

**PLANNING COMMISSION REGULAR MEETING  
COUNCIL CHAMBERS, RICHMOND CITY HALL**  
450 Civic Center Drive, Richmond, CA  
December 7, 2017  
6:30 p.m.

**COMMISSION MEMBERS**

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

The regular meeting was called to order by Chair Langlois at 6:32 p.m.

Commissioner Baer led in the Pledge of Allegiance.

**ROLL CALL**

**Present:** Vice Chair Andrew Butt, Commissioner Nancy Baer, Claudia Garcia and Yu-Hsiang (Michael) Huang, Jen Loy, David Tucker

**Absent:** Chair Marilyn Langlois

**INTRODUCTIONS**

**Staff Present:** Planning Staff: Lina Velasco, Jonelyn Whales, Director of Planning Services Richard Mitchell and Attorney Rachel Moore.

**MINUTES:**

September 7, 2017:

**ACTION: It was M/S/C (Baer/Garcia) to approve the Minutes of September 7, 2017; which carried by the following vote: 4-0-2-1 (Ayes: Baer, Butt, and Garcia; Noes: None; Abstain: Tucker, Loy; Absent: Langlois).**

October 5, 2017:

**ACTION: It was M/S/C (Baer/Garcia) to approve the Minutes of October 5, 2017; which carried by the following vote: 4-0-2-1 (Ayes: Baer, Butt, and Garcia; Noes: None; Abstain: Tucker, Loy; Absent: Langlois)**

November 2, 2017:

**ACTION: It was M/S/C (Baer/Garcia) to approve the Minutes of October 5, 2017; which carried by the following vote: 4-0-2-1 (Ayes: Baer, Butt, and Garcia; Noes: None; Abstain: Tucker, Loy Absent: Langlois).**

**AGENDA**

Vice Chair gave a brief overview of the hearing and Consent Calendar 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 December 18<sup>th</sup>, 2017, by 5:00 p.m.

**CONSENT CALENDAR**

1. **PLN17-463: CCCA North Marijuana Manufacturing** PUBLIC HEARING to consider a Conditional Use Permit amendment to include medical marijuana manufacturing at 955 Hensley St. (APN: 561-322-019). IG, Industrial General District. Keeby James P & Caroline, owner; CCCA North, LLC, applicant.  
Planner: Jonelyn Whales                      Tentative Recommendation: Conditional Approval

Ms. Lina Velasco updated the Commission that Staff is recommending to add four additional Conditions of Approval to this item. The applicant is aware of the additions and is in agreement with the added conditions.

2. **PLN17-474: Be Kind Collective Marijuana Cultivation** PUBLIC HEARING to consider a Conditional Use Permit for medical marijuana cultivation at 770 S.13th St. (APN: 560-222-017). IL, Industrial Light District. William Tyma, owner; Daniel Ridley, applicant.  
Planner: Jonelyn Whales                      Tentative Recommendation: Conditional Approval

Ms. Velasco updated the Commission that Staff is recommending to add five additional Conditions of Approval to this item. The applicant is aware of the additions and is in agreement with the added conditions.

**ACTION: It was M/S/C (Baer, Loy) to accept the Consent Calendar with the proposed additional Conditions of Approval; which carried by the following vote: 6-0-1 (Ayes: Butt, Baer, Loy, Garcia, Huang, Tucker; Noes: None; Absent: Langlois).**

**BROWN ACT – Public Forum**

CORDELL HINDLER, Richmond, welcomed Commissioner Tucker to the Commission and also requests that the Commission consider a spa in downtown Richmond.

JIM HANSON, Richmond, Richmond, wanted to address the Commission on the recent action that the City Council took on Community Planning meetings to determine land use designations and zoning for Point Molate. The Council has requested that the Commission take public input on the design of these meetings in January. Mr. Hanson gave a brief overview of the Point Molate's landscape and thanked the Commission for helping in the task of taking public input to help inform the public about this new land use designation.

Ms. Velasco informed Vice Chair Butt that this will be coming to the Planning Commission in January and the Council has asked for feedback from the Commission and the public on the community input process for designating land uses for this area.

**PRESENTATION**

- A. **“Rolling Out the Bay Trail in Richmond” Presentation** PRESENTATION by Trails for Richmond Action Committee (TRAC) providing an overview of the San Francisco Bay

Trail (Bay Trail) progress in Richmond. The Bay Trail is a planned 500-mile recreational and transportation corridor encircling San Francisco and San Pablo Bays.  
Presenter: Bruce Beyaert., TRAC Chair Tentative Recommendation: No Action/Hear Presentation

Ms. Velasco stated that at the request of the Chair there will be a presentation from TRAC on the Rolling Out the Bay Trail in Richmond.

BRUCE BEYAERT, Chair of TRAC, gave an update on the Bay Trail. The Bay Trail is a proposed 500-miles hiking and biking trail circling San Francisco and San Pablo Bay. 355-miles have been completed throughout the nine-county Bay area, 34-miles have been built in Richmond and 8-miles are left to go to complete the Richmond section of the Bay Trail.

Completed projects include the Marina Bay Trail section classified as a Class One trail, meaning it is completely separated from the roadway. Ferry Point Loop is a 4.4-mile section of the Bay Trail and it took over 19-years to complete. Shipyard 3 Trail goes into the Point Potrero Marine Terminal and circles around the working Port that is located in Richmond. The Wildcat Marsh and Landfill loop trail include 50-wayfinding panels and is part of the biggest section built in Richmond of the Bay Trail.

Point Pinole Regional Shoreline is the largest shoreline park in the Bay Area with over 2,500 acres. Several projects were completed in 2017 to connect the gaps of the Bay Trail in Point Pinole Park.

Projects to be completed by the end of 2018 include the Bay Area Logistic Center which includes ½-mile of newly paved Bay Trail, Pinole Point Business Park Phase 3 will complete another ½ mile of Bay Trail, a new Class One trail will be built to cover the gap along Goodrick Avenue, the Bay Walk project will include new bike lanes along existing roads, a new ½-mile two-way cycling track between Hoffman Boulevard and Sebring Yard Railroad crossing, the Latitude project will build a ½-mile of Bay Trail, Point Molate trail to the Richmond-San Rafael bridge which includes more than a mile of new trail, East Bay Regional Park District has partnered with the City to build 2 ½-miles of the Bay Trail from the bridge to the northern border of the City's Point Molate property.

The Commission expressed their gratitude to TRAC for advocating for the Bay Trail and working to complete the Bay Trail in Richmond.

Public Comment:

CORDELL HINDLER, Richmond, states that he loved the presentation.

The public hearing was closed.

**COMMISSION BUSINESS**

**3. Reports of Officers, Commissioners, and Staff –**

Commissioner Garcia voices that her, Commissioner Loy, and Commissioner Baer attended the 34<sup>th</sup> annual Commissioner's Conference at Sonoma State University.

Commissioner Loy states that she was struck by the mention that planners are usually the first people to get a phone call in an emergency evacuation such as the recent fires. Also, the inclusion of health equity and environmental justice in City General Plans and acknowledge these have already been incorporated in Richmond's General Plan.

Commissioner Baer was interested by the technology session and the session about the marijuana laws.

4. **Adjournment** - The meeting was adjourned at 7:10 p.m. to the next regular meeting on January 18, 2018.