

**PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL**
1401 Marina Way South, Richmond, CA
January 5, 2012
6:30 p.m.

COMMISSION MEMBERS

Charles Duncan, Chair	Sheryl Lane, Vice Chair
Jeff Lee, Secretary	Carol Teltschick-Fall
Ben Choi	Andrés Soto
Roberto Reyes	

The regular meeting was called to order by Chair Duncan at 6:35 p.m.

Vice Chair Lane led in the Pledge of Allegiance.

ROLL CALL

Present: Chair Duncan, Vice Chair Lane, Secretary Lee; Commissioners Choi, Reyes, Soto, and Teltschick-Fall

Absent: None

INTRODUCTIONS

Staff Present: Kieron Slaughter, Hector Lopez, Lina Velasco, and Carlos Privat

MINUTES

December 1, 2011

ACTION: It was M/S (Lane/Teltschick-Fall) to approve the minutes of December 1, 2011; unanimously carried (Reyes and Soto abstain).

CONSENT CALENDAR – No Items

Chair Duncan provided an overview of meeting procedures for speaker registration, public comment and public hearing functions. He said items approved by the Commission may be appealed in writing to the City Clerk by Monday, January 16, 2012, by 5:00 p.m. and as needed, announced the appeal process after each affected item.

Chair Duncan stated there are two Consent Calendar Items. He asked if any members of the Commission or staff had any changes to the two items or whether anybody wished to remove items.

A member of the public requested removal of Item 1.

ACTION: It was M/S (Soto/Lee) to approve Item 2 of the Consent Calendar; unanimously carried.

Item Approved:

- 2. PLN11-616: Fix Our Ferals Veterinary Clinic** - PUBLIC HEARING to consider a request for a Conditional Use Permit that would operate and establish a veterinary clinic at 12226 San Pablo Ave. (APN: 519-290-027). C-2, General Commercial District. Nido Casa, owner; Fix Our Ferals, applicant. Planner: Hector Lopez. Tentative Recommendation: Conditional Approval.

Brown Act – Public Forum

Cordell Hindler, Richmond, suggested Richmond secure a combined restaurant and hotel in the community.

Commissioner Reyes acknowledged Mr. Hindler's comments and noted that the Richmond Convention and Visitors Bureau had been formed some time ago to address this very issue.

Item Removed from the Consent Calendar:

- 1. PLN11-615: Chai Yo Muay Thai/Lao Academy** - PUBLIC HEARING to consider a request for a Conditional Use Permit that would allow the operation of a martial arts gym and academy in an existing commercial space on Macdonald Avenue at 2709 Macdonald Ave. (APN: 515-241-010). C-2, General Commercial District. Lisa Lin, owner; Chansdeth "Cheetah" Chanthanao, applicant. Planner: Kieron Slaughter. Tentative Recommendation: Conditional Approval.

Kieron Slaughter gave the staff report and brief overview of the request. He explained that the proposed use meets several goals of the General Plan. The project is exempt from CEQA, there are no issues with parking, landscaping or traffic, one comment was received in support of the project from the North and East Neighborhood Council President, and staff recommends approval.

Secretary Lee asked why the academy requires a CUP. Mr. Slaughter said the zoning ordinance states that dance, gymnasiums and recreation uses are conditionally permitted in the C-2 Zone and are not outright permitted because of noise, circulation, traffic, trash, and other potential concerns.

Chair Duncan opened the public hearing.

Public Comment:

Janet Brown, attorney for the applicant, described the academy as a traditional Thai martial arts academy which involves evening classes oriented towards physical fitness, exercise, and kick boxing with approximately 10-15 students. Conditions recommended in the staff report can be complied with and they look forward to being part of the community.

Cheetah Chanthanao, applicant, said he is proud to provide the community with improving their health, said martial arts has been a great part of his life, and was available to answer any questions.

Commissioner Soto asked if feedback or concerns were received. Ms. Brown said no. In fact, after distribution of materials in the neighborhood, they received requests for sign-up and the response was quite enthusiastic.

Commissioner Teltschick-Fall questioned if the applicant was transferring from another facility or was it a first venture. Ms. Brown said Mr. Chanthanao ran a previous school in Oakland for about 10 years, sold it to former business partners last year when his mother was ill. He has returned from being out of the country wanting to re-open and start a new business in Richmond.

Sarathee Tee Janetvilay, San Pablo, voiced support for the request and said he was excited about the opening of the academy.

Cordell Hindler, Richmond, said kids need self-confidence in their lives. He was not against the request, but questioned how the facility will address this need.

The public hearing was closed.

ACTION: It was M/S (Soto/Lee) to approve PLN11-615 as recommended by staff, with the attached 16 conditions; unanimously carried.
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3. Reports of Officers, Board Members, and Staff

Ms. Velasco asked the Commission and the public to save the date of February 11, 2012 from 9:00 a.m. to 1:00 p.m. A kick off event will be held at Lavonya DeJean Middle School for the Livable Corridors project, a grant-funded project to do a form-based code for Macdonald Avenue, San Pablo Avenue, and continuation of work on 23rd Street. A series of group site visits, a presentation and table map activities will occur.

Commissioners wished everybody a Happy Chinese New Year.

Commissioner Soto announced the birth of his grandson on December 23, 2011. He asked for an update on the formula restaurant ordinance to apply to all C-1 areas, and Ms. Velasco agreed to follow-up via email to Commissioners on behalf of Mr. Rojas.

Commissioner Soto observed that those traveling along 23rd Street can tell the distinct difference between Richmond and San Pablo. San Pablo has implemented a traffic calming project on 23rd Street, which causes people to slow down. Additionally, he asked staff to address a light at the left-turn light from Hilltop Drive onto Bloom Drive which only turns green for about 3-4 seconds prior to going to yellow and then red.

Commissioner Teltschick-Fall asked that now that the Commission has made its recommendations to the City Council on the General Plan, she asked staff to confirm whether it must be sent back to the Commission if they do not agree with it. Mr. Privat replied that if there is a substantial modification that was not previously considered, it would return to the Commission.

Commissioner Reyes publicly congratulated Commissioner Soto and hoped the Commission can move forward on the healthy food ordinance. He said he looks daily at the Civic Center Pharmacy complex at Macdonald and 23rd Street which he feels has some potential. He asked how this fits into any plans for filling vacancies.

Adjournment - The meeting was adjourned at 7:03 p.m.