

PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
October 7, 2010
7:00 p.m.

COMMISSION MEMBERS

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

The meeting was called to order by Chair Duncan at 7:00 p.m.

Commissioner Lane led in the Pledge of Allegiance.

Chair Duncan introduced new Commissioners and Officers who were elected at the August 5, 2010 meeting; Vice Chair Sheryl Lane, Secretary Jeff Lee, and himself as Chair. He noted that Lina Velasco was serving as Acting Director for Planning and Building for Richard Mitchell, who was currently on medical leave. The Commission sent good wishes to Mr. Mitchell in his recovery.

ROLL CALL

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

Absent: None

INTRODUCTIONS

Staff Present: Lamont Thompson, Jonelyn Whales, Lina Velasco, Hector Lopez, and Carlos Privat

MINUTES

August 5, 2010

Commissioner Soto requested correction to introduction of new Commissioners, stating his first name is spelled, "Andrés".

Commissioner Teltschick-Fall referred to page 3, 5th paragraph from the bottom. Commissioner Lane and her comments were combined, and she separately asked the question regarding how items would be folded in to the EIR/EIS document.

Commissioner Lane referred to page 3 under the Brown Act - Public Forum, and said the statement was made by Commissioner Soto and not Commissioner Choi. The next paragraph's comments were made by Commissioner Teltschick-Fall and not by her as indicated.

ACTION: It was M/S (Soto/Lane) to accept the minutes of August 5, 2010, as amended; unanimously approved.

Chair Duncan provided an overview of meeting procedures for speaker registration and public hearing functions and procedures. He said items approved by the Commission may be appealed in writing to the City Clerk by Monday, October 18, 2010, by 5:00 p.m.

CONSENT CALENDAR

Chair Duncan noted Consent Calendar items included Items 1, 2 and 3 on the agenda.

Commissioner Teltschick-Fall said she contacted Mr. Lopez to discuss Item 1, and referred to page 3 of the report. She understands there have been problems enforcing the codes for safe disposal of oil. Given this fact and to understand how conditions would be met, she questioned how code enforcement would work. Mr. Thompson said Environmental Health and Code Enforcement staff work in conjunction with each other to keep the site clean and maintained, and he confirmed that annual inspections were also done to ensure conditions remain in place and are adhered to.

No staff members or audience members wished to remove items from the Consent Calendar.

Mr. Privat confirmed that the revised conditions, before the Commission, regarding the Richmond Annex Neighborhood Council should be attached to Item 3.

ACTION: It was M/S (Soto/Choi) to adopt the Consent Calendar consisting of Items 1 and 2, and Item 3 as revised to attach the October 7, 2010 letter of revised conditions from the Richmond Annex Neighborhood Council; unanimously approved.

Consent Calendar Items Approved:

- 1. PLN 10-143: Curotto Auto Repair Shop** - PUBLIC HEARING to consider a Conditional Use Permit to establish and operate an auto repair shop at 977 13th Street (APN: 530-023-006). C-2, General Commercial District. Jose Curotto, owner/applicant. Planner: Hector Lopez. Tentative Recommendation: Conditional Approval
- 2. PLN 10-138: Outdoor/Sidewalk Dining for the Up and Under Pub Restaurant** - PUBLIC HEARING to review and consider modification of an existing Conditional Use Permit to allow outdoor dining at the Up and Under Pub restaurant at 2 W. Richmond Avenue (APN: 558-122-020). C-1, Neighborhood Commercial District. Richard Lompa, owner; Nathan Trivers, applicant. Planner: Jonelyn Whales. Tentative Recommendation: Hold Over to 11/4/2010.
- 3. PLN 10-133: Tibetan Cultural Center** - PUBLIC HEARING to consider a Conditional Use Permit to allow the Tibetan Association of Northern California to conduct group assembly activities, including daycare, cultural performances, workshops, instructional classes, ceremonies and conferences in an existing building located at 5124 Huntington Avenue (APN: 510-092-032). A parking variance is requested to reduce the off-street parking requirement for the proposed uses and allow valet parking on-site based on recommended conditions of approval. MFR-1, Multi-Family Residential District. Huntington West, LLC, owner; Tibetan Association of Northern California, applicant. Planner: Jonelyn Whales. Tentative Recommendation: Conditional Approval

Brown Act – Public Forum - None

COMMISSION BUSINESS

4. Recommendation from the Planning Commission regarding the Board and Commission Terms Ordinance

Mr. Thompson said recommendations have been made by the City Clerk for the terms and numbers of the Commission and Board members, as well as other changes regarding how members will serve. He said the Clerk was seeking input about the proposed modifications, and the Commission can comment and act as a body to make a recommendation.

Commissioner Lane referred to paragraph B on page 1; for a Commissioner appointed after July 1, 2011, it states one half of the members shall serve a term which expires in 2013 and the other half will serve a term that expires in 2012. Mr. Thompson noted this is a staggered term which could be worked out as far as which members will terminate in 2013 and 2012. A commissioner will most likely end up with an additional year in order to establish the staggered terms.

Commissioner Soto said the terms are two years with a maximum of nine years of service. While he was unaware of the history, he said this seems unusual, as most terms tend to shadow the City Council, which are four year terms and staggered every two years. Chair Duncan said for those boards and commissions he has sat on in the past, Richmond's tradition is for two year terms.

Secretary Lee added that there are many Commissions affected and in some cases it is difficult to find people to volunteer their term. The two year term is more attractive to those who are hesitant to commit to four years. He added that a few years ago, there was discussion about either merging the Design Review Board and Planning Commission to make the approval process more efficient. He gathered this discussion ended and things will be left as is, which he supported.

Commissioner Teltschick-Fall said the two-year staggered terms are reasonable. She also supported the retention of the Design Review Board and Planning Commission as separate bodies.

Chair Duncan felt it was wise to institutionalize staggering and supported the proposal. He questioned Mr. Privat on the action to be taken. Mr. Privat replied that the Commission can choose to make no recommendation or make a recommendation to adopt the ordinance as proposed in the draft. Chair Duncan felt comments were clarifications.

ACTION: It was M/S (Soto/Teltschick-Fall) to support the new ordinance; unanimously approved.

5. Reports of Officers, Commissioners and Staff

Ms. Velasco announced that the Final Draft Richmond Bike Plan will be presented to the public on Monday, October 18, 2010 At 6:00 p.m. at 440 Civic Center Plaza in the Multi-Purpose

Room, located in the basement. She invited the public and Commissioners to see the revealing of the Final Draft Plan.

Chair Duncan said Commissioners received notice of Ethics Training, which is due by December 31, 2010. Mr. Privat stated the City Attorney's office is providing one final training session on October 14, 2010 at 2:00 p.m. and training can be conducted on-line as well.

Commissioner Soto reported this Saturday morning is the GRIP Harmony Walk at 9:00 a.m. This will help focus on homelessness issues. Later that afternoon, the Citizens for Better Environment are hosting a semi-annual Richmond Toxics Tour at 11:00 a.m., 12:00 noon, and 2:00 p.m. In yesterday's Chronicle he was quoted on a story where he identified himself as a Richmond Planning Commissioner which was in response to the recent political activity of the Richmond Police Officers Association and the Richmond Firefighters Association. He wanted to make it clear that he was not speaking on behalf of the Planning Commission and comments in no way reflects on his feelings towards the Police Department, its officers and firefighters and the work they do for the City.

Commissioner Teltschick-Fall said she and Commissioner Lee joined the Planning for a Healthy Communities classes put on by the Contra Costa Community Leadership Academy, which is sponsored by the Public Health Law and Policy. They have attended three classes thus far, and Ms. Velasco will present at a future class. She believes the classes are helpful in making a healthier place, and they provide an opportunity to meet new people.

Secretary Lee agreed. He said the courses are very informative and he also thanked Chair Duncan for chairing Commission meetings.

Commissioner Lane said she would be speaking at a Leadership Academy session on October 16, 2010 about being a Commissioner as well as discussing her experiences in community engagement, land use and planning issues.

Commissioner Beckles had no report.

Commissioner Soto said he is a member of the Board for Groundwork Richmond and they just hired their first Executive Director, Mr. Will Osuna, who occupies a desk in the Planning Department and they look forward in helping the greenway get going.

Chair Duncan said he received a matrix or forecasting calendar of future projects from planning staff, and he confirmed with Ms. Velasco it can be forwarded to all Commissioners in order that they are prepared for future meetings.

Commissioner Teltschick-Fall confirmed with Ms. Velasco that as changes are made to the calendar, Commissioners would also receive an update of the calendar.

Adjournment

The meeting was adjourned at 7:35 p.m.