

**PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL**
450 Civic Center Drive, Richmond, CA
January 17, 2019
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 6:30 p.m.

ROLL CALL

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

Absent:

INTRODUCTIONS

Staff Present: Planning Staff: Roberta Feliciano, Director of Planning Lina Velasco, and Attorney Rachel Sommovilla

MINUTES –

November 1, 2018

ACTION: It was M/S/C (Baer, Garcia) to approve the Minutes of November 1, 2018; which carried by the following vote: 6-0-1 (Ayes: Langlois, Baer, Butt, Loy, Huang, Tucker; Noes: None; Abstain: Garcia).

December 6, 2018

ACTION: It was M/S/C (Baer, Garcia) to approve the Minutes of December 6, 2018; which carried by the following vote: 6-0-1 (Ayes: Langlois, Baer, Butt, Loy, Garcia, Huang Tucker; Noes: None; Abstain: Loy).

AGENDA

Chair Langlois 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, January 28, 2019, by 5:00 p.m. and she announced the appeal process after each affected item, as needed.

CONSENT CALENDAR –

Chair Langlois gave a brief overview of the consent calendar's policies and procedures.

1. **PLN18-223: RYSE Youth Center Conditional Use Permit** PUBLIC HEARING to consider a Conditional Use Permit and Design Review Permit to remodel and expand the existing youth center facility at 20541STStreet (APN: 517-320-016 to -020 and -029). CM-3, Commercial Mixed-Use, Commercial Emphasis, and IS-1 Form Based Code Overlay District. RYSE Inc, owner; Anne Phillips and Winston Win, applicants Planner: Roberta Feliciano Tentative Recommendation: Conditional Approval

ACTION: It was M/S/C (Garcia, Baer) to approve the Consent Calendar; which carried by the following vote: 7-0 (Ayes: Langlois, Butt, Baer, Loy, Garcia, Huang, Tucker; Noes: None).

BROWN ACT – Public Forum

CORDELL HINDLER, Richmond, stated that the Fairmede-Hilltop Neighborhood Council had concerns about the project that was taking place at the Aspire School. Their main concerns were about the increase in traffic and that the existing building was not up to code in terms of safety. He requested that the Commission agenda items that pertained to small children first so parents could attend.

NEW BUSINESS

2. **PLN18-211: Sims Metal Conditional Use Permit** PUBLIC HEARING to consider modification of existing Conditional Use Permit (CUP) 85-40 pursuant to Richmond Municipal Code Section 15.04.803.130 at 600-700S. 4th Street (APN: 560-240-040, 560-250-022, -025 and -027) IW, Water-Related Industrial District. Sims Meter USA Corporation, owner Planner: Lina Velasco Tentative Recommendation: Modify CUP Per Staff Recommendation

Director Velasco gave a brief overview of the timeline and background of the item. The reason for the request from City Council to modify to the CUP was because there was a fire on January 30th, 2018.

At a previous Planning Commission meeting, the Commission asked Staff and Sims Metal Management to review fire prevention, noise reduction measures, dust control, aesthetics and screening, stormwater pollution prevention, and the issue of potential odors. Upon review of the site and City documentation, Staff was not able to find any complaints in terms of odors and noise. Staff did recommend a condition that stated that Sims Metal was to provide a Stormwater Prevention Plan to the City.

Staff proposed several new conditions be included in the amended CUP along with existing conditions. Those new conditions include updates to the Fire Prevention Plan, new noise reduction measures, new dust control measures, update the Landscape Plan and provide better screening, install and operate a stormwater treatment system, and provide a detailed review report to Planning Staff of the CUP every 5-years.

Commissioner Loy voiced her concern that a 5-year review was too long to wait and suggested that the first review should be within a year of the new CUP being issued. Director Velasco

articulated that because there were follow up conditions that were within the short term, having an update in 1-year on the implementation of those follow-up conditions could be suggested.

Vice Chair Butt wanted to know about lighting and suggested adding that as a condition in the CUP in order to comply with the City's Nuisance Ordinance. Director Velasco announced that Staff was unable to verify if the lighting was an actual concern on the Sims Metal site and she did not support adding that as a condition in the new CUP.

Commissioner Tucker asked if there was a schedule on when the new short-term conditions, such as landscaping and dust control, would be implemented. Director Velasco stated that Sims Metal and Staff had not developed a schedule yet for implementation.

Mr. Patel, Vice-President and General Manager, confirmed that most of the new conditions in the CUP were things that Sims Metal had already implemented. He announced that Sims Metal had gone above and beyond addressing the community and the Commission's concerns. He stated that Sims Metal stands committed to all the proposed conditions in the new CUP.

Vice Chair Butt voiced his appreciation to Sims Metal for their corporation with the City but he wanted to know if Sims Metal was committed to improving the Bay Trail along Hoffman Blvd. Mr. Patel confirmed yes, that Sims Metal was committed to putting finances toward improving the Bay Trail but he emphasized that he did not have the authority to enforce people from taking the bike shortcut or stopping them from dumping vehicles near the site.

Public Comment:

VERNON WHITMORE, President of the Santa Fe Neighborhood Council, articulated that Sims Metal had been the most receptive business to the local neighborhood council requests and business meetings.

LINDA WHITMORE, Community Outreach member for the Santa Fe Neighborhood Council, reported that Sims Metal was very involved with the neighborhood council and always participated in community outreach events. She suggested that instead of adding a condition about improving the Bay Trail the condition should be more focused on helping the neighborhood's park.

Vice Chair Butt clarified for Mrs. Whitmore that the Hoffman Blvd. Bay Trail is very active and the condition would be to make that portion of the Bay Trail safer for bicyclists.

Commissioner Tucker requested that Staff provide a status report in 6-months to the Commission on when the short-term conditions would be implemented. Commissioner Loy agreed and asked that Sims Metal draft a report showing what all they have contributed to the neighborhood.

A clarification discussion ensued between Commissioner Baer and Staff on lighting. Director Velasco stated that Staff would provide a Staff report to update the Planning Commission, at the next meeting, on what is happening with industrial lighting.

Commissioner Garcia voiced her appreciation to Sims Metal for being so responsive to the community's concerns and their relationship with the neighborhood. She announced her support of a 6-month or 1-year review of the CUP after it had been adopted.

ACTION: It was M/S/C (Butt, Tucker) to approve PLN18-211 adopting a resolution modifying CUP 85-40 as recommended by Staff which included 13 new conditions that Sims USA Corp had agreed too and with a request that Staff provide a status report to the Commission in 6-months and then within 1-year; which carried by the following vote: 7-0 (Ayes: Langlois, Butt, Baer, Loy, Garcia, Huang, Tucker; Noes: None)

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff –

Commissioner Loy advocated that the community attend the events at Urban Tith North Richmond Farm to celebrate Martin Luther King’s birthday. Chair Langlois announced her support for activities that were happening on the Greenway as well.

Commissioner Baer requested that Staff provide status reports on the various projects that the Commission had asked for in the past. Projects requested were the Central Avenue Project, Terminal One, Nevin Avenue development, and several others. Vice Chair Butt concurred with that request.

8. Adjournment - The meeting was adjourned at 7:23 p.m. to the next regular meeting on February 21, 2019.