

**PLANNING COMMISSION REGULAR MEETING  
COUNCIL CHAMBERS, RICHMOND CITY HALL**  
450 Civic Center Drive, Richmond, CA  
October 5, 2017  
6:30 p.m.

**COMMISSION MEMBERS**

Marilyn Langlois, Chair	Andrew Butt, Vice Chair
Nancy Baer	Jen Loy
Claudia Garcia	Michael Huang
Vacancy	

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

**ROLL CALL**

**Present:** Chair Marilyn Langlois; Vice Chair Andrew Butt, Commissioner Jen Loy, Claudia Garcia and Yu-Hsiang (Michael) Huang

**Absent:** Commissioner Nancy Baer

**INTRODUCTIONS**

**Staff Present:** Planning Staff: Jonelyn Whales, Lina Velasco, and Attorney Rachel Sommovilla

**MINUTES:**

Chair Langlois stated that there are no minutes for approval.

**CONSENT CALENDAR**

Chair Langlois gave a brief overview of the consent calendar's policies and procedures. If the public wishes to appeal the Commission's motion, they can do so with the City Clerk's Office in writing by Monday, October 16, 2017, by 5:00 p.m.

Staff stated that there were no changes and no public speakers for the consent calendar items.

- 1. PLN17-144: Madrone Family Farms Marijuana Cultivation** PUBLIC HEARING to consider a Conditional Use Permit for a marijuana cultivation facility within an approximate 19,000 square foot building located at 401 Parr Boulevard (APN: 408-082-015). IL, Industrial Light District. Mason Brandi, owner; Madrone Family Farms, Inc., applicant; Planner Jonelyn Whales; Tentative Recommendation: Conditional Approval.

Chair Langlois asked for a change in the language in the staff report located under proposal from 'north side of Parr' to 'east of Goodrick Avenue and west of Radiant Avenue.'

- 2. PLN17-266: Plains Product Terminal Tank Modification** PUBLIC HEARING to consider a modification to an existing Conditional Use Permit (91-35) to allow the replacement of four aboveground storage tanks at 488 Wright Avenue (APN: 560-280-

012). IW, Water Related Industrial District. Pacific Atlantic Terminals LLC, owner; John-Paul Nepote, applicant; Planner: Jonelyn Whales; Tentative Recommendation: Conditional Approval.

Chair Langlois wanted to verify that all of the tanks will have covers on them and staff confirmed that there will be covers on the tanks.

3. **PLN17-355: Mobilitie Wireless Facility** PUBLIC HEARING to consider a Conditional Use Permit to construct a new wireless facility on an existing City light pole within the public right-of-way, at the intersection of 7th Street and Barrett Avenue (APN: 538-080-037). The wireless facility would consist of an omni-directional antenna and associated equipment. CM-5, Commercial Mixed use, Activity Center District. City of Richmond, owner; Mobilities, applicant Planner: Jonelyn Whales Tentative Recommendation: Conditional Approval

Chair Langlois asked if the City will be collecting rent for the space being used on a City-owned light pole from the wireless facility and staff confirmed there will be a franchise agreement.

**ACTION: It was M/S/C (Loy/Butt) to approve items 1, 2, and 3 on the consent calendar with the proposed changes; which carried by the following vote: 5-0-1 (Ayes: Langlois, Butt, Loy, Garcia, Huang; Noes: None; Absent: Baer).**

### **BROWN ACT – Public Forum**

CORDELL HINDLER, Richmond, restated his request from the October meeting to have a spa in downtown Richmond and asked the Commission to consider it.

LORNA PADIA MARKUS, Richmond, asked about the BAART Methadone Clinic that is being relocated from 1313 Cutting Boulevard to 3563 San Pablo Dam Road. Ms. Markus would like to know what she and other people who oppose this move can do to voice their opposition and get more information on the permit process.

### **NEW ITEM**

### **COMMISSION BUSINESS**

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

Commissioner Garcia attended the American Planning Association State Conference in Sacramento. Topics of interest were west Sacramento's evolution as an incorporated City and the dynamic between the City Council and the Planning Commission, social media and how Appointed Officials should interact with the public, and cannabis cultivation.

Commissioner Garcia also met a design company who designs different variations of cell towers and thought the Commission could discuss the different designs instead of using the same pine tree and other designs.

There is a Planning Commissioner's Conference at Sonoma State University in December.

Vice Chair Butt mentioned that this Saturday from 11 a.m. to 4 p.m. is the North Richmond Shoreline Festival.

Chair Langlois requested staff to answer the speaker's questions about the BAART Methadone Clinic. She also requested an update on the housing development on Nevin between 21<sup>st</sup> and 23<sup>rd</sup> Streets.

5. **Adjournment** - The meeting was adjourned at 6:45 p.m. to the next regular meeting on November 2, 2017.