

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

COMMISSION MEMBERS

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

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, Claudia Garcia, and Yu-Hsiang (Michael) Huang

Absent: Commissioner Jen Loy

INTRODUCTIONS

Staff Present: Planning Staff: Lina Velasco, Roberta Feliciano and Attorney Carlos Privat

MINUTES:

February 16, 2017:

ACTION: It was M/S/C (Butt/Baer) to approve the Minutes of February 16, 2017; which carried by the following vote: 5-0-1 (Ayes: Langlois, Butt, Baer, Garcia, Huang; Noes: None; Absent: Loy).

March 16, 2017:

ACTION: It was M/S/C (Butt/Baer) to approve the Minutes of March 16, 2017; which carried by the following vote: 5-0-1 (Ayes: Langlois, Butt, Baer, Garcia, Huang; Noes: None; Absent: Loy).

June 15, 2017:

ACTION: It was M/S/C (Butt/Baer) to approve the Minutes of June 15, 2017; which carried by the following vote: 5-0-1 (Ayes: Langlois, Butt, Baer, Garcia, Huang; Noes: None; Absent: Loy).

AGENDA

Chair Langlois provided an overview of the hearings procedures including how to submit a public comment card, when to speak to the Commission and the consent calendar.

CONSENT CALENDAR

Staff updated the Commission that there are no changes to the consent calendar. Chair Langlois asked the Commission if there were any items they wished to be removed from the consent calendar and Vice Chair Butt voiced to remove Item One.

Chair Langlois voiced that Item One would be removed and Item Two would not be heard at tonight's meeting so there were no items on the consent calendar.

BROWN ACT – Public Forum

CORDELL HINDLER, Richmond, showed a visual aid for an idea for a spa in downtown Richmond and he asked the Commission to think about considering one.

NEW ITEM

1. PLN17-233: Grocery Outlet CUP Amendment PUBLIC HEARING to consider a request for a Conditional Use Permit amendment for a Type-21 Alcoholic Beverage Control (ABC) license for off sale general which authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold at 12010 San Pablo Ave. (APN: 501-241-012). CM-4, Commercial Mixed-Use, Gateway/Node and IS-1, Form Based Code Overlay District. RI Richmond LLC, owner; Compass Commercial Group Inc., applicant Planner: Roberta Feliciano, Tentative Recommendation: Conditional Approval

Ms. Feliciano introduced Katy Schardt, who will speak on behalf of Grocery Outlet. Ms. Velasco explained that Grocery Outlet currently holds a Type-20 ABC license to sell beer and wine. They are requesting a CUP approval for a Type-21 license to sell beer, wine, and distilled spirits.

Staff explained there are two conditions of approval on the draft resolution; 7D and E. One condition is to allow for the sale of craft beer in a 22-ounce container or larger. The other condition that was mentioned is the request for additional street trees and parking lot trees. The applicant agrees to those conditions if the Commission wishes to add them.

Ms. Katy Schardt, the representative for Grocery Outlet, states that the store has been operating since May 2013. Required notification for the change in permits was posted in the store, sent out to surrounding residents and no complaints or concerns were received from the public. Ms. Schardt explains that it's important to carry spirits in order to stay competitive with other grocery stores and that the section for alcohol will not be increased in size inside the store.

Vice Chair Butt voiced that he has no issue with the change in the permit. He was the one who spoke to Staff about possibly including trees into the conditions of approval and is glad to hear that the applicant is amenable to the condition.

The public hearing was closed.

Vice Chair Butt made a motion to approve with one additional condition, that they plant and maintain a total of eight trees; six in the parking lot and two along San Pablo Ave.

This item can be appealed in writing and paying the appeal fee to the City Clerk by Monday, September 18, 2017, by 5:00 p.m. stating what, in the Planning Commission's decision, is in error.

ACTION: It was M/S/C (Butt/Garcia) to approve PLN17-233: Grocery Outlet CUP Amendment to allow a Conditional Use for at Type-21 ABC Permit for off sale beer, wine and distilled spirits with the staff recommended findings and staff recommending conditions with one additional condition of adding and maintaining eight trees; six in the parking lot and two along San Pablo Ave; which carried by the following vote: 5-0-1 (Ayes: Langlois, Butt, Baer, Garcia, Huang; Noes: None. Absent: Loy).

2. PLN17-309: New Health Club PUBLIC HEARING to consider a Conditional Use Permit to operate a health club at the former Circuit City building located in the Hilltop Plaza Shopping Center at 4100 Klose Way (APN: 405-290-064). CR, Regional Commercial District. DDRM Hilltop Plaza LP, owner; Tracy Lum, applicant Planner: Hector Lopez, Tentative Recommendation: Withdrawn

(This item was not heard as the application was withdrawn)

COMMISSION BUSINESS

3. Update on the Richmond Wholesale Meats CUP

Ms. Feliciano voiced that there have been several emails and correspondence about the Richmond Wholesale Meats CUP Amendment that the Planning Commission approved in September 2016. All conditions have been met with the exception of the property line and the loading dock walls.

Ms. Feliciano said that the applicant submitted to the Building Department for permits and it's currently in plan check pending some structural analysis. If approved the construction of the loading dock wall could begin next month. BCDC disclosed that there are some pending details they are looking for on the plans but once that information is submitted, the permit will be approved.

Vice Chair Butt wanted to thank the applicant for providing the matrix to the Commission and Chair Langlois echoed Vice Chair Butt's comment of thanks.

Chair Langlois reiterates the loading dock doesn't require BCDC approval and will begin construction probably next month. Ms. Feliciano answers Chair Langlois question that based on when the applicant submits the requested information to BCDC, it has 90-days to approve a permit so the southern wall can begin construction possibly by the end of the year.

Vice Chair Butt reiterates that the applicant has submitted everything for the CUP except for the additional information BCDC requested and that the applicant has hired a security detail for the parking area.

Chair Langlois read a letter from [Janey Courts], a Richmond resident, who voiced her concerns that none of the requirements for the CUP have been followed; no walls have been built, no

parking signs have been installed, no idling signs have not been installed, and the curbs have not been painted red.

Ms. Feliciano states that the no parking and no idling signs have been installed and that the red curbs were not a condition in the CUP. She states that she will follow up with the other City Departments to see if the request from the Commission that the City paint those curbs red is being followed through on.

4. Reports of Officers, Commissioners and Staff

Staff states that they have no reports at this time.

Vice Chair Butt reports that there are a couple upcoming events this weekend. There is a free summer concert series at Point Richmond and Saturday is Picnic in the Park at George Carroll Park that is free to the public. The proceeds from the event will go to local non-profits.

Chair Langlois expressed her appreciation and gratitude to the outgoing Chair, Sheryl Lane, who termed out over the summer.

5. Adjournment - The meeting was adjourned at 6:55 p.m. to the next regular meeting on October 5, 2017.