

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

**Thursday, January 6, 2005, 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.

**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.

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

ROLL CALL

APPROVAL OF MINUTES

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

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

**HELD OVER ITEMS**

1. 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: Conditional Approval

2. 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

3. 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

4. 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 13<sup>th</sup> St. (APN 530-043-007). C-2 District.

Adel Mohsen, owner/applicant

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 5. MS 1101065 (755-04) – Point Pinole Business Park Phase III

PUBLIC HEARING to consider a request to subdivide ±39 acre remainder parcel as shown on Pinole Point Business Park Phase 2 Final Map, Subdivision 8414 filed December 16, 2003 in Book 460 of maps at Page 1, into three parcels. The site is located north of the BNSF RR ROW at the intersection of Atlas Road with Giant Highway (APN#405-030-032) P-A, Planned Area District.

Pinole Point Properties, owner/applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 6. CU/V 1101313 – Northshore Community Alliance Church Expansion

PUBLIC HEARING to consider a Conditional Use Permit and a Variance to allow the expansion of an existing church building for an enlarged sanctuary, new main office, new office and storage at 2375 Aberdeen Way (APNs 414-310-004, -005). MFR-3, Multi-Family Residential District.

Northshore Alliance Community Church, owner; Peter Stackpole, applicant

*Staff Contact Judith Battle*

Tentative Recommendation: Conditional Approval

CC 7. CU 1101349 – Massage Establishment

PUBLIC HEARING to consider a massage establishment at 3288 Pierce St. (APN 510-060-006). C-3 District.

Pacific Infinity Company, Inc., owner; Jenny Huynh & Hien Le Tran, applicants

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 8. CU 1101399 – Massage Establishment

PUBLIC HEARING to consider provision of therapeutic massage services at existing beauty salon at 180 Broadway (APN 408-160-036). C-2 District.

Joe Fisher, owner; Larry Willis, Jr., applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 9. V 1101205 – Lot Size Variance

PUBLIC HEARING to consider a variance for development on a substandard lot in the 2300 Block of Garvin Ave. (APN 528-250-010). MFR-1 District.

Mildred Watkins, owner/applicant

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

CC 10. V 1101315 – Lot Size Variance

PUBLIC HEARING to consider the construction of a new single family residence meeting Infill Housing Initiative (IHI) design 25B outside of the IHI target area in the 100 Block of Harbour Way (APN 550-331-017). SFR-3, Low Density Residential District of the Knox-Cutting Specific Plan Area.

Simuel Lenoir, owner/applicant

*Staff Contact: Lori Reese-Brown*

Tentative Recommendation: Conditional Approval

CC 11. V 1101421 – Lot Size Variance

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling unit per Infill Housing Initiative (IHI) home design 25B on 1300 Block of Cherry Ave. (APN 561-231-009). SFR-3 District.

Ed Camacho, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 12. CU 1101391 – Mobile Vendor

PUBLIC HEARING to consider a Conditional Use Permit renewal for a fast-food mobile vendor at 710 23<sup>rd</sup> St. (APN 528-360-028). C-2 District.

Nancy Lu, owner; Rosalva Orozco & Maria Galindo, applicants

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

13. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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**Thursday, January 20, 2005, 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:

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

**HELD OVER ITEM**

1. 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 13<sup>th</sup> St. (APN 530-043-007). C-2 District.

Adel Mohsen, owner/applicant

*Staff Contact: Joe Light*

Tentative Recommendation: Deny/Withdrawn

**STUDY SESSION**

2. DR 1101026 – Anchorage Bay Study Session

STUDY SESSION to consider the development of an existing 11.42 acre vacant site with 213 residential townhomes at 1689 Regatta Blvd. (APNs#560-181-106, -107, -108). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office). M-1 and C-2 District. The project will require a General Plan Amendment, Rezoning and Conditional Use Permit.

Dicon Fiberoptics, owner; Dennis O’Keefe, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Hear Presentation and comment on changes to the project based on recommendations from the last Study Session.

## **NEW ITEM**

### 3. City of Richmond 2001-2006 Housing Element Update

PUBLIC HEARING to review the Public Review Draft Housing Element. Special hearing to provide an opportunity for the public to present issues of concern and information relevant to the update, and for the Planning Commission to consider recommending that the City Council approve the Public Review Draft Housing Element to be sent to the State Department of Housing and Community Development for its initial 60-day review.

*Staff Contact: Mimi Liem*

Tentative Recommendation: Recommend to the City Council that the Draft Housing Element be sent to the State Department of Housing and Community Development for initial review.

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## COMMISSION BUSINESS

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### 4. Reports of Officers, Commissioners and Staff

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**Thursday, February 3, 2005, 7:00 p.m.**

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Virginia Finlay, Vice Chair-CPC,  
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ROLL CALL

APPROVAL OF MINUTES

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

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

**INFORMATIONAL ITEM**

1. Deemed Approved Ordinance (DAO)

PUBLIC HEARING to consider an amendment to the Richmond Municipal Code (RMC) language pertaining to Conditional use Permits (CUP) for alcohol beverage sales.

*Staff Contact: Lori-Reese Brown*

2. Infill Housing Initiatives

Update on the process of the Infill Housing Initiatives.  
Redevelopment Agency, Applicant

*Staff Contact: Judith Battle*

**HELD OVER ITEMS**

3. 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: Hold Over To 3/3/2005

4. CU 1101349 – Massage Establishment

PUBLIC HEARING to consider a massage establishment at 3288 Pierce St. (APN 510-060-006). C-3 District.

Pacific Infinity Company, Inc., owner; Jenny Huynh & Hien Le Tran, applicants

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 5. EID/TM 02-07 – Parkway Commerce

PUBLIC HEARING to consider the certification of the proposed Environmental Impact Report with Errata and the subdivision of two parcels into eleven individual lots to create a light industrial business park on Collins Ave. near John Ave. (APNs 408-060-014 and 408-060-016). Light Industrial District.

Panattoni Development, owner/applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Hold Over To 2/17/2005

CC 6. CU/V 1101606 – Family Restaurant & Bar (Alvarado Gardens)

PUBLIC HEARING to consider authorizing a Conditional Use Permit to operate a 4,585 SF family restaurant and bar (eating and drinking establishment with alcoholic beverage sales) and a variance in the required parking for the restaurant and the adjacent retail business at 12889 San Pablo Ave. (APN 524-010-002, -028, -029, -030). C-2 & SFR-3 District.

Ray Smith, owner; Michael Woldemar & Assoc., applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 7. CU 1101464 – Massage Services

PUBLIC HEARING to consider the operation of a massage kiosk in the first floor common area of Hilltop Mall at 2200 Hilltop Road (APN 405-320-015). C-3, Regional Commercial District.

Richmond Associates, LLC, owner; Erica and Hao Zheng, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 8. CU 1101294 – Construct New Duplex

PUBLIC HEARING to consider a variance and conditional use permit for the construction of a new duplex on South 31st. St. (APN 549-203-020). R/D Business District of the Knox Cutting Specific Plan Area.

Isaac Caselis, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 9. V 1101442 – Lot Size Variance

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling unit at 300 Block of Barrett Ave. (APN 538-060-003). SFR-3 District.

Armando Vancini, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 10. V 1101405 – Lot Size Variance

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling at 1400 Chanslor Ave. (APN 540-340-001). MFR-1 District.

Romi Maydor, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 11. CU/V 1101406 – Live/Work Unit And Lot Size Variance

PUBLIC HEARING to consider a Conditional Use Permit and variance for the construction of a ±1,700 SF two-story, live/work unit with an attached one-car garage on the Corner of South 2<sup>nd</sup> St. and Ohio Ave. (APN 550-130-005). M-2, Light Industrial District of the General Plan Area.

Armando Vancini, owner/applicant

*Staff Contact: Lori Reese-Brown*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

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APPROVAL OF MINUTES

CONSENT CALENDAR: 2

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

**HELD OVER ITEM**

1. EID/TM 02-07 – Parkway Commerce

PUBLIC HEARING to consider the certification of the proposed Environmental Impact Report with Errata and the subdivision of two parcels into eleven individual lots to create a light industrial business park on Collins Ave. near John Ave. (APNs 408-060-014 and 408-060-016). Light Industrial District.

Panattoni Development, owner/applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Conditional Approval

**NEW ITEM**

CC 2. V 1101523 – Lot Size Variance

PUBLIC HEARING to consider a Variance to construct a 1,559 SF single-family residence on a vacant small sized lot located on 11<sup>th</sup> St. (APN 540-300-006) in a MFR-1 District.

Brian Weiber, owner/applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

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**COMMISSION BUSINESS**

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3. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

**Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minute-per-speaker time limit shall apply.**

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

**Thursday, March 3, 2005, 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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*Commission's decision, stating wherein the Planning Commission decision is in error.*

ROLL CALL

APPROVAL OF MINUTES

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

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

**HELD OVER ITEMS**

1. CU/V 1101606 – Family Restaurant & Bar (Alvarado Gardens)

PUBLIC HEARING to consider authorizing a Conditional Use Permit to operate a 4,585 SF family restaurant and bar (eating and drinking establishment with alcoholic beverage sales) at 12889 San Pablo Ave. (APN 524-010-002, -028, -029, -030). C-2 & SFR-3 District.

Ray Smith, owner; Michael Woldemar & Assoc., applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 3/17/2005

2. 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: Hold Over To 4/7/2005

3. CU 1101349 – Massage Establishment

PUBLIC HEARING to consider a massage establishment at 3288 Pierce St. (APN 510-060-006). C-3 District.

Pacific Infinity Company, Inc., owner; Jenny Huynh & Hien Le Tran, applicants

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 4. CU 1101551 – Americare Adult Day Care

PUBLIC HEARING to consider a Conditional Use Permit to authorize the establishment of an adult day care center at the former American Red Cross building at 3200 Macdonald Ave. (APN 516-240-002) in a CCR, Community and Regional District.

City of Richmond, owner; Americare Community Services, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 5. CU 1101524 – KaCees Service Station

PUBLIC HEARING to consider a Conditional Use Permit to authorize the establishment of a 3,536 SF retail gasoline fueling area, a 2,000 SF car wash, a 2500 SF convenience store with a 300 SF take-out restaurant at 2900 Hilltop Mall Road (APN 405-302-010). C-3, Regional Commercial District.

Kacees, LLC, owner; Mehrdad Haji-Sharifi, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

6. CU 1101508 – Towing Service, Auto Repair Service And Retail Sales

PUBLIC HEARING to consider a Conditional Use Permit to authorize the establishment of a towing service, auto repair service and retail sales of environmental containment and hazardous materials clean-up products at 900 Hoffman Blvd. (APNs 560-231-003, -004, -012) in a Highway Commercial District of the Knox/Cutting Specific Plan Area.

Nina Steidl, owner; Hope Dixon and Arthur Tillus, applicants

*Staff Contact: Judith Battle*

CC 7. CU 1101550 – Mobile Vendor

PUBLIC HEARING to consider a Conditional Use Permit renewal for a fast-food mobile vendor at 710 23<sup>rd</sup> St. (APN 528-360-028). C-2 District.

Nancy Lu, owner; Joaquin Rodriguez, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 8. CU 1101644 – Mobile Vendor

PUBLIC HEARING to consider a Conditional Use Permit for a fast-food mobile vendor at 636 23<sup>rd</sup> St. (APN 515-010-029). C-2 District.

Majid Kolahdoos, owner; Rosalva Orozco, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 9. V 1101516 – Setback Variance

PUBLIC HEARING to consider a proposal to fill in one corner of the existing home with a 119 SF addition and request a variance for rear setback at 4813 Meadowbrook Dr. (APN 431-232-005). SFR-3 District.

Ann Crouse, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

10. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA

**Thursday, March 17, 2005, 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:

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

**HELD OVER ITEM**

1. CU/V 1101606 – Family Restaurant & Bar (Alvarado Gardens)

PUBLIC HEARING to consider authorizing a Conditional Use Permit to operate a 4,585 SF family restaurant and bar (eating and drinking establishment with alcoholic beverage sales) at 12889 San Pablo Ave. (APN 524-010-002, -028, -029, -030). C-2 & SFR-3 District.

Ray Smith, owner; Michael Woldemar & Assoc., applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 4/7/2005

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COMMISSION BUSINESS

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2. 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, April 7, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

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

**Commissioners - Board Members**

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ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7

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

**HELD OVER ITEMS**

1. CU 1101606 – Family Restaurant & Bar (Alvarado Gardens)

PUBLIC HEARING to consider authorizing a Conditional Use Permit to operate a 4,585 SF family restaurant and bar (eating and drinking establishment with alcoholic beverage sales) and to consider authorizing a Conditional Use Permit to permit a new nonconforming use in a portion of the building at 12889 San Pablo Ave. (APN 524-010-002, -028, -029, -030). C-2 & SFR-3 District.

Ray Smith, owner; Michael Woldemar & Assoc., applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 5/5/2005

2. 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: Hold Over To 5/5/2005

**NEW ITEMS**

3. Redevelopment Area Expansion

PUBLIC HEARING regarding the Draft Environmental Impact Report for the Program EIR for the Redevelopment Area Expansion.

City of Richmond Redevelopment Agency, applicant

*Staff Contact: Judith Battle*

CC 4. MS 1101065 (755-04) – Pinole Point Business Park Phase III

PUBLIC HEARING to consider a request to subdivide a ± 43 acre remainder parcel as shown on Pinole Point Business Park Phase 2 Final Map, Subdivision 8414 filed December 16, 2003 in Book 460 of Maps at Page 1, into four parcels and a remainder parcel for a site that is located north of the BNSF RR ROW at the intersection of Atlas Road with Giant Highway (APN 405-030-032). P-A, Planned Area District.

Pinole Point Properties, owner/applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 5. TM 1101569 – Convert Existing Building Into 5 Unit Light Industrial Condos

PUBLIC HEARING to consider a proposal to convert an existing warehouse & light industrial building into a 5 unit light industrial condominium by establishing 5 separate parcels at 1009 Factory Street (APN 561-322-008). M-3 District.

Bernard Quante, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 6. ST 1101521 – Vacate A Portion of Fall Avenue

PUBLIC HEARING to consider a proposal to vacate 40' x 103' undeveloped stub end of Fall Ave. east of S. 52<sup>nd</sup> St. SFR-3 District.

St. Johns Missionary Baptist Church, owner/applicant

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 7. CU 1101751 – Massage Establishment

PUBLIC HEARING to consider a provision of therapeutic massage services at an existing commercial building at 2920 Hilltop Mall Road (APN 405-302-012). C-3 District.

Athan Magganas, owner; Bin Du, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

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CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA

**Thursday, May 5, 2005, 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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**HELD OVER ITEMS**

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Ray Smith, owner; Michael Woldemar & Assoc., applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

2. 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: Hold Over To 6/2/2005

3. ST 1101521 – Vacate A Portion of Fall Avenue

PUBLIC HEARING to consider a proposal to vacate 40' x 103' undeveloped stub end of Fall Ave. east of S. 52<sup>nd</sup> St. SFR-3 District.

St. Johns Missionary Baptist Church, owner/applicant

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

- CC 4. ZTC 05-1 – Add Automobile Service to List of MFR-2 Conditional Uses

PUBLIC HEARING to revise the Richmond Zoning Ordinance to allow automobile service station as a conditional use within the MFR-2 zoning district.

Perminder Pandel, applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Recommend Approval To City Council

- CC 5. TM 1101850 – The Point Apartments

PUBLIC HEARING to consider an application for Tentative Map approval to allow for the conversion of the Point Apartments, from 18 rental units to 18 for-sale units at 100 Eddy Street (APN 558-272-002) in a MFR-1, Multi-family Residential District.

Jim Clark & Carlo Bruno, owners; Carol Jansen, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

- CC 6. CU/V 1101704 – Live/Work Unit

PUBLIC HEARING to consider a Conditional Use Permit and Variance for the construction of a 1,735 SF two-story, live/work unit on a 2,950 SF parcel, located at 465 2<sup>nd</sup> St. (APN 538-041-008). M-2 District.

Alfredo Romero, owner/applicant

*Staff Contact: Lori Reese-Brown*

Tentative Recommendation: Conditional Approval

- CC 7. V 1101621 – Variance For Front Yard Setback

PUBLIC HEARING to consider a Variance for a front yard setback and floor area ratio for the construction of two (2) new industrial warehouse buildings (4,625 SF & 3,780 SF) located on the corner of 200 & 124 Florida Ave. and South 2<sup>nd</sup> St. (APN 550-071-029 & 550-071-022). Light Industrial District of the Knox/Cutting Specific Plan Area.

Fox Design Group, owner/applicant

*Staff Contact: Lori Reese-Brown*

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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8. Chairman's appointment of Nominating Committee
9. 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, May 19, 2005, 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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**Consent Calendar:** Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission. Before the Commission votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission on the item at that time.

**Public Hearing Procedure:** (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission finds that it will not have sufficient time in which to complete the agenda, the Commission may continue a portion of the agenda to a subsequent Commission meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission. In any event, it is the intention of the Planning Commission to conclude all public meetings by midnight.

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

**Exhaustion of Remedies Requirement:** If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

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

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ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR:

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

**HELD OVER ITEMS**

1. CU 1101606 – Family Restaurant & Bar (Alvarado Gardens)

PUBLIC HEARING to consider authorizing a Conditional Use Permit to operate a 4,585 SF family restaurant and bar (eating and drinking establishment with alcoholic beverage sales) and to consider authorizing a Conditional Use Permit to permit a new nonconforming use in a portion of the building at 12889 San Pablo Ave. (APN 524-010-002, -028, -029, -030). C-2 & SFR-3 District.

Ray Smith, owner; Michael Woldemar & Assoc., applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

2. ZTC 05-1 – Add Automobile Service to List of MFR-2 Conditional Uses

PUBLIC HEARING to revise the Richmond Zoning Ordinance to allow automobile service station as a conditional use within the MFR-2 zoning district.

Perminder Pandel, applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Recommend Approval To City Council

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**COMMISSION BUSINESS**

3. Report of Nominating Committee
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, June 9, 2005, 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: 3, 4, 5, 6, 7

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

**HELD OVER ITEM**

1. 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: Hold Over To 7/7/2005

**NEW ITEMS**

2. Redevelopment Area Expansion

PUBLIC HEARING regarding the Final Environmental Impact Report for the Program EIR for the Redevelopment Area Expansion.

City of Richmond Redevelopment Agency, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: The Planning Commission adopt this report and recommend adoption of the Final EIR and recommend adoption of the Amended and Restated Redevelopment Plan to the City Council.

CC 3. CU 1101786 – Wireless Communication

PUBLIC HEARING to consider a conditional use permit to place 9 panel antennas on an existing 120' monopole and 4 equipment cabinets on the ground at 1015 Chesley Ave. (APN 409-313-002). M-2, Light Industrial District.

Spectrasite, owner; Cingular Wireless Communication, applicant

*Staff Contact: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

CC 4. V 1101781 & V 1101782 – Small Sized Lot

PUBLIC HEARING to consider a proposal to reconfigure three 25' x 100' lots into two 37'5 x 100' lots at NE Corner of Filbert St. and Duboce Ave. (APN 561-191-031). SFR-3 District.

Community Housing and Development Corporation, owner/applicant

*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

CC 5. V 1101817 – Small Sized Lot

PUBLIC HEARING to consider a proposal to construct an IHI pattern book single-family home on a substandard size lot at 2543 Clinton Ave. (APN 528-330-019). SFR-3 District.

Geoff Torrentta, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 6. V 1101818 – Small Sized Lot

PUBLIC HEARING to consider a proposal to construct an IHI pattern book single-family home on a substandard size lot at 2543 Clinton Ave. (APN 528-330-020). SFR-3 District.

Geoff Torrentta, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 7. V 1101809 – Small Sized Lot

PUBLIC HEARING to consider a Variance to construct a 1,559 SF single-family residence on a vacant small sized lot located at 433 32<sup>nd</sup> St. (APN 516-140-005). MFR-3 District.

David Ford, owner/applicant

*Staff Contact: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

8. Nominating Committee nominated Virginia Finlay (Chair), Stephen Williams (Vice-Chair) and Ludmyrna Lopez (Secretary)

9. 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 7, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	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

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

**HELD OVER ITEM**

1. 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: Hold Over To 9/1/2005

**NEW ITEMS**

CC 2. EID/GPA/RZ 1101026 – Anchorage at Marina Bay

PUBLIC HEARING to consider the adoption of a Mitigated Negative Declaration and possible recommendation of approval to the City Council for a General Plan Amendment and Rezoning of an existing ±11.42 acre vacant site at 1689 Regatta Blvd. (commonly known as Dicon’s parking lot). The applicant proposes to construct 208 residential townhomes, (APNs 560-181-106, -107 and -108). General Plan Designations Industrial/Office Flex and General Commercial, Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office), M-1 and C-2 District.

DiCon Fiberoptics, owner; Dennis O’Keefe, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Hold Over To 8/4/2005

CC 3. TM/CU/DR 1101026 – Anchorage at Marina Bay

PUBLIC HEARING to consider approval of a Tentative Map , Conditional Use Permit and a Design Review application which would allow construction of 208 residential townhomes at 1689 Regatta Blvd. (commonly known as Dicon’s parking lot). An exception is also being requested from the landscape buffer requirement of the Knox Cutting Specific Plan for the site (APNs 560-181-106, -107, and -108). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office), M-1 and C-2 District.

DiCon Fiberoptics, owner; Dennis O’Keefe, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Hold Over To 8/4/2005

CC 4. MS 1102000 (751-05) – 3 Lots Into 4 Lots

PUBLIC HEARING to consider a request to subdivide a ± 25,000 SF parcel into two 3,700 SF lots and two 2,500 SF lots. Exceptions will also be necessary to allow lots less than 5,000 SF in size and frontages of less than 50 feet. The site is located on the southwest corner of Filbert St. and Duboce Ave. (APNs 561-162-008, -009, -010). SFR-3, Single-family Residential District.

Christ Ministries, owner; Paul Landes, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 5. CU 1101937 – New Church Re-Submittal

PUBLIC HEARING to consider revisions to a previously approved new church at 605 S. 16th St. (APN 544-331-018). Revised proposal includes a new 9,822 SF single-story church with seating accommodating 250 persons. SFR-3 District.

Tommie Bradford, owner; Raymond Landry, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 6. V 1102004 – Small Sized Lot

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling unit on the 1600 Block of Burbeck Ave. (APN 529-220-012). SFR-3 District.

Sergio Silva, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 7. V 1102002 – Small Sized Lot

PUBLIC HEARING to consider a Variance to construct a 1,559 SF single-family residence on a vacant small sized lot located on Willard Ave. (APN 561-152-006). SFR-3 District.

Mauricio Camacho, owner; Joel Camacho, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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**A G E N D A**  
**PLANNING COMMISSION & DESIGN REVIEW BOARD**  
**JOINT MEETING**

COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA

**Wednesday, July 13, 2005, 6:00 p.m.**

**Commissioners**

Virginia Finlay, Chair  
Stephen A. Williams, Vice Chair  
Ludmyrna Lopez, Secretary  
William H. Coleman  
Zachary Harris  
Nagaraja Rao  
Vicki L. Winston

**Design Review Board**

Roger Hodges, Chair  
Eileen Whitty, Vice Chair  
Robert Avellar  
Diane Bloom  
Ted J. Smith  
Michael Woldemar  
Donald Woodrow

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- ROLL CALL**
  - INTRODUCTIONS**
  - APPROVAL OF MINUTES**
  - APPROVAL OF AGENDA**
  - CONSENT CALENDAR<sup>1</sup>: 2**
- 

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

**STUDY SESSION**

**DR 1101558 – Seacliff Marina Study Session**

STUDY SESSION held jointly by the Planning Commission and Design Review Board to receive and comment on the proposed Seacliff Marina project (also known as the Bottoms Property) Project Number: DR 1101558. The applicants, Toll Brothers, request a General Plan Amendment, Rezoning, Design Review, Vesting Tentative Map and possibly a Development Agreement to develop approximately 25.3-acre bay front site located on Brickyard Cove Road, near Sandpiper Spit and Seacliff Drive in Point Richmond. The project site is proposed for: a) approximately 300 residential condominium units contained within four 4-5 story buildings on approximately 10.2-acres of the site; b) a community facility; c) a lawn area with picnic/BBQ facilities; and d) pedestrian walkways to provide public access to the shoreline. An EIR will be prepared to provide a project-level analysis for the proposed development. The project location is at the intersection of Brickyard Cove Road, Sandpiper Spit and Seacliff Drive, Point Richmond, CA. Assessor Parcel Numbers (APN): 560-320-013, 560-320-014, 560-660-073, 560-340-033, and 560-340-042. Water-Related Commerce (CC)/Commercial Recreation (CRR), Heavy Industrial (M-3), Port Marine Terminal, Medium Density Residential (MFR-1) and Recreation Lands (PA) districts.

Bottoms Family Trust, owner; Toll Brothers, Inc., applicant  
*Staff Contact: Lamont Thompson*

Tentative Recommendation: Provide Comments Only - No Formal Action

**DESIGN REVIEW BOARD MEETING**

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**HELD OVER ITEM**

**1. DR 1101862 – Construct Second-Story Addition**

PUBLIC HEARING to consider proposal to construct a second-story addition of ±750 SF at 514 Sanford Avenue (APN 561-211-018). SFR-3 District.

Luis Sanchez, owner/applicant  
*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**NEW ITEM**

**CC 2. DR 1101557 – Review Landscape Plan**

PUBLIC HEARING to review landscape plan on an eight unit multi-family development at 900 13<sup>th</sup> Street (APN 529-020-001). C-2 District.

Jaime Chavez, owner; Paul Hafen, applicant  
*Staff Contact: Joe Light*

Tentative Recommendation: Conditional Approval

## **BOARD BUSINESS**

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### **3. Reports of Officers, Board Members, and Staff**

#### **Public Forum - Brown Act**

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<sup>1</sup> Items recommended for denial will not be on the Consent Calendar.

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

**Thursday, August 4, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL  
APPROVAL OF MINUTES

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

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

**HELD OVER ITEMS**

1. EID/GPA/RZ 1101026 – Anchorage at Marina Bay

PUBLIC HEARING to consider the adoption of a Mitigated Negative Declaration and possible recommendation of approval to the City Council for a General Plan Amendment and Rezoning of an existing ±11.42 acre vacant site at 1689 Regatta Blvd. (commonly known as Dicon’s parking lot). The applicant proposes to construct 208 residential townhomes, (APNs 560-181-106, -107 and -108). General Plan Designations Industrial/Office Flex and General Commercial, Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office), M-1 and C-2 District.

DiCon Fiberoptics, owner; Dennis O’Keefe, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

2. TM/CU/DR 1101026 – Anchorage at Marina Bay

PUBLIC HEARING to consider approval of a Tentative Map , Conditional Use Permit and a Design Review application which would allow construction of 208 residential townhomes at 1689 Regatta Blvd. (commonly known as Dicon’s parking lot). An exception is also being requested from the landscape buffer requirement of the Knox Cutting Specific Plan for the site (APNs 560-181-106, -107, and -108). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office), M-1 and C-2 District.

DiCon Fiberoptics, owner; Dennis O’Keefe, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 3. TM 1102098 (TM8520) – 5 Lot Subdivision

PUBLIC HEARING to consider the Tentative Map TM 8520 for the subdivision of a ±1.4 acre parcel into five (5) lots at 4996 San Pablo Dam Road (APN 435-080-014). SFR-2, Very Low Density Residential District.

Danesh Kumar, owner/applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 4. CU 1101556 – Re-Establishment Of A Gas Station

PUBLIC HEARING to consider a Conditional Use Permit to re-establish a gas station at 1825 Cutting Blvd. (APN 544-212-013). MFR-1 District.

Perminder Pandel, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over To 9/1/2005

CC 5. V 1102047 – Small Sized Lot

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling in the 100 Block of So. 5<sup>th</sup> St. (APN 550-211-007). Knox-Cutting Specific Plan, Residential Low Density District.

Jesse Thomas, owner/applicant

*Staff Contact: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

CC 6. V 1102049 – Lot Size and Set Back Variance

PUBLIC HEARING to consider a Variance for minimum lot width, lot size, front and rear yard setbacks for the construction of a new single-family dwelling at 366 So. 50<sup>th</sup> St. (APN 513-318-013). Knox-Cutting Specific Plan, Residential Low Density District.

Southampton Equities, owner; Zsolt Varga, applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 7. V 1102072 – Small Sized Lot

PUBLIC HEARING to consider a variance for minimum lot width and lot size for the construction of a new single family dwelling at 384 So. 34<sup>th</sup> St. (APN 513-163-004). Knox-Cutting Specific Plan, Residential Low Density District.

Darrell Taylor, owner/applicant

*Staff Contact: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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### 8. 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 1, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL  
APPROVAL OF MINUTES

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

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

**INFORMATIONAL ITEM**

1. Woodburning Ordinance

PUBLIC HEARING to consider an ordinance pertaining to the reduction of air pollution by regulating the new construction or replacement of woodburning appliances city wide.

*Staff Contact: Hector Rojas/Joe Light*

**HELD OVER ITEMS**

2. 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.

Goldstar Acupuncture, owner/applicant

*Staff Contact: Lori-Reese Brown*

Tentative Recommendation: Denial

3. CU 1101556 – Re-Establishment Of A Gas Station

PUBLIC HEARING to consider a Conditional Use Permit to re-establish a gas station at 1825 Cutting Blvd. (APN 544-212-013). MFR-1 District.

Perminder Pandel, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

4. V 1102049 – Lot Size and Set Back Variance

PUBLIC HEARING to consider a Variance for minimum lot width, lot size, front and rear yard setbacks for the construction of a new single-family dwelling at 366 So. 50<sup>th</sup> St. (APN 513-318-013). Knox-Cutting Specific Plan, Residential Low Density District.

Southhampton Equities, owner; Zsolt Varga, applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 5. CU 1102112 – Civic Center Telecommunications Antennas

PUBLIC HEARING to consider a Conditional Use Permit to allow the placement of 9 façade mounted panel antennas on the Civic Auditorium located at 403 Civic Center Plaza (APN 515-210-001). PC, Public Civic District.

City of Richmond, owner; Cingular Wireless, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 6. CU 1102199 – Operate Subway Restaurant

PUBLIC HEARING to consider a Conditional Use Permit to operate a Subway restaurant at the shopping center located at 930 23<sup>rd</sup> St. (APN 528-161-017). The proposed project includes tenant improvements for the proposed use; however, no exterior building modifications are proposed as part of this project. C-2, General Commercial District.

Sung Woo & Soo Young Kang, owners/applicants

*Staff Contact: Lina Velasco*

Tentative Recommendation: Conditional Approval

CC 7. CU 1102230 – MetroDog Animal Services

PUBLIC HEARING to consider a Conditional Use Permit to authorize the provision of animal services at an existing industrial warehouse located at 733 Harbour Way South (APN 560-231-013). Highway Commercial District.

Nina Steidl, owner; Alison Smith, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 8. V 1102056 – Lot Size & Front Yard Setback

PUBLIC HEARING to consider Variances to reduce the required front yard setback from 10 feet to 0 feet and the minimum lot size from 6,000 SF to 5,438 SF for the purpose of constructing a 3,635 SF single-family dwelling unit on the vacant lot located at 240 Buena Vista Ave. (APN 556-132-001). SFR-2 District.

Jose Sanchez, owner; Bruce Ballentine, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Hold Over To 10/6/2005

CC 9. V 1102116 – Rear Yard Setback Variance

PUBLIC HEARING to consider a Variance for rear yard setback for the construction of an attached second dwelling unit at 900 34<sup>th</sup> St. (APN 524-050-018). SFR-3 District.

Eduardo Almonte, owner; Residential Design Works, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Withdrawn

CC 10. V 1102140 – Small Sized Lot

PUBLIC HEARING to consider a Variance to construct a 1,559 SF single-family residence on a substandard sized vacant lot located at 236 1<sup>st</sup> St. (APN 538-181-028). SFR-3 District.

Salvador Chavez, owner/applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 11. ST 1102151 & 1102257 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate portions of Embarcadero and Harbor Blvd. These streets provide access in and around the Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over To 10/6/2005

CC 12. CU 1100154 – Mobile Vendor

PUBLIC HEARING to consider a proposal to renew permit for mobile vendor at 2031 Macdonald Ave. (APN 514-070-020). C-B, Central Business District.

Joaquin Rodriguez, owner/applicant

*Staff Contact: Walter Oetzell*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

13. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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**A G E N D A**  
**DESIGN REVIEW BOARD & PLANNING COMMISSION**  
**JOINT MEETING**  
**COUNCIL CHAMBERS, CITY HALL**  
**1401 MARINA WAY SOUTH, RICHMOND, CA**  
**Wednesday, September 14, 2005, 6:00 p.m.**

**Commissioners**

Virginia Finlay, Chair  
Stephen A. Williams, Vice Chair  
Ludmyrna Lopez, Secretary  
William H. Coleman  
Zachary Harris  
Nagaraja Rao  
Vicki L. Winston

**Design Review Board**

Eileen Whitty, Chair  
Michael Woldemar, Vice Chair  
Robert Avellar  
Diane Bloom  
Ted J. Smith  
Donald Woodrow  
Vacant

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**ROLL CALL****INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR: 4, 5, 6, 7, 8**

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

## **STUDY SESSION**

### **DR 110112 – Point Richmond Shores**

STUDY SESSION held jointly by the Design Review Board and Planning Commission to consider redevelopment of the project site located at Dornan Drive and Brickyard Cove Road (APNs 560-420-006, -007 and -010) with the following: a) approximately 330 residential condominium units contained within two 5-story buildings on 11.8 acres; b) an approximately 1.9-acre public park. The proposed project is commonly known as Point Richmond Shores. Community and Regional Recreational (CRR) and Coastline Commercial (CC) Zoning Districts.

Redevelopment Agency City of Richmond, owner; Toll Brothers, applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Provide Comments Only - No Formal Action

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## **DESIGN REVIEW BOARD MEETING**

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### **HELD OVER ITEMS**

#### **1. DR 1101501 – Development of 7 Townhomes**

PUBLIC HEARING to consider the development of 7 townhomes with individual two-car garages, private gardens and roof terraces above three-story buildings that would encompass the planned residential development located at 5110 Huntington Avenue (APNs 510-092-001, -002 and -033). Knox Cutting Specific Plan Area (Land Use Designation Residential High Density), C-1 Zoning District. The project site is currently occupied with a small two-story building that would be demolished to accommodate the proposed residential development. The final approval of the project would require a General Plan Amendment to change land use designations from Neighborhood Retail (922A) to Medium-Density Residential (918) and to allow residential on the ground floor.

Alan Hopkins, owner/applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Recommend Conditional Approval  
To Planning Commission

#### **2. DR 1101665 – Addition to Single-Family Residence**

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence located at 1218 S. 57<sup>th</sup> Street (APN 508-390-026). SFR-3 Zoning District.

Timothy Cheung, owner; Eddy Cheung, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

**3. SV 1100433 – Macdonald 80 Shopping Center (Sign Variance)**

PUBLIC HEARING to consider a proposal for the development of coordinated signage for the Macdonald 80 Shopping center located at 4500 Macdonald Avenue (APNs 517-280-003, 517-280, 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, 517-290-004). C-3, Regional Commercial District.

Peter Meier, SPI Management, owner/applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Conditional Approval

**NEW ITEMS****CC 4. DR 1102088 – Construct Two-Story Second Dwelling Unit**

PUBLIC HEARING to consider the construction of a two-story 607 SF second dwelling unit located at 1300 13th Street (APN 530-170-003). C-2, General Commercial Zoning District.

Froilan Ruiz, owner; Andre King, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Continue To 10/12/2005

**CC 5. DR 1102116 – Convert and Expand Accessory Structure to Second Dwelling Unit**

PUBLIC HEARING to consider the conversion and expansion of an existing accessory structure to a 587 SF second dwelling unit located at 900 34th Street (APN 524-050-018). SFR-3 Zoning District.

Eduardo Almonte, owner; Leticia Niles, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

**CC 6. DR 1102191 – Addition to Single-Family Residence**

PUBLIC HEARING to consider a request to construct a 1,290 sq. ft. (SF) addition and a 245 SF roof-top deck on the existing single-family residence located at 646 40th Street (APN 518-340-025). The existing floor will be raised to add a new ground floor underneath resulting in a two-story residence. SFR-3, Low Density Residential Zoning District.

Manuel Jasso, owner; Jim Treman, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Conditional Approval

**CC 7. DR 1102142 – Addition to Single-Family Residence**

PUBLIC HEARING to consider the construction of an 853 SF second-story addition, an 82 SF addition on the first level, and new exterior decks on both levels of an existing single-family residence located at 216 Western Drive (APN 558-053-010). SFR-2, Very Low Density Residential Zoning District.

Bill Dumoulin, owner; John Hopkins, applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

**CC 8. DR 1101547 – Two-Story Addition (Change Condition of Approval)**

PUBLIC HEARING to consider a request to change a condition of approval to construct a 1,432 SF two-story addition to an existing 616 SF single-family residence located at 636 Golden Gate Avenue (APN 558-251-001). MFR-1, Multi-Family Residential Zoning District.

Kevin McMullen, owner/applicant  
*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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**9. Discussion of future Brown Act training dates****10. Reports of Officers, Board Members, and Staff****Public Forum - Brown Act**

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<sup>1</sup> Items recommended for denial will not be on the Consent Calendar.

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

**Thursday, October 6, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

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William H. Coleman	Vacant
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ROLL CALL

APPROVAL OF MINUTES

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

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

**INFORMATIONAL PRESENTATION**

1. INFORMATIONAL PRESENTATION regarding the Macdonald Avenue.

**HELD OVER ITEMS**

2. Woodburning Ordinance

PUBLIC HEARING to consider recommendation of an ordinance pertaining to the reduction of air pollution by regulating the new construction or replacement of woodburning appliances city wide.

*Staff Contact: Hector Rojas/Joe Light*

Tentative Recommendation: Recommend Approval To City Council

3. V 1102056 – Lot Size & Front Yard Setback

PUBLIC HEARING to consider Variances to reduce the required front yard setback from 10 feet to 0 feet and the minimum lot size from 6,000 SF to 5,438 SF for the purpose of constructing a 3,635 SF single-family dwelling unit on the vacant lot located at 240 Buena Vista Ave. (APN 556-132-001). SFR-2 District.

Jose Sanchez, owner; Bruce Ballentine, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Hold Over To 11/3/2005

4. ST 1102151 & 1102257 – Street Vacation

PUBLIC HEARING to consider a proposal to vacate portions of Embarcadero and Harbor Blvd. These streets provide access in and around the Bio-Rad Laboratories facility located at 3110 Regatta Blvd. (APN 560-111-001). M-1 District.

Bio-Rad Laboratories, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

CC 5. EIS 1100835 – Westshore Marina

PUBLIC HEARING for the Planning Commission and the public to comment on the draft Environmental Impact Report (DEIR) for the proposed development of 269 for-sale, residential condominiums on a 5.92 acre site at the southern terminus of Marina Way South (APN 560-181-096 & 560-181-098). Planned Area Development District.

Toll Brothers, owner/applicant

*Staff Contact: Lori Reese-Brown*

Review, accept public comments on Draft Environmental Impact Report, and direct staff to prepare a Final Environmental Impact Report.

CC 6. MS/V 1102184 – 2 Lot Subdivisions

PUBLIC HEARING for the Subdivision of a  $\pm 7,704$  SF lot into two lots. One lot will be 4,704 SF and the other will be 3,000 SF and therefore a lot size variance is also being requested at 5601 Highland Ave. (APN 508-421-019). SFR-3 District.

Sean Hallinan, owner/applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

CC 7. GPA/RZ 1101501 – General Plan Amendment

PUBLIC HEARING to consider a request for a General Plan Amendment to change from 922A/Neighborhood Retail to 918/Medium Density Residential and Rezoning from C-1, Neighborhood Commercial to MFR-1, Multi-Family Residential District to allow residential on the ground floor of the existing building at 5124 Huntington Ave. (APN 510-092-032), and a proposed planned residential group of 7 townhomes at 5110 Huntington Ave. (APNs 510-092-001, 002 and 003). Knox Cutting Specific Plan Area (Land Use Designation Residential High Density), C-1 District.

Alan Hopkins, owner/applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Recommend Conditional Approval To City Council

CC 8. CU 1101501 – Planned Residential Group

PUBLIC HEARING to consider a Conditional Use Permit application to allow a planned residential group consisting of 7 townhomes with individual two-car garages, private gardens with roof terraces above three-story buildings at 5110 Huntington Ave. (APNs 510-092-001, 002 and 003). Knox Cutting Specific Plan Area (Land Use Designation Residential High Density). C-1 District. The project site is currently occupied with a small two-story building that would be demolished to accommodate the proposed residential development. The final approval of the project would also require a General Plan Amendment to change land use designations from 922A/Neighborhood Retail to 918/Medium Density Residential and to allow residential on the ground floor.

Alan Hopkins, owner/applicant

*Staff Contact: Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 9. CU 1102317 – Establish An Educational Facility

PUBLIC HEARING to consider a proposal to establish an educational facility at 116 Washington St. (APN 558-140-003). MFR-1 District.

Walter Connolly, owner; Harold Taylor, Jr., applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 10. CU 1102359 – Restaurant Operation

PUBLIC HEARING to consider a Conditional Use Permit for the establishment of a restaurant within an existing 855 SF building on a 5,025 SF site located at the northwest corner of Macdonald Avenue and 33<sup>rd</sup> Street (APN 516-182-024). C-2, General Commercial District.

Maria Elena Castillo, owner; Mario Rodriguez, applicant

*Staff Contact: David Barbary*

Tentative Recommendation: Conditional Approval

CC 11. CU 1102414 – Planned Residential Group

PUBLIC HEARING to consider a proposal to construct a Planned Residential Group at Cutting and South 20<sup>th</sup> Ave. (APN 544-292-006). MFR-1 District.

NR Land Development, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 12. V 1102010 – Residential Accessory Structure Variance

PUBLIC HEARING to consider a Variance from the maximum height requirement to permit the construction of a 400 SF accessory structure at 2900 Salvino Court (APN 431-100-084). SFR-3 District.

Mickey Connors, owner/applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

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, November 3, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8

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

**HELD OVER ITEM**

1. V 1102056 – Lot Size & Front Yard Setback

PUBLIC HEARING to consider Variances to reduce the required front yard setback from 10 feet to 0 feet and the minimum lot size from 6,000 SF to 5,438 SF for the purpose of constructing a 3,635 SF single-family dwelling unit on the vacant lot located at 240 Buena Vista Ave. (APN 556-132-001). SFR-2 District.

Jose Sanchez, owner; Bruce Ballentine, applicant

*Staff Contact: Lina Velasco*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

2. ZTC 05-2 – Zoning Ordinance Text Change Regarding Medical Marijuana Dispensaries

PUBLIC HEARING to consider a Zoning Ordinance Text Change to establish regulations and criteria for medical marijuana dispensaries, requiring a Conditional Use Permit, amending section 15.04.230.040 by adding medical marijuana dispensaries as a conditional use in the C-3, Regional Commercial district and amending section 15.04.330.040 by adding medical marijuana dispensaries as a conditional use in the M-3, Heavy Industrial district.

City of Richmond, applicant

*Staff Contact: Judith Battle*

CC 3. MS 1102391 – 2 Lot Subdivisions

PUBLIC HEARING to consider a proposal to subdivide an existing lot and construct two single-family dwellings at the corner of 6<sup>th</sup> and Maine Ave. (APN 550-191-001). SFR-3 District.

Richmond Neighborhood Housing Services, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 4. CU 1102322 – Wireless Communications

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000' spacing requirement to allow the installation of a new ±40' high steel pole with 3 panel antennas , 2 equipment cabinets, electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave. (No APN) No Zoning district.

Caltrans, owner; Misako Hill, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 12/1/2005

CC 5. CU 1102347 – Wireless Communications

PUBLIC HEARING to consider granting a Conditional Use Permit for the co-location of 12 panel antennas atop an existing mid-rise building located at 400 Harbour Way (APN 540-420-003). City Center Specific Plan Area.

Bridge Housing Corporation, owner; Misako Hill, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 6. CU 1102382 – Mobile Vendor Operation

PUBLIC HEARING to consider granting a temporary Conditional Use Permit for a fast-food mobile vendor at 1032 13th Street. (APN 530-170-001). C-2, General Commercial District.

Kim Hando, owner; Francisco Lopez, applicant

*Staff Contact: Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 7. ST 1102332 – Street Vacation

PUBLIC HEARING to consider the vacation of a portion of Worswick Place that runs north and south between Bishop Alley and Bishop Avenue, a paper alley, east of 200 Bishop Avenue (No APN). SFR-2 District.

City of Richmond, owner; Laura Holmes & Paul Murphy, applicants

*Staff Contact: Lina Velasco*

Tentative Recommendation: Recommend Conditional Approval To City Council

CC 8. V 1102114 – Variance for Accessory Structure

PUBLIC HEARING to consider a Variance request to exceed the maximum height for an accessory structure for a detached 2-car garage proposed at the rear of the lot located at 200 Bishop Avenue (APN 558-052-012). The detached garage will be built as part of the remodel and expansion proposed of the existing single-family residence. The proposed site plan also includes a swimming pool and pool grotto. SFR-2 District. Laura Holmes & Paul Murphy, owners; Leticia Estrada-Niles, applicant  
*Staff Contact: Lina Velasco*

Tentative Recommendation: Hold Over To 1/5/2006

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COMMISSION BUSINESS

9. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA

**Thursday, December 1, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
Nagaraja Rao	Vacant

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5

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

**HELD OVER ITEM**

1. CU/V 1102322 – Wireless Communications

PUBLIC HEARING to consider a Conditional Use Permit and a Variance from the 1000' spacing requirement to allow the installation of a new ±40' high steel pole with 3 panel antennas , 2 equipment cabinets, electrical and telco panels on a concrete pad on Caltrans property at I-80 and Solano Ave. (No APN) No Zoning district.

Caltrans, owner; Misako Hill, applicant

*Staff Contact: Judith Battle*

Tentative Recommendation: Hold Over To 1/5/2006

**NEW ITEMS**

2. EID 1101112 – Pt. Richmond Shores

The Planning Commission will hold a public hearing to accept oral or written comments on the Draft Environmental Impact Report (DEIR) for the proposed project commonly known as Point Richmond Shores. The project site is located at Dornan Drive and Brickyard Cove Road and is proposed to have the following: a) approximately 330 residential condominium units contained within two-5 story buildings constructed over a podium; b) an approximately 1.9-acre public park. Please note that this is not a public hearing to consider approval or to take action on the proposed development project. Future public hearings will be held to consider the merits of the project.

Redevelopment Agency, owner; Toll Brothers, applicant

*Staff Contact: Lamont Thompson*

CC 3. TM 1102415 – 8 Lots Subdivision

PUBLIC HEARING to consider a proposal to subdivide an existing lot and construct eight single-family dwellings @ the corner of 13<sup>th</sup> and Esmond St. (APN 529-020-001). C-2 District.

Jaime Chavez, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over To 12/15/2005

CC 4. CU 1102576 – Change From One Non-Conforming Use To Another Non-Conforming Use

PUBLIC HEARING to consider a proposal to replace an existing non-conforming use with a new non-conforming use, per Richmond Zoning Ordinance Section 15.04.910.080, at 5212 Wall Avenue (APN 513-420-002). General Plan Designation: General Commercial 922, Specific Plan: Knox Cutting Specific Plan – Commercial/Office.

Marie Claude Henrie, owner; Tom Jones, applicant

*Staff Contact: David Barbary*

Tentative Recommendation: Conditional Approval

CC 5. V 1102129 – Variances In Side Yard, Deck & Retaining Wall Regulations

PUBLIC HEARING to consider a variance in the ten foot (10') side yard setback requirement, a variance to the regulations regarding decks on a sloping parcel, and a variance to the three and one-half foot (3½') maximum retaining wall height to allow the construction of a ±3,000 SF Residence with ±484 SF Garage at 301 Pacific Avenue (APN 558-183-004) in the Tiscornia Estates Specific Plan area.

Del Olsen and Gail Yando, owners/applicants

*Staff Contact: Judith Battle*

Tentative Recommendation: Conditional Approval

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COMMISSION BUSINESS

6. Reports of Officers, Commissioners and Staff

**Public Forum - Brown Act**

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CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
1401 MARINA WAY SOUTH, RICHMOND, CA

**Thursday, December 15, 2005, 7:00 p.m.**

**Commissioners - Board Officers**

Virginia Finlay, Chair-CPC  
Stephen A. Williams, Vice Chair-CPC  
Ludmyrna Lopez, Secretary

**Commissioners - Board Members**

Vicki L. Winston	Zachary Harris
William H. Coleman	Vacant
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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3

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

**HELD OVER ITEM**

1. TM 1102415 – 8 Lots Subdivision

**PUBLIC HEARING** to consider a proposal to subdivide an existing lot and construct eight single-family townhomes @ the corner of 13<sup>th</sup> and Esmond St. (APN 529-020-001). C-2 District.

Jaime Chavez, owner/applicant

*Staff Contact: Tanya Boyce*

Tentative Recommendation: Hold Over To 2/2/2006

**NEW ITEMS**

- CC 2. TM 1100835 – Westshore Marina

**PUBLIC HEARING** to consider Certification of the Environmental Impact Report (EIR) with Mitigation Monitoring and Reporting Program and consider approval of a Tentative Map to allow 269 residential condominium units contained within three, 5-story buildings with 6<sup>th</sup> floor dormer elements, constructed over a podium; and b) shoreline park improvements that would be landscaped and designed with a pedestrian path and sloped turf. (APNs: 560-181-096 and 560-181-098)

Marina Bay Partners II, owner; Toll Brothers, applicant

*Staff Contact: Lamont Thompson*

Tentative Recommendation: Conditional Approval

- CC 3. V 1102418 – Small Sized Lot

**PUBLIC HEARING** to consider a Variance to construct a 1,760 SF single-family residence on an unimproved small sized lot, located on the 100 block of 11<sup>th</sup> Street (APN 540-290-008). MFR-1 District.

Carla del Carpio & Erique Avila, owners/applicants

*Staff Contact: Lina Velasco*

Tentative Recommendation: Conditional Approval

## COMMISSION BUSINESS

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### 4. 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.**