

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

**Thursday, November 17, 2016, 6:30 p.m.**

**Commissioners - Board Officers**

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

**Commissioners - Board Members**

Andrew Butt  
Nancy Baer  
Jen Loy  
Claudia Garcia

**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, 4, 5

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. PLN15-596: 7-Eleven Convenience Store and Fueling Station**

PUBLIC HEARING to consider a Conditional Use Permit and Design Review Permit to construct and operate a 7-Eleven convenience store with fueling station at the northwest corner of Harbour Way South and Cutting Boulevard at 925 Cutting Blvd. (APN: 550-301-023 and 550-301-024). CM-4, Commercial Mixed-Use, Gateway/Node District.

Surjeet Rattu and Kuldip Singh Rattu, owners; 7 Eleven c/o EBI Consulting, applicant

Planner: Hector Lopez

Tentative Recommendation: Conditional Approval

**CC 2. PLN16-577: West Contra Costa Unified School District Parcel Map Waiver**

PUBLIC HEARING to consider a request for a parcel map waiver to subdivide an existing parcel into two parcels for the purpose of conveying one of the parcels to a public entity at 1400 and 1402 Marina Way South (APN: 560-181-060). CM-5, Commercial Mixed-Use, Activity Center District.

Marina Westshore Partners LLC, owner; West Contra Costa Unified School District, applicant

Planner: Jonathan Malagon

Tentative Recommendation: Direct The Planning Director To Conditionally Approve The Parcel Map Waiver

- CC 3. **PLN16-492: Modification of An Existing Conditional Use Permit To Allow A Group Residential Facility**
- PUBLIC HEARING to consider a request to modify conditional use permit CU73-11 to change from a residential care, general use to a group residential use at an existing facility at 2133 Napa Street (APN: 507-240-013). CM-3, Commercial Mixed-Use, Commercial Emphasis District.
- Chang Stephen, owner/applicant  
 Planner: Jonelyn Whales
- Tentative Recommendation: Conditional Approval
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- CC 4. **PLN16-435: La Bahia Restaurant**
- PUBLIC HEARING to consider a request for a conditional use permit for a Type-41 alcoholic beverage control (ABC) license for on-sale beer and wine at an existing eating establishment at 1096 23<sup>rd</sup> Street (APN: 527-190-004). CM-3, Commercial Mixed-Use, Commercial Emphasis District.
- Rose Marie Hernandez, owner; Krissia Giron Hernandez, applicant  
 Planner: Roberta Feliciano
- Tentative Recommendation: Conditional Approval
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- CC 5. **PLN16-451: Oren’s Kitchen**
- PUBLIC HEARING to consider a request for a conditional use permit for a Type-41 alcoholic beverage control (ABC) license for on-sale beer and wine at an existing commercial kitchen at 600 Hoffman Blvd. (APN: 550-271-002). IL, Industrial, Light District.
- Tapo Holdings LLC, owner; Arnon Oren, applicant  
 Planner: Roberta Feliciano
- Tentative Recommendation: Conditional Approval

**6. PLN13-108: Richmond Bay Specific Plan (RBSP)**

PUBLIC HEARING to consider a recommendation to the City Council regarding the certification of the Final Environmental Impact Report, General Plan Amendment(GPA), Rezoning and adoption of the RBSP. The RBSP proposes regulations of development within the Specific Plan area including land use and development standards. The Specific Plan area is approximately 500 acres located on the south side of I-580, between Marina Way South to the east and the I-580 Bayview off-ramp to the west and San Francisco Bay to the south. (APNs: Multiple including 560-010-043). IL/SS, Industrial, Light/Special Study Zone District.

Planner: Lina Velasco

Tentative Recommendation: Recommend Certification Of The Final EIR Including Adoption of A Statement Of Overriding Considerations And MMRP, Approval Of A General Plan Amendment, Adoption Of The Specific Plan, Approval Of A Zoning Map Amendment And Repealing The Knox-Cutting Specific Plan

**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.