

**PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL**

450 Civic Center Drive, Richmond, CA
January 17, 2013
6:30 p.m.

COMMISSION MEMBERS

Sheryl Lane, Chair	Andrés Soto, Vice Chair
Roberto Reyes, Secretary	Andrew Butt
Ben Choi	Carol Teltschick-Fall
Marilyn Langlois	Melvin Willis

The regular meeting was called to order by Chair Lane at 6:32 p.m. and the Commission welcomed Marilyn Langlois, a newly appointed Commissioner.

Chair Lane led in the Pledge of Allegiance.

ROLL CALL

Present: Chair Lane, Vice Chair Soto, Secretary Reyes and Commissioners Choi, Langlois and Willis

Absent: Commissioner Butt

INTRODUCTIONS

Staff Present: Lina Velasco, Hector Rojas, Richard Mitchell and Carlos Privat

MINUTES

October 18, 2012:

ACTION: It was M/S (Soto/Choi) to approve the October 18, 2012 minutes; unanimously carried (Langlois abstained).

December 6, 2012:

ACTION: It was M/S (Soto/Choi) to approve the December 6, 2012 minutes; unanimously carried (Langlois abstained).

AGENDA

Chair Lane 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, 2012, by 5:00 p.m. and as needed, announced the appeal process after each affected item.

CONSENT CALENDAR

Chair Lane reported there are 3 items on the Consent Calendar. She asked if there were any members of the Commission, staff or the public who wished to remove items. Ms. Velasco noted there were speakers signed up for Items 1 and 2 and the Brown Act.

ACTION: It was M/S (Soto/Reyes) to approve Item 3 on the Consent Calendar; unanimously carried.

Consent Calendar Approved:

3. **PLN12-356: Flor De Jalisco Taco Truck** - PUBLIC HEARING to consider renewal of a Conditional Use Permit to operate an existing mobile vending unit at 710 23rd St. (APN: 528-360-028). C-2, General Commercial District. Lu Nancy Chao, owner; Joaquin Rodriguez, applicant; Planner: Hector Rojas; Tentative Recommendation: Conditional Approval.

BROWN ACT – PUBLIC FORUM

Cordell Hindler, Richmond, spoke on his vision and requested the Commission consider the possibility of locating an ice skating rink, a hotel, and a toy store in Richmond.

Items Removed from the Consent Calendar:

1. **PLN12-352: Hotel Mac Extended Stay Annex** - PUBLIC HEARING to consider a Conditional Use Permit to convert an existing two-story office building into an extended stay hotel for the Hotel Mac. The new extended stay hotel will consist of five rooms at 30 Railroad Ave. (APN: 558-122-039). C-1, Neighborhood Commercial District. Byers Insurance Service, Inc., owner; Katy Sielen, applicant; Planner: Hector Rojas; Tentative Recommendation: Conditional Approval.

Hector Rojas gave the staff report and an overview regarding the applicant's request to convert an existing office building into a 5 unit extended stay hotel operated by the Hotel Mac. He described hotel features, clients who would support the hotel, interior and exterior changes, and said staff recommends conditional approval of the application.

Adam Wigg, project architect, said he has been working closely with Mr. Rojas who has been helpful. He described the existing two-story building which had office suites. Two of the four suites were vacant and not used to their full potential and recently, the remaining two tenants have left. The proposed exterior changes include removal of an overgrown bush on the left side where they will plant new native drought tolerant plants. The 8 foot high chain link fence with overgrown vegetation will be removed and they will install a 42 inch low iron rail fence. They will replace all existing overgrown landscaping with new native plant species. The existing ADA ramp to get to the first floor is non-compliant and it will be replaced with a new code compliant ramp. In the rear, there is a deck off of one unit and they would match similar decks of the lower unit and replace the fence along the property line. Exterior changes consist of removing one window and adding a sliding glass door to allow for access to the new deck as well as shifting and adding one door since there will be 5 units instead of 4 units. The interior will be rehabilitated with ceiling replacement, new bathroom finishes and addition of bathrooms in each unit. Their client is the property manager for the family that owns the Hotel Mac and based on their market research, there is substantial demand for extended stay. Most clientele would be

contract workers that work for Chevron. The renovation would be great for the neighborhood and most of the people would stay in the neighborhood for dinner and anticipate them spending five times as much than office workers would spend.

Vice Chair Soto confirmed the hotel would begin to address one of Mr. Hindler's requests.

Commissioner Langlois questioned and confirmed that Mark Bidderland was the property manager for the Hotel Mac. The owner of the property Byers Insurance Service, Inc., owner; it will be managed by the Hotel Mac and will be called Hotel Mac with a descriptive term of "extended stay". She asked if it had any connection to Extended Stay America hotels, and Mr. Wigg said it is a small, independently owned establishment.

Public Comments:

Cordell Hindler, Richmond, voiced his support for the hotel and said it will bring revenue to the City.

Mr. Rojas summarized that staff supports approval of the request, as proposed.

The public hearing was closed.

ACTION: It was M/S (Soto/Choi) to approve PLN12-352, with staff findings and recommendations; carried unanimously.

- 2. PLN12-354: Flor De Jalisco Taco Truck - PUBLIC HEARING** to consider renewal of a Conditional Use Permit to operate an existing mobile vending unit at 2025 Macdonald Ave. (APN: 514-070-020). C-B, Central Business District. Joaquin Rodriguez, owner/applicant; Planner: Hector Rojas; Tentative Recommendation: Conditional Approval.

Hector Rojas gave the staff report and an overview regarding the applicant's request for a conditional use permit renewal to continue operating an existing mobile vending truck at 2025 Macdonald Avenue for a two year period. Hours of operation are 9am to 12am Sunday through Thursday and 9am to 1am Friday through Saturday. As a condition of the prior CUP, the applicant was required to provide security guards after 9pm and operations will remain the same. A site visit was conducted and the applicant remains in compliance with the CUP and staff recommends conditional approval.

Chair Lane recognized that the applicant waived a presentation on the item.

Public Comments:

Cordell Hindler, Richmond, said he agrees with the need for security guards to address any customer complaints late at night and supported the CUP's two-year renewal.

Mr. Rojas summarized that staff recommends conditional approval.

The public hearing was closed.

ACTION: It was M/S (Reyes/Soto) to approve PLN 12-354 with staff findings and recommendations; carried unanimously.

COMMISSION BUSINESS

4. Reports of Officers, Commissioners and Staff

Ms. Velasco announced that the Richmond Bay Campus Notice of Preparation for the EIR has been released. There will be a scoping meeting at the City Council Chambers on January 23, 2013 from 7pm to 9pm.

Mr. Rojas stated the Housing Element was adopted by the City Council last Tuesday night and he extended his appreciation for the hard work the Commission did on the element. He commented that the Commission will be busy in the coming year working on study items for the different programs.

Mr. Mitchell welcomed new Commissioner Langlois and welcomed everybody in the New Year. Staff is beginning to see some activity in the light industrial sector and they hope to be bringing interesting land use items to the Commission. They will also return with a date for a retreat.

Mr. Privat reminded Commissioners of the need to complete and submit to the City Clerk Conflict of Interest training. The City Attorney's office provided two sessions and there is a self-study program on the FPPC's website.

Commissioner Langlois reminded everyone that this coming Monday is Martin Luther King, Jr. holiday and many organizations in Richmond will be hold the 6th Annual MLK, Jr. Day of Service on the Richmond Greenway and 6th and 16th Streets from 9am to 2pm. She hoped for good attendance.

Commissioner Reyes welcomed Commissioner Langlois to the Commission and is happy to be working with her. He referred to the Lawrence Berkeley National Lab's Phase I project and recognized Councilmember Jeff Ritterman for his leadership.

Vice Chair Soto announced that Common Cause, which is a national organization, has called for and is organizing a march this Saturday at 12 noon to commemorate the 3rd anniversary of the Citizens United Decision, an erroneous decision by the Supreme Court that declared corporations are human beings under the Constitution and therefore, have first amendment rights to spend as much money as they want to corrupt elections. Anyone interested can meet up at the Richmond BART Station at noon and march down Macdonald Avenue through Pt. Richmond to the gates of Chevron. They will be joined by the Brass Liberation Orchestra. He added that a number of organizations are also going to be working on the Greenway on Monday.

Chair Lane wished everyone a Happy New Year and she thinks it will be an exciting time for the Commission, given new commissioners and many projects and study with the Housing Element, the mobile vending ordinance, and others.

Adjournment - The meeting was adjourned at 7:04 p.m.