



time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 10:30 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2, 3, 4

BROWN ACT

PUBLIC FORUM - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

**NEW ITEMS**

**CC 1. PLN18-255: Nobilis Conditional Use Permit**

PUBLIC HEARING to consider a Conditional Use Permit to establish a restaurant with a type-41 (on-sale beer and wine) alcoholic beverage control license within an existing commercial building at 1900 Stenmark Dr. (APN: 561-080-004). CC, Coastal Commercial District.

PSP Inc., owner; Daryl Heline, applicant

Planner: Roberta Feliciano

Tentative Recommendation: Conditional Approval

**CC 2. PLN17-556: Aspire Richmond Technology New School Facility**

PUBLIC HEARING to consider a Conditional Use Permit for the construction of a ±18,500 square foot multi-purpose building and associated improvements at Aspire Richmond Technology Academy at 3170 Hilltop Mall Road (APN: 405-290-016). Enrollment will not increase. CR, Regional Commercial District.

3170 Hilltop Mall Road, LLC, owner/applicant

Planner: Hector Lopez

Tentative Recommendation: Conditional Approval

**CC 3. PLN18-154: Cannabis Cultivation Conditional Use Permit**

PUBLIC HEARING to consider a Conditional Use Permit for a medical cannabis cultivation facility in an 5,000 sf building at 717 S.32<sup>nd</sup> St. (APN: 549-204-042). IL, Light Industrial District.

Rose Khallouf, owner; Stemm Enterprise, LLC, Applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

**CC 4. PLN18-267: Supreme Kids Academy Conditional Use Permit**

PUBLIC HEARING to consider a Conditional Use Permit for a 3,433 sf pre-school community facility at 3065 Richmond Parkway, Suite 111 (APN: 405-372-004). IB, Industrial Business District.

Wang Brothers Investments LLC, owner; Tera Taylor, Applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

**STUDY SESSION**

**5. PLN18-277: Point Molate Land Use Vision**

STUDY SESSION to receive and provide comments on the draft Point Molate land use vision plan for City Council consideration. The land use vision will be used to guide the solicitation of development proposals from master developers for Point Molate at 2100 Stenmark Drive (APN: 561-100-008). IL, Industrial, Light; CG, General Commercial, PR, Parks And Recreation, RM1, Medium Density Multi-Family Residential, RH, Hillside Residential, And OS, Open Space District.

City of Richmond, owner

Planner: Lina Velasco

Tentative Recommendation: Receive and Provide Comments

**COMMISSION BUSINESS**

**6. Reports of Officers, Commissioners and Staff**

**COMMUNICATION ACCESS INFORMATION:**

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.