

SPECIAL MEETING AGENDA  
**CITY PLANNING COMMISSION**  
COUNCIL CHAMBERS, CITY HALL  
440 Civic Center Plaza, Richmond, CA 94804

**Thursday, March 19, 2015, 6:30 p.m.**

**Commissioners - Board Officers**

Sheryl E. Lane, Chair-CPC  
Ben Choi, Vice Chair-CPC  
Marilyn Langlois, Secretary

**Commissioners - Board Members**

Roberto Reyes  
Andrew Butt  
Jeffrey Kilbreth  
Nancy Baer

**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, 2, 3

**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. PLN15-014 : Bubbles Car Wash CUP Modification**

**PUBLIC HEARING** to consider a request to modify an existing Conditional Use Permit (CU91-31) for the carwash facility at 4724 Macdonald Avenue (APN: 517-272-025) to change to a self-service facility. C-2, General Commercial District.

Trader Trade LLC, owner; Dave Patel, applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

**CC 2. PLN15-082: Catalano Second Dwelling Variances**

**PUBLIC HEARING** to consider a request for variances for minimum lot size, unit size and off-street parking to permit an internal second dwelling unit at 671 Mesa Way (APN: 518-130-001). SFR-3, Single-Family Residential District.

Monica Catalano, owner/applicant

Planner: Kieron Slaughter

Tentative Recommendation: Conditional Approval

**CC 3. PLN14-115: Nevin Avenue Residential**

**PUBLIC HEARING** to consider adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit for a Density Bonus with incentives for reduced parking and increased height for construction of a 289-unit affordable housing development on the south side of Nevin Avenue, between 21st and 23rd Streets (APN: 514-080-013 and 514-090-018). MFR-3, Multi-Family High Density Residential and C-2, General Commercial District.

Carl Adams TRE, owner; Alexis M. Gevogian, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over to 4/2/2015

**4. PLN12-248: Form-Based Code Zoning Text Amendment**

PUBLIC HEARING to consider providing a recommendation to the City Council of proposed amendments to the Richmond Municipal Code that would add a new Chapter, 15.05 Form-Based Code (FBC) to Article 15, Zoning and Subdivisions. The FBC would establish new zoning districts compliant with the General Plan, rezone properties within the boundaries of the FBC, and establish new standards and regulations for the new zones. The FBC also includes adoption of Architectural and Sustainability Guidelines.

City of Richmond, applicant

Planner: Lina Velasco

Tentative Recommendation: Recommend Approval to City Council

**STUDY SESSION ITEMS**

**5. PLN15-078: Bicycle, Trail & Pedestrian Standards Zoning Text Amendments**

STUDY SESSION to review Zoning Text Amendments to Section 15.04.830 of the Richmond Municipal Code that would set requirements and standards for bicycle, trail and pedestrian improvements for development projects and amendments to Section 15.04.850 adding minimum ratios for bicycle parking and modifying ratios for certain uses.

City of Richmond, applicant

Planner: Kieron Slaughter

Tentative Recommendation: Hold Over to 4/2/2015

**6. PLN15-141: Creek Ordinance**

STUDY SESSION to review Zoning Text Amendments to Section 15.04 of the Richmond Municipal Code to regulate development adjacent to creeks and establish requirements for creek improvements for new development projects.

City of Richmond, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over to 4/2/2015

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.