CU 1100603/V 1100281 – Variance & Tandem Parking

PUBLIC HEARING to consider a Variance for the construction of a 1,160 SF one-story residence with an attached carport for single vehicle use on a substandard lot and a Conditional Use Permit for tandem parking at Duboce Ave. (APN 561-262-006). SFR-3 Low Density Residential District.

NR Land Development, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 6. CU 1100421/V 1100421 – Variance & Tandem Parking

PUBLIC HEARING to consider a Variance in lot size for the construction of a 1,912 SF single family, one-story residence with an attached one-car garage and a Conditional Use Permit for tandem parking at 524 S. 29th St. (APN 549-192-022). SFR-3, Low Density Residential District of the Knox/Cutting Specific Plan Area.

Isilela Mafuahinyano, owner; Stan Ginn, applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 7. CU 1100429/V 1100429 – Variance & Tandem Parking

PUBLIC HEARING to consider a Variance in lot size for the construction of a 1,768 SF single family, one-story residence with an attached one-car garage and a Conditional Use Permit for tandem parking at 715 S. 29th St. (APN 549-201-004). SFR-3, Low Density Residential District of the Knox/Cutting Specific Plan Area.

Kee Chang, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 8. CU 1100360 – Tandem Parking

PUBLIC HEARING to consider a Conditional Use Permit for tandem parking at 218 16th St. (APN 540-160-020). SFR-3 District.

Ed Camacho, owner/applicant.

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

CC 9. CU 1100382 – Planned Residential Group

PUBLIC HEARING to consider a Conditional Use Permit for Planned Residential Group for a new Planned Area and a new Single-Family Dwelling at 644 17th St. (APN 514-290-037). MFR-1 District.

Matias Grimoldi, owner/applicant.

Staff Contact: Robie Evangelista

Tentative Recommendation: Withdrawn

10. V 1100529 – Variance On Substandard-Sized Lot

PUBLIC HEARING to consider a Variance for development on substandard-sized lot at 852 7th St. (APN 534-023-004). SFR-3 District.

NR Land Development, owner; Kevin Hampton, applicant.

Staff Contact: Robie Evangelista

Tentative Recommendation: Denial

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Staff Contact: Judith Battle

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5

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

STUDY SESSION

1. V/DR 1100433 – Study Session Regional Shopping Center

STUDY SESSION to consider the redevelopment of 12 existing retail/commercial service individual properties with ±250,760 SF of existing buildings located on ±17.53 acres into a new regional shopping center including a Target Store at 4300 Macdonald Ave. (APNs. 517-280-004; 517-280-005; 517-280-006; 517-280-007; 517-290-011; 517-290-004; 517-290-010; 517-310-001; 517-310-002; 517-310-003; 517-320-028; 517-320-029; 517-320-016; 517-320-017). C-2 & C-3 Commercial Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

NEW ITEMS

- CC 2. CU 1100120 – Medical Waste Sterilizer/Compactor Facility

PUBLIC HEARING to consider installation of a medical waste sterilizer/compactor, approximately 670 SF at 914 Marina Way South (APN 560-181-089). R & D Business District.

Catellus Development Corporation, owner; Roger McBerty, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

- CC 3. CU 1100607 – Operate A Fast Food Restaurant and Bakery

PUBLIC HEARING to consider a Conditional Use Permit for a fast food restaurant and bakery and the construction of a 510 SF rear addition for restaurant office use at 773 23rd St. (APN 529-180-004). C-2, General Commercial District.

Francisco Serrano, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 4. CU 1100569 –Eating And Drinking Establishment

PUBLIC HEARING to consider a proposal to establish beer and wine sales for on premises consumption at existing restaurant located at 12620 San Pablo Ave. (APN 523-041-014). C-2, General Commercial District.

Soo Sun Cho, owner; Elena Carmagnola, applicant.

Staff Contact: Ruby Benjamin

Tentative Recommendation: Conditional Approval

CC 5. CU 1100440 – Church, Residence and Parking Lot

PUBLIC HEARING to consider a Conditional Use Permit to construct a ±10,000 SF church, a ±2,024 SF Residence and construct ±18,071 SF for parking at 605 So.16th St. (APNs 544-262-008; 544-331-002; 544-331-005; 544-331-020). Knox/Cutting Specific Plan, Low Density Residential Area.

Tommie Bradford, owner; Benjamin Turner, Hilltop Construction, applicant.

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

6. Update On Planning Commission & Design Review Board Retreat Initiatives

PUBLIC HEARING to update the Planning Commission on joint Planning Commission and Design Review Board Retreat Initiatives: 1) Joint Meeting with PC, DRB and City Council 2) Interpreter at PC and DRB Meetings 3) Turnaround time for Minutes 4) Networking of Planning Department files 5) Records Management of past cases 6) Posting of current staff reports on web and possibility of display during public hearings 7) Fiscal Impact of items brought before PC for Study Session 8) Conveyance of PC and DRB recommendations to City Council.

Staff Contact: Judith Battle

7. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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

Thursday, April 22, 2004, 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 Vicki L. Winston
William H. Coleman Vacant
Nagaraja Rao Vacant

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

INFORMATIONAL ITEM

1. East Macdonald Streetscape Improvement Project

INFORMATIONAL REPORT regarding street and landscape design improvements proposed along the east Macdonald Avenue Corridor from San Pablo Avenue to 39th Street. Proposed improvements include replacement of light fixtures, trash receptacles, benches and bus shelters. Landscape and hardscape improvements are also being planned along with storm drain improvements.

City of Richmond, owner/applicant.

Staff Contact: Judith Battle

NEW ITEMS

CC 2. EID/PA 1100219 – Valley View Residential Subdivision

PUBLIC HEARING to consider recommending to the City Council approval of the proposed 43 lot subdivision at 4710 - 4729 Valley View Rd. (APNs 431-233-010; -012, -013, 014). The Planning Commission will take action on the following: A proposed Mitigated Negative Declaration and a Rezoning to Planned Area. C-2 District.

Woodman Partners, LLC, owner; Darrell Bolognesi, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 3. TM/DR 1100219 – Valley View Residential Subdivision

PUBLIC HEARING to consider approval of a proposed 43 lot subdivision at 4710 - 4729 Valley View Rd. (APNs 431-233-010; -012, -013, 014). The Planning Commission will take action on the following: Tentative Subdivision Map and Design Review. C-2 District.

Woodman Partners, LLC, owner; Darrell Bolognesi, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

HELD OVER STUDY SESSION

4. V/DR 1100433 – Study Session Regional Shopping Center

STUDY SESSION to consider the redevelopment of 12 existing retail/commercial service individual properties with ±250,760 SF of existing buildings located on ±17.53 acres into a new regional shopping center including a Target Store at 4300 Macdonald Ave. (APNs. 517-280-004; 517-280-005; 517-280-006; 517-280-007; 517-290-011; 517-290-004; 517-290-010; 517-310-001; 517-310-002; 517-310-003; 517-320-028; 517-320-029; 517-320-016; 517-320-017). C-2 & C-3 Commercial Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Applicant has requested withdrawal from the Study Session

COMMISSION BUSINESS

5. Update On Planning Commission & Design Review Board Retreat Initiatives

PUBLIC HEARING to update the Planning Commission on joint Planning Commission and Design Review Board Retreat Initiatives: 1) Interpreter at PC and DRB Meetings 2) Turnaround time for Minutes 3) Networking of Planning Department files 4) Records Management of past cases 5) Posting of current staff reports on web and possibility of display during public hearings 6) Fiscal Impact of items brought before PC for Study Session 7) Conveyance of PC and DRB recommendations to City Council.

Staff Contact: Judith Battle

6. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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

Thursday, May 6, 2004, 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	Vicki L. Winston
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 5, 6, 7, 8

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

PRESENTATION

1. Bay Trail Signage

INFORMATIONAL PRESENTATION regarding Richmond's Bay Trail Interpretative Signage Project. The project area extends from Shimada Park at the southeast edge of Richmond's Bay Trail around the Marina to the Ford Assembly Building and Sheridan Observation Point.

Staff Contact: Judith Battle

HELD OVER ITEMS

2. EID/PA 1100219 – Valley View Residential Subdivision

PUBLIC HEARING to consider recommending to the City Council approval of the proposed 43 lot subdivision at 4710 - 4729 Valley View Rd. (APNs 431-233-010; -012, -013, 014). The Planning Commission will take action on the following: A proposed Mitigated Negative Declaration and a Rezoning to Planned Area. C-2 District.

Woodman Partners, LLC, owner; Darrell Bolognesi, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

3. TM/DR 1100219 – Valley View Residential Subdivision

PUBLIC HEARING to consider approval of a proposed 43 lot subdivision at 4710 - 4729 Valley View Rd. (APNs 431-233-010; -012, -013, 014). The Planning Commission will take action on the following: Tentative Subdivision Map and Design Review. C-2 District.

Woodman Partners, LLC, owner; Darrell Bolognesi, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

STUDY SESSION

4. MS 1100503 – North Bay Beverage Distribution Center

STUDY SESSION to consider the retention of the existing ±17,496 SF office building and ±247,033 SF warehouse, and Tentative Parcel Map for 4 lots. Review of five additional buildings resulting in ±272,712 SF of additional development at 700 National Ct. (APNos. 550-020-015; 550-020-030; 550-020-029). Light Industrial, Knox/Cutting Specific Plan.

David Wilbur, Headlands Realty Corp., owner; Jay Tosdisco, Principal Ware Malcomb, applicant

Staff Contact: Lamont Thompson

NEW ITEMS

CC 5. Shipyard No. III Bay Trail Access Feasibility & Planning Study

PUBLIC HEARING to consider a Phase I 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 III 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 is funded by a \$70,000 State Coastal Conservancy Planning Grant and administered by the Association of the Bay Area Governments (ABAG). The Planning Commission previously reviewed the Phase I report at its December 12, 2003 Study Session.

Staff Contact: Mimi Liem

Tentative Recommendation: Recommend Approve of Phase I report to the City Council, and recommend authorizing the consultant, LandPeople, to initiate preparation of Phase II Report.

CC 6. MS 1100164 – 4 Lot Subdivision

PUBLIC HEARING to consider a minor subdivision of 1 lot to 4 lots on Huntington Ave. @ San Joaquin St. (APNs 507-240-007, 012, 015, 016, 507-251-007, 008, 507-261-010, 011). Knox/Cutting Specific Plan, Mixed Use, Residential High Density District.

Huntington West, LLC, owner; David Bowman, applicant.

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

CC 7. V/EID 1100180 – Eagle Rock Aggregates Storage & Distribution Facility

PUBLIC HEARING to consider a Variance (Landscape Exemption) and environmental certification of a Final Mitigated Negative Declaration and a Mitigation Monitoring Reporting Program (MMRP) for the construction of a ±54,531 SF rock aggregate storage building and a ±3,200 SF weight station on the Parr Yard West/Levin-Richmond Terminal Property located at the southwest corner of Wright Ave. and 8th St. (APNs 560-280-011) of the Knox/Cutting Specific Planned Area.

Jim Cannon, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 8. ZTC 03-6 – Eating and Drinking Establishment Ordinance Amendment

PUBLIC HEARING to consider a Zoning Text Change to amend Section 15.04.020 Definitions to define Eating Establishment separately from Drinking Establishment and to amend Section 15.04.910 Conditional Use Permits to establish the requirement that businesses that engage in the on-premises sale of alcoholic beverages obtain a Conditional Use Permit. Conditional Use listings in all commercial and industrial zoning classifications would also be amended to list Eating Establishments separately from Drinking Establishments.

Staff Contact: Judy Battle

Tentative Recommendation: Recommend Approval To City Council

COMMISSION BUSINESS

9. Update On Planning Commission & Design Review Board Retreat Initiatives

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Staff Contact: Judith Battle

10. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, June 3, 2004, 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 Vicki L. Winston
William H. Coleman Vacant
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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5, 6

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

STUDY SESSION

1. V/EIS 1100601 – The Crossing At Marina Bay

STUDY SESSION to consider 3 new office flex buildings with exceptions to Knox-Cutting Specific Plan. Knox/Cutting Specific Plan-Commercial/Office District.

Marina Bay Crossing LLC., owner; Gary Breen, applicant

Staff Contact: Robie Evangelista

NEW ITEMS

- CC 2. MS/V 1100535 – 2 Lot Subdivisions

PUBLIC HEARING to consider a subdivision of 8730 SF lot into 2 lots of 4,490 SF and 4,240 SF and a Variance for substandard lot size at 2933 San Luis Ave. (APN 510-082-010). SFR-3 District.

Simon Young, owner; Jorge Maezono, applicant.

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

- CC 3. CU 1100233 – Congregate (Senior) Care

PUBLIC HEARING to consider a proposal to construct a two-story 2660 SF single family dwelling for congregate (senior) care usage at 526 Florida Ave. (APN 550-201-001). SFR-3 District.

Ray Robinson, owner/applicant.

Staff Contact: Joseph Light

Tentative Recommendation: Conditional Approval

CC 4. V 1100730 – Variance For Substandard Lot

PUBLIC HEARING to consider a Variance for the construction of a ±849 SF single-family residence with an attached 162 SF carport on a substandard lot at 900 Block of Gertrude Ave. (APN 561-252-008). SFR-3 District.

NR Land Development, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 5. V 1100731 – Variance For Substandard Lot

PUBLIC HEARING to consider a Variance for the construction of a ±849 SF single-family residence with an attached 162 SF carport on a substandard lot at Duboce Ave. (APN 561-262-005). SFR-3 District.

NR Land Development, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 6. V 1100733 – Variance For Substandard Lot

PUBLIC HEARING to consider a Variance for development of a single-family dwelling on a substandard lot at Pennsylvania Ave. (APN 534-121-010). SFR-3 District.

Wesley Mayder, owner; Marcos deSouza, applicant.

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

7. Update On Planning Commission & Design Review Board Retreat Initiatives

PUBLIC HEARING to update the Planning Commission on joint Planning Commission and Design Review Board Retreat Initiatives: 1) Interpreter at PC and DRB Meetings 2) Turnaround time for Minutes 3) Networking of Planning Department files 4) Records Management of past cases 5) Posting of current staff reports on web and possibility of display during public hearings 6) Fiscal Impact of items brought before PC for Study Session 7) Conveyance of PC and DRB recommendations to City Council.

Staff Contact: Judith Battle

8. 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
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, June 17, 2004, 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	Vicki L. Winston
William H. Coleman	Vacant
Nagaraja Rao	Vacant

NOTICE TO PUBLIC

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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.

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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.

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2

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

NEW ITEMS

CC 1. EID/TM 1100548 – North Shore Marina Bay

PUBLIC HEARING to consider the adoption of the proposed Mitigated Negative Declaration and approval of the proposed Tentative Subdivision Map which would allow for the creation of 133 single-family attached dwelling units, and a commercial site. The project is located between Regatta Boulevard and Marina Bay, within the City's redevelopment project area, and is identified as APNs: 560-181-014; 560-181-094; 560-181-011; 560-181-012; 560-181-013; 560-181-020; 560-181-094 and a portion of 560-181-020.

Richard Poe, owner; Signature Properties, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 2. EID/TM/DR 1100503 – North Bay Business Park

PUBLIC HEARING to consider the adoption of the proposed Mitigated Negative Declaration and approval of the Tentative Subdivision Map, and Design Review approval of the proposed project's design at 700 National Court. (APNs 550-020-015, -030, 029). Light Industrial, Knox/Cutting Specific Plan.

David Wilbur, Headlands Realty Corp., owner; Jay Tosdisco, Principal Ware Malcomb, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

3. Update On Planning Commission & Design Review Board Retreat Initiatives

PUBLIC HEARING to update the Planning Commission on joint Planning Commission and Design Review Board Retreat Initiatives: 1) Interpreter at PC and DRB Meetings 2) Turnaround time for Minutes 3) Networking of Planning Department files 4) Records Management of past cases 5) Posting of current staff reports on web and possibility of display during public hearings 6) Fiscal Impact of items brought before PC for Study Session 7) Conveyance of PC and DRB recommendations to City Council.

Staff Contact: Judith Battle

4. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, July 1, 2004, 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 Vicki L. Winston
William H. Coleman Vacant
Nagaraja Rao Vacant

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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.

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2, 3, 4, 5, 6, 7, 8, 9

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

NEW ITEMS

CC 1. GPA/PA/EID/TM/DR 1100395 – Western Pacific Housing

PUBLIC HEARING to consider adoption of the proposed Mitigated Negative Declaration, approval of the proposed Tentative Map and Design Review that would create 164 residential units, of which 71 units would be duets and 93 would be townhouses at 2600 – 2800 Hilltop Mall Rd. (APNs 405-301-004, -006, -007). The Planning Commission will also consider making a recommendation to the City Council on the applicant's request for a General Plan Amendment and rezone to Planned Area. C-3 District.

Hilltop Retail Plaza Associates, owner; Owen Poole, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 2. EID 02-07/TM 8639 – Parkway Commerce Center

PUBLIC HEARING to consider Certification of EID 02-07 and Approval of Tentative Map 8639 for the subdivision of ±25.13 acres into 11 lots for light industrial development and three parcels for wetlands mitigation and detention basins at the intersection of John and Collins Avenue (APNs 408-060-014 and 408-060-016) in an M-2, Light Industrial District.

Uniglobe Investments, Inc., owner; Panattoni Development Company, LLC, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over to 8/5/2004

CC 3. MS 1100808 – 3 Lot Subdivision

PUBLIC HEARING to consider the minor subdivision of ±28.28 acres into three (3) parcels for research and development and possible residential uses at 1689 Regatta Blvd. (APNs 560-181-105, -106, -107, -108) in an R & D/Business and Commercial/Office district of the Knox Cutting Specific Plan area.

Dicon FiberOptics, owner/applicant.

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 4. CU 1100728 – Wireless Antennas

PUBLIC HEARING to consider a Conditional Use Permit for the installation of twelve (12), 4-foot high wireless antennas to be attached to the sign of an existing storage building located at 23 Maine Ave. (APN 550-050-013 & 550-072-002). Light Industrial District of the Knox/Cutting Specific Plan Area.

Jim Wright, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 5. V 1100641 – Tandem Parking

PUBLIC HEARING to consider a Variance for the construction of a 1,632 SF single-family, two-story residence with an attached one-car garage and tandem parking on a 2,498 SF lot in the 400 block of Duboce Ave. (APN 561-191-020). SFR-3 District.

Jack Burns, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 6. V 1100642 – Tandem Parking

PUBLIC HEARING to consider a Variance for the construction of a 1,632 SF single-family, two-story residence with an attached one-car garage and tandem parking on a 2,498 SF lot in the 400 block of Duboce Ave. (APN 561-191-022). SFR-3 District.

Jack Burns, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 7. V 1100785 – Variance for Substandard Lot

PUBLIC HEARING to consider a Variance for the construction of a ±1,500 SF single-family, two-story residence on a 2,500 SF lot in the 3300 block of Wall Ave. (APN 513-054-002). SFR-3, Low Density Residential Zoned District of the General Plan Area.

Richard Kaeser, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 8. V 1100786 – Variance for Substandard Lot

PUBLIC HEARING to consider a Variance for the construction of a single-family, two-story residence on a 2,750 SF lot in the 300 block of Barrett Ave. (APN 538-060-003). SFR-3, Low Density Residential Zoned District of the General Plan Area.

Alafin Brown, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 9. V 1100647 – Variance for Substandard Lot

PUBLIC HEARING to consider a proposal to construct an 1850 SF single-family residence on a substandard lot at 2021 Cutting Blvd. (APN 544-202-018). Knox/Cutting Specific Plan Residential Medium Density District.

Barragan Builders, owner; Stan Ginn, applicant.

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

HELD OVER ITEM

10. EID/TM 1100548 – North Shore Marina Bay

PUBLIC HEARING to consider the adoption of the proposed Mitigated Negative Declaration and approval of the proposed Tentative Subdivision Map which would allow for the creation of 133 single-family attached dwelling units, and a commercial site. The project is located between Regatta Boulevard and Marina Bay, within the City's redevelopment project area, and is identified as APNs: 560-181-014; 560-181-094; 560-181-011; 560-181-012; 560-181-013; 560-181-020; 560-181-094 and a portion of 560-181-020.

Richard Poe, owner; Signature Properties, applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

11. Update On Planning Commission & Design Review Board Retreat Initiatives

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Staff Contact: Judith Battle

12. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, July 8, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
Vicki L. Winston, Secretary

Commissioners - Board Members

Stephen A. Williams	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR:

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

NEW ITEM

1. EID/V/DR 1100433 – Macdonald 80/Regional Shopping Center

PUBLIC HEARING to consider adoption of a Mitigated Negative Declaration, a Variance from the parking standard for the parking field of the retail/commercial shopping center, and Design Review for the proposed Regional Shopping Center at 4500 Macdonald Avenue (APNs 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-3 District.

Peter Meier, SPI Management, owner/applicant.

Staff Contact: Lamont Thompson

Tentative Recommendation: Denial

COMMISSION BUSINESS

2. Update On Planning Commission & Design Review Board Retreat Initiatives

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Staff Contact: Judith Battle

3. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, August 5, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
Vicki L. Winston, Secretary

Commissioners - Board Members

Stephen A. Williams	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL

APPROVAL OF MINUTES

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

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

HELD OVER ITEMS

1. EID/V/DR 1100433 – Macdonald 80/Regional Shopping Center

PUBLIC HEARING to consider adoption of a Mitigated Negative Declaration, a Variance from the parking standard for the parking field of the retail/commercial shopping center, and Design Review for the proposed Regional Shopping Center at 4500 Macdonald Avenue (APNs 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-3 District.

Peter Meier, SPI Management, owner/applicant.

Staff Contact: Lamont Thompson

2. EID 02-07/TM 8639 – Parkway Commerce Center

PUBLIC HEARING to consider Certification of EID 02-07 and Approval of Tentative Map 8639 for the subdivision of ±25.13 acres into 11 lots for light industrial development and three parcels for wetlands mitigation and detention basins at the intersection of John and Collins Avenue (APNs 408-060-014 and 408-060-016) in an M-2, Light Industrial District.

Uniglobe Investments, Inc., owner; Panattoni Development Company, LLC, applicant.

Staff Contact: Lamont Thompson

STUDY SESSION

3. EIS/TM 1101026 – DiCon Residential Townhomes Study Session

STUDY SESSION to consider the development of the existing 11.2 acre vacant site with 221 residential townhomes; APNS: 560-181-106, 560-181-107 and 560-181-108; Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office), Zoning District M-1 and C-2. Project would require a Tentative Map approval, General Plan Amendment and Rezoning.

DiCon Fiberoptics, owner; Dennis W. O'Keefe, applicant.

Staff Contact: Caron Parker

NEW ITEMS

CC 4. CU/V/DR 1100454 – Ford Assembly Building

PUBLIC HEARING to consider a request for a Master Conditional Use Permit and exemptions from the parking requirements and landscape requirements to allow the historic rehabilitation and reuse of the Ford Assembly Building at 1414 Harbour Way South (APN 560-181-104) in a Mixed Use/Port Maritime District of the Knox/Cutting Specific Plan area.

Richmond Redevelopment Agency, owner; Orton Development, Inc., applicant.

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 5. CU/DR/EID 1100601 – The Crossing At Marina Bay

PUBLIC HEARING to consider exceptions to the Knox/Cutting Specific Plan for three new office-flex buildings at the southwest corner of Marina Bay Pkwy & Meeker Ave. and to consider certification of the Final Mitigative Negative Declaration (APN 560-181-091). Knox/Cutting Specific Plan-Commercial/Office District.

Marina Bay Crossing LLC., owner; Gary Breen, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

CC 6. MS 1100860 – 2 Lot Subdivision

PUBLIC HEARING to consider a proposal to divide a 6.11 acre parcel developed with a shopping center into two lots of 241,000± SF and 25,000± SF at 1100-1350 Macdonald Ave. (APN 540-460-001). CB District.

RVIP Richmond, LLC, owner; Kister Savio & Rei, Inc., applicant.

Staff Contact: Joseph Light

Tentative Recommendation: Conditional Approval

CC 7. CU/V 1100811 – Establish Live/Work Building

PUBLIC HEARING to consider a proposal to construct a two-story, three-unit live work building totaling 4,198 SF in floor area and waive Specific Plan .35 Floor Area Ratio limitation and minimum lot size requirement at 603 Erlandson St. (APN 549-211-026). M-2 District.

Joe Mattioda, owner/applicant.

Staff Contact: Joseph Light

Tentative Recommendation: Conditional Approval

CC 8. V 1100812 – State Tree Experts Storage

PUBLIC HEARING to consider a request for a Conditional Use Permit and an exemption from the landscape requirements to allow the creation of an operative equipment storage yard under the freeway at S. 2nd St. @ Knox Freeway (No APN) in a Light Industrial District of the Knox/Cutting Specific Plan area.

Cal-Trans, owner; Joe Mattioda, applicant.

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 9. V 1100722 – Variance for Substandard Lot

PUBLIC HEARING to consider a proposal to consider a lot size Variance to allow two 3,750 SF substandard size lots as building sites for single-family dwellings at 443 & 445 Alamo Ave. (APN 561-182-017). SFR-3 District.

Itales Rodriques, owner/applicant.

Staff Contact: Joseph Light

Tentative Recommendation: Conditional Approval

CC 10. CU 1100752 – Operate Auto Repair

PUBLIC HEARING to consider a Conditional Use Permit for the construction of a 1,600 SF addition to an existing commercial building at 1300 Esmond Ave. (APN 529-110-001, -002, -003, -004). C-2 District.

Maurilio Mercado, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 11. V 1100888 – Lot Size Variance

PUBLIC HEARING to consider a Variance for the construction of a ±1,193 SF single-family, one-story residence with an attached one-car garage on a 2,500 SF lot at 845 9th St. (APN 550-232-018). Low Density Residential District of the General Plan Area.

Patricia Mason, owner/applicant.

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Withdrawn By Staff

CC 12. CU 1100912 – Operate New Eating Establishment

PUBLIC HEARING to consider a new eating establishment – coffee café and accessory coffee roastery at 12472 San Pablo Ave. (APN 519-010-020). C-2 District.

Timothy Manhart, owner/applicant.

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

13. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, September 2, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
Vicki L. Winston, Secretary

Commissioners - Board Members

Stephen A. Williams	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

NOTICE TO PUBLIC

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ROLL CALL

APPROVAL OF MINUTES

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

BROWN ACT (see Public Forum note at the end of Agenda)**HELD OVER ITEM**

1. EID 02-07/TM 8639 – Parkway Commerce Center

PUBLIC HEARING to consider Certification of EID 02-07 and Approval of Tentative Map 8639 for the subdivision of ± 25.13 acres into 11 lots for light industrial development and three parcels for wetlands mitigation and detention basins at the intersection of John and Collins Avenue (APNs 408-060-014 and 408-060-016) in an M-2, Light Industrial District.

Uniglobe Investments, Inc., owner; Panattoni Development Company, LLC, applicant.
Staff Contact: Lamont Thompson

Tentative Recommendation: Continue To An Unspecified Date

Tentative Recommendation: Legal Notice For Application Will Be Re-advertised

STUDY SESSION

2. MS/EIS/V 1100947 – Regatta Business Center Study Session

STUDY SESSION to consider a proposal to subdivide into 9 lots and construct 9 R&D buildings. This proposal requires exemptions for FAR, lot size and front lot parking at Meeker & South 34th St. (APN 560-090-019). STUDY SESSION ONLY Knox/Cutting Specific Plan, Research & Development/Business.

Legacy Partners, owner; James Terry, applicant

Staff Contact: Tanya Boyce

NEW ITEMS

CC 3. EIS/CU/V/DR 1100672 – Kaiser Permanente

PUBLIC HEARING to consider a Variance for off-street parking, a Conditional Use Permit for expanding the Kaiser Hospital Building and certification of a Final Mitigated Negative Declaration for the construction of a $\pm 39,000$ SF two-story, wing addition to the existing Kaiser Hospital at 901 Nevin Ave. (APN 538-111-001). City Center Specific Plan.

Kaiser Permanente, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 4. V 1100826 – Establish 8 Live/Work

PUBLIC HEARING to consider a proposal to construct a ±14,400 SF mixed use development which will exceed the required FAR of .35 at 5114 Wall Ave. (APN 513-351-028). Knox Cutting Specific Plan – Commercial Office E.B.R.L.D., LLC, owner; Kevin L. Hampton, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 5. CU 1101094 – Establish A Caretaker’s Residence

PUBLIC HEARING to consider a proposal to construct a ±4,600 SF caretaker’s residence in a Hillside Physical Constraint Area at 5437 Heavenly Ridge Ln. (APN 433-371-008). CRR District.

Stephan Graham, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 6. CU 1101088 – Operate Massage Establishment

PUBLIC HEARING to consider a Conditional Use Permit for a full service day spa and salon including massage services at 2449 Hilltop Mall Rd. (APN 405-320-015). C-3 District.

Michael Fenley, owner; Ton Dinh, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Hold Over To 10/7/2004

CC 7. CU 1100891 – Wireless Communication Antennas

PUBLIC HEARING to consider a proposal to install wireless communication antennas on an existing lightpost at De Anza High School athletic field at 5000 Valley View Rd. (APN 431-110-004). PC District

WCCUSD, owner; Metro PCS, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 8. V 1100883 – Lot Size Variance

PUBLIC HEARING to consider a proposal for a Variance in Lot size to construct a ±1,193 SF single-family, two-story dwelling with an attached one-car garage on a 2,500 Lot in the 1200 Block of York St. (APN 561-151-032). SFR-3 District.

Kevin Hampton, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 9. V 1100895 – Lot Size Variance

PUBLIC HEARING to consider a proposal for a Variance in Lot size to construct a ±1,198 SF single-family, two-story dwelling with an attached one-car garage on a 2,500 Lot in the 1200 Block of York St. (APN 561-151-032). SFR-3 District.

Kevin Hampton, owner/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 10. CU 1100965 – Operate Mobile Vendor

PUBLIC HEARING to consider a proposal for the operation of an outdoor vendor at 2230 Cutting Blvd. (APN 544-302-023). Knox Fwy/Cutting Blvd. Corridor – Residential Medium Density.

Salvador Rodriguez, owner/applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

CC 11. CU 1100996 – Operate Mobile Vendor

PUBLIC HEARING to consider a proposal for a fast-food mobile vendor at 232 23rd St. (APN 515-282-012; 515-282-001). C-2 District.

Ignacio Bermudez, owner/applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

12. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, October 7, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
Vicki L. Winston, Secretary

Commissioners - Board Members

Stephen A. Williams	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5, 6, 7

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

HELD OVER ITEM

1. CU 1101088 – Operate Massage Establishment

PUBLIC HEARING to consider a Conditional Use Permit for a full service day spa and salon including massage services at 2449 Hilltop Mall Rd. (APN 405-320-015). C-3 District.

Michael Fenley, owner; Ton Dinh, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 2. GPA 1100149 – General Plan Amendment and Rezone

PUBLIC HEARING to consider a recommendation to the City Council for a General Plan Amendment (GPA) and Rezone to Neighborhood Retail/922A GPA designation with a C-1 Neighborhood Commercial District Rezoning at 217 West Richmond Ave. (APN 558-164-002).

Jay and Linda Betts, owners/applicants

Staff Contact: Lamont Thompson

Tentative Recommendation: Recommend Conditional Approval To City Council

CC 3. CU 1101246 – Establish A Church

PUBLIC HEARING to consider a Conditional Use Permit to establish a church at 1428-1434 Macdonald Ave. (APN 540-140-005) in the City Center Specific Plan Area.

Casey W. Jones, owner; Resurrection A.M.E. Church, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 4. CU 1100978 – Install Wireless Communication Facility

PUBLIC HEARING to consider a proposal to install wireless communication antennas on the roof of an existing building at 2105 Macdonald Ave. (APN 514-80-011). C-2 District.

SBC, owner; Tetra Tech Communications, applicant

Staff Contact: Joseph Light

Tentative Recommendation: Hold Over To 11/4/2004

CC 5. CU 1101044 – Install Wireless Communication Facility

PUBLIC HEARING to consider a proposal to install three (3) wireless panel antennas onto an existing 120-foot high monopole and associated equipment cabinets at ground level at 1015 Chesley Ave. (APN 409-313-002). M-2, Light Industrial District of the General Plan Area.

Andrew Miner, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 6. CU 1101054 – Install Wireless Communication Facility

PUBLIC HEARING to consider a proposal to install six (6) wireless panel antennas onto a parapet wall of an existing 55-foot high industrial building at 350 Carlson Blvd. (APN 513-010-002). M-2, Light Industrial District of the Knox/Cutting Specific Plan Area.

Pullman Enterprises, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 7. CU 1101223 – On-Sale Alcoholic Beverage

PUBLIC HEARING to consider a proposal to establish an Alcoholic Beverage Control type 41 on-sale beer & wine license as an enhancement of the existing Chinese buffet restaurant located at 2960 Hilltop Mall Rd. (APN 405-302-016). C-3 District.

Yongfei Liu, owner; Fredric Lompa, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

8. CU 1100296 – Operate Massage Station

PUBLIC HEARING to consider a Conditional Use Permit to operate a massage station in a beauty salon at 3288 Pierce Street, #C129 (APN 510-060-006). C-3 District.

Pacific East Mall, owner; Hong Dai, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Denial

COMMISSION BUSINESS

9. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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AGENDA

City of Richmond
Council Chambers
1401 Marina Way South
Richmond, CA 94804

Meeting Date: 10/14/2004

Place: Council Chambers

Time: 7:00 p.m.

BROWN ACT: This Agenda was posted in conformance with the Brown Act because there may be a quorum of Planning Commissioners present (see Public Forum note at the end of this Agenda).

AGENDA ITEM

Scoping Meeting for the proposed Point Richmond Shores project in conformance with the California Environmental Quality Act (CEQA).

Project Number: EID 1101112

The purpose of this scoping meeting is to allow the City's staff, with the possible participation of the Planning Commission, to solicit comments from the public and responsible and trustee agencies regarding the information that is recommended to be studied and included in the EIR. The City of Richmond will prepare an Environmental Impact Report (EIR) for the redevelopment of an approximately 13.8-acre bay front site located on Dornan Drive and Brickyard Cove Road in Point Richmond. Toll Brothers, project sponsor, proposes to redevelop the project site with: a) approximately 300 residential condominium units contained within 4-5 story buildings on 11.8 acres; b) an approximately 1.9-acre public park, which would remain under City ownership and would be developed with an open green and other active recreation facilities; and c) possible surface improvements to an existing pier. The project also includes a proposal to abandon the portion of the Dornan Drive public right-of-way that is located bay ward of the Brickyard Cove Road intersection. The project site is bordered by the Richmond Yacht Club Marina, San Francisco Bay and undeveloped park/open space (Miller Knox Regional Park). The property is identified as Assessor's Parcel Numbers: 560-420-006, 560-420-007 and 560-420-010.

A Notice of Preparation and Initial Study (NOP/IS) have been prepared and it has been determined that the project has the potential to result in a number of significant environmental impacts. The preparation of an Environmental Impact Report (EIR) is therefore required. The Notice of Preparation and accompanying Initial Study are available for public review at the City of Richmond Planning Department at 1401 Marina Way South, between the hours of 8:30a.m. and 5:00p.m., Monday through Friday. The public is hereby invited to review these documents and provide comments on the recommended scope of issues to be studied in the EIR. Written comments on the NOP/IS must be submitted to the City no later than 5:00 p.m. on Thursday, October 21, 2004. Written comments should be addressed to Lamont Thompson, Senior Planner, City of Richmond Planning Department, 1401 Marina Way South, Richmond, CA 94804.

Please note that this is not a public hearing to consider project merits or to take action on the proposed development project. Future public hearings will be held to consider the adequacy of the EIR and merits of the project.

See Page 2 on other side

MEETING FORMAT FOR SCOPING SESSION

- I. Introduction (5 minutes)
- II. Explanation and Overview of EIR Process (10 minutes):
 1. Initial Study, Draft EIR preparation and Final EIR distribution and noticing, and
 2. Explanation of Planning Commission role.
- III. Presentation of Proposed Project (10 minutes)
- IV. Initial Study Checklist presentation of preliminary analysis (15 minutes)
- V. Public Comments and Questions (unknown 30 minutes to 3 hours)
- VI. Conclusion and closure (10 minutes)

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, October 21, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
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Commissioners - Board Members

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4

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

STUDY SESSIONS

1. SPA 1100467 – Omega Pacific Lighting Study Session

STUDY SESSION to review a proposal to amend Knox Cutting Specific Plan (Sub Area D) on a 56,235 square foot site at 618 South 8th Street (APN 550-272-004), from Highway Commercial to Mixed Use, in order to allow the construction of a 17,000 square foot building that will contain a combination of commercial, office, and warehouse land uses.

Todd Lewis, owner; Fred Quezada, applicant

Staff Contact: Rod Barger

2. General Plan Update Study Session

STUDY SESSION to review the update of the Richmond General Plan.

City of Richmond, owner/applicant

Staff Contact: Rod Barger

NEW ITEMS

CC 3. CU 92-53 – Revocation of Previous WCCCSL Conditional Use Permit

PUBLIC HEARING to consider the Revocation of a Conditional Use Permit approved on 10/7/93 for the operation of a Bulk Materials Processing Center (BMPC) for the resource recovery of organic and inert materials on a portion of the West Contra Costa County Sanitary Landfill site at the end of Parr Blvd. This revocation is requested so that all of the operations contemplated within the City of Richmond by Final EIR (SCH #2002102057) can be included in a new Conditional use Permit to be considered at this same public hearing. (APNs 408-140-006, 008, 009, 010, 011, & 013) Parks and Open Space Land Use Classification of the North Richmond Specific Plan.

West County Landfill, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Approve Revocation

CC 4. CU 1101132 – WCCC Sanitary Landfill

PUBLIC HEARING to consider the operation of a 37,5000 SF new waste processing and transfer operation, the addition of reclamation of soil and biosolids operations, as well as, an increase in the size of composting and concrete recycling operations at the existing municipal solid waste landfill at the end of Parr Blvd. (APNs 408-140-006, 008, 009, 010, 011 & 013) Parks and Open Space Land Use Area of the North Richmond Shoreline Specific Plan.

West County Landfill, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

5. Change in Rules and Procedures and By-Laws to reduce the number of Planning Commissioners required for a quorum.
6. 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
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, November 18, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
Vicki L. Winston, Secretary

Commissioners - Board Members

Stephen A. Williams Zachary Harris
 William H. Coleman Vacant
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.

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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.

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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, 8, 9, 10, 11

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

NEW ITEM

1. Proposed Amendment To Section 3.20.010 Of The Richmond Municipal Code

A PUBLIC HEARING to consider making a formal recommendation to the city council on a proposed amendment to section 3.20.010 of the Richmond Municipal Code to reduce the number of members on the planning commission from nine (9) to seven (7) members.

Staff Contact: Judith Battle

HELD OVER ITEM

2. CU 1100978 – Install Wireless Communication Facility

PUBLIC HEARING to consider a proposal to install wireless communication antennas on the roof of an existing building at 2105 Macdonald Ave. (APN 514-80-011). C-2 District.

SBC, owner; Tetra Tech Communications, applicant

Staff Contact: Joseph Light

Tentative Recommendation: Conditional Approval

STUDY SESSION

3. EIS 1101112 – Point Richmond Shores

STUDY SESSION to consider redevelop of the project site at Dornan Drive and Brickyard Cove Road (APNs 560-420-006, -007, -010) with the following: a) approximately 300 residential condominium units contained within 4-5 story buildings on 11.8 acres; b) an approximately 1.9-acre public park.

Redevelopment Agency, owner; Toll Brothers, applicant

Staff Contact: Lamont Thompson

NEW ITEMS

CC 4. ZTC-04-2 – Zoning Text Change on Parking Stall Size

PUBLIC HEARING to consider a citywide zoning text change to reduce the required parking stall width from 9.5 feet to 9 feet in Zoning Code Section 15.04.850.020A.1.

City of Richmond, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Recommend Approval To City Council

CC 5. TM/EIS/V 1100947 – Regatta Business Center

PUBLIC HEARING to consider a proposal to subdivide into 9 lots and construct 9 R&D buildings at Meeker & South 34th St. (APN 560-090-019). Specific Plan Exceptions requested for a) providing parking in front of the structures b) substandard sized parking stalls c) reduction of required lot sizes and d) increase of maximum FAR. Research & Development, Knox-Cutting Specific Plan Area. Legacy Partners, owner; James Terry, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 6. CU 1101148 – Manufacturing Facility for Radiopharmaceutical Drug

PUBLIC HEARING to consider a Conditional Use Permit to lease 5,400 SF of space for the manufacture of a radiopharmaceutical drug to be packaged and shipped to medical facilities. Radiopharmaceuticals are FDA approved drugs that contain trace amounts of radioactive isotope and are used to diagnose and treat a variety of diseases at 999 Canal Blvd. (APN 560-310-039). M-1, Industrial/Office Flex District.

Bombay Partners, LLC, owner; Ken Douglas, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 7. CU 1101220 – Smog Testing Auto Service Station

PUBLIC HEARING to consider a Conditional Use Permit for a proposed smog testing auto service station at 1126 Cutting Blvd. (APN 544-251-014). Mixed Use, Knox/Cutting Specific Plan.

Greg Faulkner, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 8. V 1101162 – Lot Size Variance

PUBLIC HEARING to consider a Variance for the construction of a single family, two story residence on a 2,500 SF lot at 1314 York Ave. (APN 561-162-028). Low Density Residential Zoned District of the General Plan Area.

Kevin Hampton, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 9. V 1101133 – Variance for Substandard Sized Parking Spaces

PUBLIC HEARING to consider a Variance for substandard sized parking spaces to facilitate a new 2 story second dwelling unit of 630 SF at 5632 Highland Ave. (APN 508-410-002). SFR-3 District.

Elizabeth Rottger, owner; Catherine Roha, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 1/6/2005

CC 10. CU 1101192 – Operate Mobile Vendor

PUBLIC HEARING to consider a proposal for an extension to the current temporary conditional use permit in order to continue the mobile vendor operation at 12432 San Pablo Ave. (APN 519-010-014). C-2 District.

Dave Bailey, owner; Thomas Wright, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 11. V 1101194 – Lot Size Variance

PUBLIC HEARING to consider a Variance from minimum lot size regulations for development of a two story single-family residence on a 2,500 SF lot in the 1300 Block of York St. (APN 561-162-029). SFR-3 District.

Carl Adams, owner/applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

12. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

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A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, December 2, 2004, 7:00 p.m.

Commissioners - Board Officers

Ludmyrna Lopez, Chair-CPC
Virginia Finlay, Vice Chair-CPC,
Vicki L. Winston, Secretary

Commissioners - Board Members

Stephen A. Williams	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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Commission's decision, stating wherein the Planning Commission decision is in error.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10

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

PRESENTATION

1. Informational Presentation of the Redevelopment Area Expansion

PUBLIC HEARING for a Preliminary Plan Presentation of the Redevelopment Area Expansion and a Scoping Meeting for the Program EIR for the Redevelopment Area Expansion.

City of Richmond Redevelopment Agency, applicant

Staff Contact: Judith Battle

HELD OVER ITEMS

2. CU 1100978 – Install Wireless Communication Facility

PUBLIC HEARING to consider a proposal to install wireless communication antennas on the roof of an existing building at 2105 Macdonald Ave. (APN 514-80-011). C-2 District.

SBC, owner; Tetra Tech Communications, applicant

Staff Contact: Joseph Light

Tentative Recommendation: Conditional Approval

3. CU 1101148 – Manufacturing Facility for Radiopharmaceutical Drug

PUBLIC HEARING to consider a Conditional Use Permit to lease 5,400 SF of space for the manufacture of a radiopharmaceutical drug to be packaged and shipped to medical facilities. Radiopharmaceuticals are FDA approved drugs that contain trace amounts of radioactive isotope and are used to diagnose and treat a variety of diseases at 999 Canal Blvd. (APN 560-310-039). M-1, Industrial/Office Flex District.

Bombay Partners, LLC, owner; Ken Douglas, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 4. CU 1100966 – Richmond Parkway Community Marketplace

PUBLIC HEARING to consider a 11 acre open air community marketplace (Flea market) at 716 West Gertrude Ave. (APN 408-160-036, -009) CRR, PC Zoning District.

Chris Hammond, owner; John Marquez, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 5. TM 1101278 – 21 Condominiums

PUBLIC HEARING to consider a proposal to subdivide an existing 4.36 acre industrial complex into 21 condominium units at 200-250 Garrard Ave. (APN 550-011-010). M-2 District.

Richmond Development Co. LLC, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 6. CU 1101257 – Massage Establishment

PUBLIC HEARING to consider a Conditional Use Permit for a massage establishment at 10819 San Pablo Ave. (APN 508-332-016). C-2, Commercial Zoned District of the General Plan Area.

Vital Properties, LLC, owner/applicant

Staff Contact: Lori-Reese Brown

Tentative Recommendation: Conditional Approval

CC 7. V/DR 1100817 – Front Yard Setback Variance

PUBLIC HEARING to consider a proposal to waive front setback requirements for a 5,400± SF single-family dwelling with an attached two-car garage at North East side of Pacific Ave. (APN 558-170-010). SFR-2 District.

Anthony Murphy, owner; Ming Lee, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 8. V/DR 1100818 – Front Yard Setback Variance

PUBLIC HEARING to consider a proposal to waive front setback requirements for a 5,900± SF single-family dwelling with an attached two-car garage at North East side of Pacific Ave. (APN 558-170-010). SFR-2 District.

Anthony Murphy, owner; Ming Lee, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 9. CU 1101275 – Permit Alcoholic Beverages “Off-Sale”

PUBLIC HEARING to consider a proposal to allow general off-sale of alcoholic beverages at an existing food market at 1025 13th St. (APN 530-043-007). C-2 District.

Adel Mohsen, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 10. V 1101281 – Variance For Rear Setback And IYS

PUBLIC HEARING to consider a request for a variance for rear setback and IYS requirement to facilitate a new 200 SF rear addition at 3424 Wall Ave. (APN 513-055-006). SFR-3 District.

Cephus Milton, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

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