

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

**Thursday, November 1, 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: 4, 5, 6

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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.

**HOLD OVER ITEMS**

**1. EID1100513: Knobcone Development of 4 Residential Lots**

PUBLIC HEARING to consider adoption of a Mitigated Negative Declaration and approval of a 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 its parcel would be 22,920 square feet (SF). The subdivision would create three additional residential lots varying from 12,861 SF to 15,310 SF in size. The remainder of the site, a 61,540 sq. ft. (1.41 acres) parcel (referred 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: Conditional Approval

**2. PLN12-207: Richmond Hand Carwash and Xtreme Tacos**

PUBLIC HEARING to consider a Conditional Use Permit to establish a new hand carwash and taco truck at 1006 23rd Street (APN: 528-080-019). C-2, General Commercial District.

Atta Sardar Mohammad, owner; Sergio Nunoz, applicant

Planner: Hector Rojas

Tentative Recommendation: Hold Over to 12/6/2012

NEW ITEMS3. **PLN09-137: Housing Element Update**

PUBLIC HEARING to consider recommending adoption of the Addendum to the General Plan 2030 Environmental Impact Report and the Housing Element Update for the current 2007-2014 planning period to the City Council. The Housing Element is a State mandated element of the General Plan which assesses a jurisdiction's housing needs and provides goals, policies, and programs to address those needs. The Draft Housing Element is available on the City's website: [www.ci.richmond.ca.us/housingelement](http://www.ci.richmond.ca.us/housingelement).

City of Richmond, applicant

Planner: Hector Rojas

Tentative Recommendation: Recommend Adoption to City Council

CC 4. **PLN12-256: Taqueria Limon**

PUBLIC HEARING to consider a request for a Conditional Use Permit to allow beer and wine sales (Type 41) at an existing food establishment at 927 23<sup>rd</sup> Street (APN: 529-060-013). C-2, General Commercial District.

Antonio and Maria Moura, owners; Alejandra Avalos, applicant

Planner: Hector Lopez

Tentative Recommendation: Conditional Approval

CC 5. **PLN12-247: Sprint Wireless Facility Modifications**

PUBLIC HEARING to consider a request for a Conditional Use Permit to replace and modify nine of twelve existing wireless communications antennas located at 2970 Hilltop Mall Road (APN: 405-302-017). C-3, Regional Commercial District.

Hilltop Medical Center, owner; Jim Louie, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 6. **PLN12-292: Menlo Energy Biodiesel Facility**

PUBLIC HEARING to consider a request for a Conditional Use Permit to establish a new biodiesel production facility at 803 Wright Avenue (APN: 560-231-010). M-4, Marine Industrial District.

803 Wright Avenue Investors, owner; Kim Pfaff, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over to 12/6/2012

**COMMISSION BUSINESS**

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7. Reports of Officers, Commissioners and Staff