

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
440 Civic Center Plaza, Richmond, CA 94804

Thursday, September 20, 2012, 6:30 p.m.

Commissioners - Board Officers

Sheryl E. Lane, Chair-CPC
Andrés Soto, Vice Chair-CPC
Roberto Reyes, Secretary

Commissioners - Board Members

Carol Teltschick-Fall
Ben Choi
Andrew Butt
Melvin Willis

NOTICE TO PUBLIC

Function of a Public Hearing: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Planning Commission, and informs the public about the 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 discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called after the project applicant has made a presentation. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda and is relevant to the Commission's purpose may file a speaker form with Planning Department staff at any time before or during the meeting and will be called to speak during the Public Forum portion of the meeting.

Consent Calendar: In order to allow the Commission to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar (marked "CC" on the agenda) with a staff recommendation to approve, conditionally approve, continue or hold the item over to a date certain. The Commission may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Commission members may also remove items from the consent calendar.

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Persons in favor of the project speak; (5) Persons opposing the project speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Hearing is closed; (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 states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project

are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 10:30 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission 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 Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 1

BROWN ACT

PUBLIC FORUM - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

NEW ITEMS

CC 1. **1100513: Knobcone Development of 4 Residential Lots**

PUBLIC HEARING to consider adoption of a Mitigated Negative Declaration and the approval of the proposed Tentative Map to subdivide the site at 5801 Knobcone Court (APN:435-300-010) into four single-family residential parcels and a remainder parcel. One house exists on the site; and the subdivision would create three additional residential lots. The proposed lots are identified as Parcels 1-1 through 1-4. Parcel 1-4 would be 22,920 sq. ft., and includes the existing single-family house. Three additional residences are proposed for parcels 1-1 (13,925 sq. ft.), 1-2 (15,310 sq. ft.), and 1-3 (12,861 sq. ft.). The three new split-level residences would range in size from 2,400 to 3,600 square feet. The remainder of the site, a 61,540 sq. ft. (1.41 acres) parcel (referred to herein as the "remainder parcel"), would have a detention basin to control rainwater runoff but would remain undeveloped because of potential geologic hazards. PA, Planned Area District.

Rong Fong, owner; William Randolph, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over to 10/4/2012

STUDY SESSIONS

2. **PLN12-248: Livable Corridors Form-Based Code**

PRESENTATION of the Charrette Summary document for the Livable Corridors Form-Based Code Project. The Charrette Summary document summarizes the public input received during the Charrette process. The draft Charrette summary document is available on the City's website at www.ci.richmond.ca.us/livablecorridors

City of Richmond, applicant

Planner: Lina Velasco

Tentative Recommendation: No Action

3. PLN09-137: Revised Draft Housing Element 2007-2014

PRESENTATION to receive Planning Commission input on the City's Revised Draft Housing Element for the current 2007-2014 planning period. The Housing Element is a State mandated element of the General Plan which assesses a jurisdiction's housing needs and provides goals and policies to address those needs. The Draft Housing Element is available for public review on the city's website: www.ci.richmond.ca.us/housingelement
City of Richmond, applicant

Planner: Hector Rojas

Tentative Recommendation: No Action

COMMISSION BUSINESS

4. Discuss Role of Planning Commission on Chevron 8/6/2012 Fire-Related Repair Work
5. Discuss text changes made to the Draft Richmond General Plan 2030 presented to City Council after Planning Commission action
6. Reports of Officers, Commissioners and Staff