

**PLANNING COMMISSION REGULAR MEETING  
COUNCIL CHAMBERS, RICHMOND CITY HALL**

450 Civic Center Drive, Richmond, CA

March 16, 2017

6:30 p.m.

**COMMISSION MEMBERS**

Sheryl Lane, Chair  
Nancy Baer  
Claudia Garcia  
Vacancy

Marilyn Langlois, Vice Chair  
Andrew Butt  
Jen Loy

The regular meeting was called to order by Chair Lane at 6:30 p.m.

Chair Lane led in the Pledge of Allegiance.

**ROLL CALL**

**Present:** Chair Sheryl Lane; Vice Chair Marilyn Langlois; and Commissioner Nancy Baer, Andrew Butt, Yu-Hsiang (Michael) Huang and Jen Loy

**Absent:** Commissioner Claudia Garcia

**INTRODUCTIONS**

**Staff Present:** Planning Staff: Jonelyn Whales, Jonathan Malagon, Director of Planning Services Richard Mitchell and Attorney Carlos Privat

**MINUTES:** None

**AGENDA**

Chair Lane provided an overview of meeting procedures for speaker registration, public comment and public hearing functions. She said items approved by the Commission may be appealed in writing to the City Clerk by Monday, March 27, 2017 by 5:00 p.m. and she announced the appeal process after each affected item, as needed.

**CONSENT CALENDAR**

Chair Lane stated the Consent Calendar consists of Items 1 and 2. She asked whether staff, Commissioners or the public wished to remove any items from the Consent Calendar.

**Items Approved on the Consent Calendar:**

**CC1. PLN16-618: Auto Repair Shop And Office Building - PUBLIC HEARING** to consider a Conditional Use Permit and Design Review Permit for an auto repair shop, office and storage building at 1080 Hensley St. (APN: 561-319-009). IL, Industrial Light District. MMJR, LLC, owner; Trio Holdings, LLC, applicant. Planner: Jonelyn Whales; Tentative Recommendation: Conditional Approval.

**CC2. PLN17-044: Armistice Brewery - PUBLIC HEARING** to consider a Conditional Use Permit for a brew-on-premises brewery inside an existing 5,000 square foot commercial tenant space at 845 Marina Bay Parkway (APN: 560-181-091). CM-3, Commercial Mixed-Use District. Marina Bay Crossing, LLC, owner; Gregory Zobel, applicant; Planner: Jonelyn Whales; Tentative Recommendation: Conditional Approval.

**ACTION: It was M/S/C (Loy/Butt) to approve the Consent Calendar consisting of Items 1 and 2; which carried by the following vote: 6-0-1 (Ayes: Baer, Butt, Huang, Langlois, Loy and Lane; Noes: None; Absent: Garcia).**

### **BROWN ACT – Public Forum**

CORDELL HINDLER, Richmond, asked that the Commission discuss the 7-Eleven Store's CUP, given neighborhood complaints, and suggested a teen club be developed on 25<sup>th</sup> Street which would bring a lot to Richmond.

### **COMMISSION BUSINESS**

#### **3. Election of Secretary – Vacant Position**

Chair Lane stated Commissioners Garcia and Loy comprised of the nominating committee. Commissioner Loy reported that she and Commissioner Garcia reached out to Commissioner Baer and she accepted the nomination as Secretary.

Chair Lane asked if there were any further nominations from Commissioners, and there were none.

**ACTION: It was M/S/C (Langlois/Butt) to nominate and elect Commissioner Nancy Baer as Secretary; carried by the following vote: 6-0-1 (Ayes: Baer, Butt, Huang, Langlois, Loy and Lane; Noes: None; Absent: Garcia).**

#### **4. Reports of Officers, Commissioners and Staff – Ms. Whales announced that on April 6<sup>th</sup>, the Planning Commission's meeting will be canceled and said staff will poll Commissioners as to their availability to meet on April 20<sup>th</sup>.**

Mr. Mitchell reported that staff is moving forward based on Council direction with the North Shoreline General Plan process, development of a community process for Pt. Molate which is expected to occur this summer.

Vice Chair Langlois welcomed Commissioner Huang to the Planning Commission. She invited everybody to come out and help between 8:30 and 3:00 p.m. on March 17 to "Build a Park in a Day" event at Wendell Park.

Commissioner Butt also welcomed Commissioner Huang and reported that Opening Day for Trails event will be held on April 8<sup>th</sup> and TRAC is working collaboratively with Rich City Rides to provide rides with a celebration at BART. He asked staff for the status of the former redevelopment projects at 12<sup>th</sup> Street and BART. Mr. Mitchell and the City Attorney responded briefly and stated staff will provide a formal update at a future meeting.

Chair Lane stated she attended a meeting last night hosted by Richmond Main Street to recognize women entrepreneurs in the community and they discussed various development coming to downtown Richmond which is exciting and supported staff providing a report. She also welcomed Commissioner Huang.

5. **Adjournment** - The meeting was adjourned at 6:45 p.m. to a meeting date to be determined.