

AGENDA
DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, January 14, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

HELD OVER ITEMS

1. DR 1100208 Addition of Second Story Covering First Level Of Dwelling

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to add a ±1,507 SF second story completely covering the first level of the existing single-family dwelling at 3127 Alta Mira Dr. (APN 414-061-025). SFR-3 District.

Jose Lopez, owner/applicant

Staff Person: *Tanya Boyce*

Tentative Recommendation: Hold Over To 2/11/04

2. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 11/12/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: Joe Light

Tentative Recommendation: Conditional Approval

3. DR 1100233 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 11/19/03 to consider a proposal to construct a ±2,660 SF two-story single-family dwelling for congregate (senior) care usage at 526 Florida Ave. (APN 550-201-001). SFR-3 District

Ray Robinson, owner/applicant

Staff Person: *Joe Light*

Tentative Recommendation: Hold Over To 2/11/04

NEW ITEMS

4. DR 1100440 New Church Building, Parish House & Parking Lot

PUBLIC HEARING to consider a proposal to construct a ±10,000 SF church, a ±2,531 SF Parish House and construct a ±18,071 parking lot at 605 So. 16th St. (APNs 544-262-008; 544-331-002; 544-331-005; 544-331-020). Knox Cutting Specific Plan, Low Density Residential.

Tommie Bradford, owner; Benjamin Turner, Hilltop Construction, applicant

Staff Person: Judy Battle

Recommend Conditional Approval To Planning Commission

5. DR 1100240 Two New Industrial Office Buildings

PUBLIC HEARING to consider a proposal to construct two new industrial office buildings totaling ±9,218 SF at 3701 Collins Ave. (APN 408-060-002 & 408-060-001). M-2 District. Jay Fenton, owner, applicant

Staff Person: Lamont Thompson

Tentative Recommendation: Hold Over To 1/28/04

6. DR 1100338 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,618 SF single-family dwelling on Marina Bay Pkway. Between Potrero Ave. & Cutting Blvd. (APN 544-302-022).

Knox Cutting Specific Plan, Residential Low Density

Carl Adams, owner; Stan Ginn, applicant

Staff Person: Tanya Boyce

Applicant Withdrew Application No Action Required

7. DR 1100367 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,944 SF single-family dwelling at 150 So. 13th St. (APN 544-022-015). Knox Cutting Specific Plan, Residential Low Density Snymatrix, owner; Norcal Construction, applicant

Staff Person: Ruby Benjamin

Tentative Recommendation: Conditional Approval

8. DR 1100329 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,545 SF single-family dwelling

at 1521 Hoffman Blvd. (APN 544-331-009).
Knox Cutting Specific Plan Residential Low Density
Barragan Builders, owner; Stan Ginn, applicant
Staff Person: Tanya Boyce

Recommend Conditional Approval To Planning Commission

9. DR 1100327 One Story Office Building Addition In Rear Of Site

PUBLIC HEARING to consider a proposal to construct a ±1,350 SF one story addition to the rear of an office building with modifications to parking area and landscaping at 12960 San Pablo Ave. (APN 523-001-026). C-2 District.

Ray Smith, owner/applicant
Staff Person: Lamont Thompson

Hold Over And Readvertise When Revised Plans Are Submitted

10. DR 1100326 Modification Of Front Façade And Rear Addition

PUBLIC HEARING to consider a proposal to construct a ±131 SF rear addition to an existing commercial building and modify the building's front façade to provide handicap accessibility and accessible rest rooms at 12972 San Pablo Ave. (APN 523-011-001). C-2 District.

Ray Smith, owner; Bruce Brubaker, applicant
Staff Person: Lamont Thompson

Tentative Recommendation: Conditional Approval

11. DR 110315 Enclose Front Porch, Remove Swimming Pool & Add Garage

PUBLIC HEARING to consider a proposal to enclose the front porch of an existing single-family dwelling, remove swimming pool and construct a two-car garage at 449 Golden Gate Ave. (APN 558-283-003). MFR-1 District.

Greg Wolfe, owner/applicant
Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

12. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

*Action on items indicated by RECOMMENDATION are not final but become DRB recommendations to be forwarded to the Planning Commission.

AGENDA
DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, January 28, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 6, 7, 8, 9, 10

HELD OVER ITEMS

1. DR 03-49 INFILL HOUSING PROGRAM

PUBLIC HEARING HELD OVER FROM 12/10/03 to consider revised designs of single-family dwellings for the City of Richmond's Infill Housing Program Pattern Book. City-wide.

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

2. DR 1100305 NEW SINGLE-FAMILY DWELLING

PUBLIC HEARING HELD OVER FROM 12/10/03 to consider a proposal to construct a ±1,388 SF new single-family dwelling at 2427 Andrade Ave. (APN 528-020-021). SFR-3 District.

Rocendo Garcia, owner; Henry Rullier, applicant

Staff Person: Tanya Boyce

Tentative Recommendation: Deny

3. DR 1100329 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/14/04 to consider a proposal to construct a ±1,545 SF single-family dwelling at 1521 Hoffman Blvd. (APN 544-331-009).

Knox Cutting Specific Plan Residential Low Density

Barragan Builders, owner; Stan Ginn, applicant

Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS

4. DR 02-234 & DR 02-235 Update Of Hope VI Project

PUBLIC HEARING to hear an update of the Hope VI Project to construct single-family and multi-family residential structures for Easter Hill and Cortez developments located north of I-580, east of South 23rd St., south of Cutting Blvd., and west of South 28th St. (APNos. 549-160-001; 549-170-019; 549-180-012). MFR & PA Districts of the Knox/Cutting Specific Plan.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant

Staff Person: Judy Battle

Tentative Recommendation: No Action Required

5. DR 1100219 Study Session On Proposed 43 Lot Subdivision

A STUDY SESSION for the proposed 43 lot subdivision at 4710 Valley View Rd. (APNos. 431-233-010; 431-233-012; 431-233-013; 431-233-014. C-2 District. For advisory only, no formal action will be taken.

Staff Person: LaMont Thompson

Tentative Recommendation: No Action Required

6. DR 1100240 Three New Industrial Office Buildings

PUBLIC HEARING to consider a proposal to construct three new industrial office buildings totaling ±13,272 SF at 3701 Collins Ave. (APN 408-060-002 & 408-060-001). M-2 District. Jay Fenton, owner/ applicant

Staff Person: Lamont Thompson

Tentative Recommendation: Conditional Approval

7. DR 1100360 New Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,849 SF two-story single-family dwelling at 218 16th St. (APN 540-160-020). SFR-3 District.

Ed Camacho, owner/applicant

Staff Person: Robie Evangelista

Recommend Conditional Approval To Planning Commission

8. DR 1100414 Pedestrian Bridge

PUBLIC HEARING to consider a proposal to construct a ±1,582 SF covered walkway pedestrian bridge connecting an existing parking garage and condominium structures at 1240 Brickyard Wy. (APN 560-340-037). PA District.

Brickyard Landing LLC, owner; Buis Construction Services, applicant

Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

9. DR 1100382 New Detached Unit With Attached Two Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,246 SF detached unit with attached two car garage at 644 17th St. (APN 514-290-037). MFR-1 District.

Matias Grimoldi, owner/applicant

Staff Person: Robie Evangelista

Recommend Conditional Approval To Planning Commission

10. DR 1100413 Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add ±1,000 SF to an existing ±950 SF single-family dwelling at 318 Gertrude Ave. (APN 561-182-001). SFR-3 District.

Camilo Alberto, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

11. DR 1100384 Façade Improvement

PUBLIC HEARING to consider a 475 SF Façade improvement to a previously approved addition (DR 01-121R) at 3033 Rheem Ave. (APN 526-220-014). SFR-3 District.

Blanca Baeza, owner; Roberto Pena, applicant

Staff Person: Judy Battle

Tentative Recommendation: Deny

BOARD BUSINESS

12. Reports of Officers, Board Members

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, February 11, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 6, 7, 8, 9, 10, 11, 12

HELD OVER ITEMS

1. DR 1100208 Addition of Second Story Covering First Level Of Dwelling

PUBLIC HEARING HELD OVER FROM 1/14/04 to consider a proposal to add a ±1,507 SF second story completely covering the first level of the existing single-family dwelling at 3127 Alta Mira Dr. (APN 414-061-025). SFR-3 District.

Jose Lopez, owner/applicant

Staff Person: Tanya Boyce

Tentative Recommendation: Deny

2. DR 1100233 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/14/04 to consider a proposal to construct a ±2,660 SF two-story single-family dwelling for congregate (senior) care usage at 526 Florida Ave. (APN 550-201-001). SFR-3 District

Ray Robinson, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Hold Over To 3/10/04

3. DR 1100440 New Church Building, Parish House & Parking Lot

PUBLIC HEARING HELD OVER FROM 1/14/04 to consider a proposal to construct a ±10,000 SF church, a ±2,531 SF Parish House and construct a ±18,071 parking lot at 605 So. 16th St. (APNs 544-262-008; 544-331-002; 544-331-005; 544-331-020). Knox Cutting Specific Plan, Low Density Residential.

Tommie Bradford, owner; Benjamin Turner, Hilltop Construction, applicant

Staff Person: Judy Battle

Tentative Recommendation: Hold Over To 2/25/04

4. DR 03-49 INFILL HOUSING PROGRAM

PUBLIC HEARING HELD OVER FROM 1/28/04 to consider revised designs of single-family dwellings for the City of Richmond's Infill Housing Program Pattern Book. City-wide.

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

5. DR 1100360 New Single Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/28/04 to consider a proposal to construct a ±1,849 SF two-story single-family dwelling at 218 16th St. (APN 540-160-020). SFR-3 District.

Ed Camacho, owner/applicant

Staff Person: Robie Evangelista

Recommend Conditional Approval To Planning Commission

NEW ITEMS

6. GPA/PA/TM 1100395 Study Session On 172 Lot Subdivision

A STUDY SESSION for the proposed 172 lots subdivision at 2800 Hilltop Mall Rd. 72 units would be duets and 100 units would be townhouses. (APNs 405-301-004, -006, -007). C-3 District.

For advisory only, no formal action will be taken.

Staff Person: LaMont Thompson

Tentative Recommendation: No Action Required

7. DR 02-234 & DR 02-235 Revisions To Hope VI Project

PUBLIC HEARING to consider revisions to the Hope VI Project to construct single-family and multi-family residential structures for Easter Hill and Cortez developments located north of I-580, east of South 23rd St., south of Cutting Blvd., and west of South 28th St. (APNs 549-160-001; 549-170-019; 549-180-012). MFR & PA Districts of the Knox/Cutting Specific Plan.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant

Staff Person: Judy Battle

Tentative Recommendation: Conditional Approval

8. DR 1100477 Façade Improvement To Existing Building

PUBLIC HEARING to consider a proposal to construct ±2,120 SF façade improvement to an existing building at 3563 San Pablo Dam Rd. (APN 420-022-007). C-2 District.

Gabriela R. Tigges, owner/applicant

Staff Person: Judy Battle

Tentative Recommendation: Conditional Approval

9. DR 1100421 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,912 SF one-story dwelling with attached one-car garage and tandem parking at 524 So. 29th St. (APN 549-192-022).

Low density residential district of the Knox/Cutting Specific Plan Area.

Isilela Mafuahinyano, owner; Stan Ginn, applicant

Staff Person: Lori Reese-Brown

Recommend Conditional Approval To Planning Commission

10. DR 1100429 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,768 SF one-story dwelling with attached one-car garage with tandem parking at 715 So. 29th St. (APN 549-201-004). Low density residential district of the Knox/Cutting Specific Plan Area.

Kee Chang, owner/applicant

Staff Person: Lori Reese-Brown

Recommend Conditional Approval To Planning Commission

11. DR 02-156R New Detached Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±640 SF detached second dwelling unit at 1028 Pennsylvania Ave. (APN 534-142-008, -009). SFR-3 District.

Martin Andrade, owner; Greg Messersmith, applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

12. DR 1100426 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±90 SF second story addition to an existing single-family dwelling at 1556 Mariposa St. (APN 508-231-017). SFR-3 District.

Erich Riechenbach, owner; R.J. Reynolds, applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Reports of Officers, Board Members

Public Forum - Brown Act

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HELD OVER ITEMS

1. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 1/14/04 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Hold Over To 3/24/04

2. DR 1100327 One Story Office Building Addition In Rear Of Site

PUBLIC HEARING HELD OVER FROM 1/14/04 to consider a proposal to construct a ±1,350 SF one story addition to the rear of an office building with modifications to parking area and landscaping at 12960 San Pablo Ave. (APN 523-001-026). C-2 District.

Ray Smith, owner/applicant

Staff Person: Lamont Thompson

Tentative Recommendation: Hold Over To 4/28/04

3. DR 1100413 Addition to Existing Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/28/04 to consider a proposal to add ±1,000 SF to an existing ±950 SF single-family dwelling at 318 Gertrude Ave. (APN 561-182-001). SFR-3 District.

Camilo Alberto, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

4. DR 1100440 New Church Building, Parish House & Parking Lot

PUBLIC HEARING HELD OVER FROM 2/11/04 to consider a proposal to construct a ±10,000 SF church, a ±2,531 SF Residence and construct a ±18,071 parking lot at 605 So. 16th St. (APNs 544-262-008; 544-331-002; 544-331-005; 544-331-020. Knox Cutting Specific Plan, Low Density Residential.

Tommie Bradford, owner; Benjamin Turner, Hilltop Construction, applicant
Staff Person: Judy Battle

Recommend Conditional Approval To Planning Commission

NEW ITEM

5. DR 1100484 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,326 SF second story addition at 521 37th St. (APN 516-080-006). SFR-3 District.

Naiseng Turn, owner/applicant
Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

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DRB BOARD MEMBERS

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APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8, 9

HELD OVER ITEMS

1. DR 1100233 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 2/11/04 to consider a proposal to construct a ±2,660 SF two-story single-family dwelling for congregate (senior) care usage at 526 Florida Ave. (APN 550-201-001). SFR-3 District

Ray Robinson, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Hold Over To 5/12/04

2. DR 03-49 INFILL HOUSING PROGRAM

PUBLIC HEARING HELD OVER FROM 2/11/04 to consider revised designs of single-family dwellings for the City of Richmond's Infill Housing Program Pattern Book. City-wide.

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

NEW ITEMS

3. DR 1100554 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±4,110 SF two-story single-family dwelling with an attached garage on Lot 5 Wildwood Ct. (APN 431-290-042). SFR-3 District.

Arturo Torres, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

4. DR 1100477 Façade Improvement To Existing Building

PUBLIC HEARING to reconsider a proposal to construct a ±2,120 SF façade improvement to an existing building at 3563 San Pablo Dam Rd. (APN 420-022-007). C-2 General Commercial District.

Gabriela B. Tigges, owner/applicant

Staff Person: Judy Battle

Tentative Recommendation: Conditional Approval

5. DR 1100520 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct one ±1,512 SF single-family dwelling on one lot at 5204 Van Fleet Ave. Knox/Cutting Specific Plan/Mixed Use.

Ralph Shannon, owner; Valentino Cancimello, applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

6. DR 1100521 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct one ± 2,025 SF single-family dwelling on one lot at 5204 Van Fleet Ave. Knox/Cutting Specific Plan/Mixed Use.

Ralph Shannon, owner; Valentino Cancimello, applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

7. DR 1100500 Two-Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,280 SF two story addition to an existing single-family dwelling that will result in a new 3-car garage and an attached second dwelling unit at 920 McLaughlin St. (APN 523-022-019). SFR-3 District.

Umesh Maharaj, owner/applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Hold Over To 4/28/04

8. DR 1100526 Second Story Addition To Single-Story Dwelling

PUBLIC HEARING to consider a proposal to construct a ±940 SF second story addition to a single-family dwelling at 132 Fourth St. (APN 538-310-021). SFR-3 District.

Justin Dawson, owner/applicant
Staff Person: Tanya Boyce

Recommend Conditional Approval To Planning Commission

9. DR 1100564 Second Story Addition To Single-Story Dwelling

PUBLIC HEARING to consider a proposal to construct a ±690 SF second story addition to an existing single-family dwelling at 5436 Esmond Ave. (APN 523-082-005). SFR-3 District.

Kathy Scharff, owner/applicant
Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

10. DR 1100616/1100617 Update Of Design Review Approvals

PUBLIC HEARING to consider an update of Design Review approvals of DR 01-68 (Magic Gardens) and DR 99-22R (American Soils) at 2121 San Joaquin St. (APN 507-251-007). Knox/Cutting Specific Plan/Mixed Use.

Deborah S. Bowman, owner; Louis Truesdell, applicant
Staff Person: Judy Battle

Tentative Recommendation: No Action Required

BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

*Action on items indicated by RECOMMENDATION are not final but become DRB recommendations to be forwarded to the Planning Commission.

AGENDA
DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, March 24, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 7, 8, 9, 10, 12

PRESENTATIONS

1. DR 1100346 (EID 1100346 & RZ 1100346) Campus Bay Residential Development

STUDY SESSION to consider the construction of a master planned community on 63.5 acres with a total of 1,330 residential dwelling units and 2,660 parking spaces at 1391 S. 49th St. (APN Nos. 560-050-021, 560-010-046, 560-010-047, 560-022-019, 560-023-026, 560-026-002, 560-027-005, 560-028-007, 560-050-007), Knox/ Cutting Specific Plan Heavy Industrial Land Use Designation, General Plan Designation Heavy Industry/901. Proposed building heights would range from 3-stories to 18-stories (40 feet to 200 feet). The proposed residential units would be a mixture of condominiums, townhouses, lofts and apartments. The project sponsor will discuss changes to the Campus Bay Business Park that will be necessary if the residential development is approved. Advisory only, no formal action will be taken.

Cherokee Simeon Venture, owner; Simeon Commercial Properties, applicant

Staff Person: Caron Jo Parker

2. DR 1100395 (GPA/PA/TM 1100395) Hilltop Retail Plaza Subdivision

STUDY SESSION to consider the construction of a 168 unit subdivision at 2800 Hilltop Mall Rd. (73 units would be duets and 95 units would be townhouses). (APN Nos. 405-301-004, 006, & 007). C-3 District. Advisory only, no formal action will be taken.

Hilltop Retail Plaza Associates, owner; Owen Poole, applicant

Staff Person: LaMont Thompson

3. DR 1100433 (EID 1100433) Regional Shopping Center

STUDY SESSION to consider the redevelopment of 12 existing retail/commercial service individual properties with ±250,760 SF of existing buildings located on ±17.53 acres into a new regional shopping center including a Target Store at 4300 Macdonald Ave. (APNos. 517-280-004; 517-280-005; 517-280-006; 517-280-007; 517-290-011; 517-290-004; 517-290-010; 517-310-001; 517-310-002; 517-310-003; 517-320-028; 517-320-029; 517-320-016; 517-320-017). C-2 & C-3 Commercial Districts. Advisory only, no formal action will be taken.

Peter Meier, SPI Management, owner/applicant

Staff Person: LaMont Thompson

HELD OVER ITEMS

4. DR 1100440 New Church Building, Parish House & Parking Lot

PUBLIC HEARING HELD OVER FROM 2/25/04 to consider a proposal to construct a ±10,000 SF church, a ±2,531 SF Residence and construct a ±18,071 parking lot at 605 So. 16th St. (APNs 544-262-008; 544-331-002; 544-331-005; 544-331-020. Knox Cutting Specific Plan, Low Density Residential.

Tommie Bradford, owner; Benjamin Turner, Hilltop Construction, applicant

Staff Person: Judy Battle

Tentative Recommendation: Conditional Approval

5. DR 1100484 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 2/25/04 to consider a proposal to construct a ±1,326 SF second story addition at 521 37th St. (APN 516-080-006). SFR-3 District.

Naiseng Turn, owner/applicant

Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 2/25/04 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenant drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Continue to 4/28/04

NEW ITEMS

7. DR 1100219 Valley View Road Subdivision

PUBLIC HEARING to consider a proposal to construct a 43 lot subdivision at 4710 Valley View Rd. (APNos. 431-233-010; 431-233-012; 431-233-013; 431-233-012). C-2 District.
Woodman Partners, LLC/Pentaco Mgt. Inc., owner; Darrel Bolognesi, applicant
Staff Person: LaMont Thompson

Recommend Conditional Approval To Planning Commission

8. DR 03-38R New Two-Story Duplex

PUBLIC HEARING to consider a proposal to construct a two story duplex of 5152 SF at 106 Macdonald Ave. (APN 538-181-001). C-1 District.
Nageeb Alnaga owner/applicant
Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

9. DR 1100659 New Car Wash, Fuel Station And Guardhouse

PUBLIC HEARING to consider the construction of a car wash, fuel station and guardhouse at 1311 Canal Blvd. (APNos. 560-320-016, 017 & 010). M-4 District.
Port of Richmond, owner; JWD Group, applicant
Staff Person: Judith Battle

Tentative Recommendation: Conditional Approval

10. DR 1100462 New Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±3100 SF single-family dwelling at Knobcone Ct. (APN 435-300-016). SFR-3 District.
Tirlochan Garcha, owner/applicant
Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

11. DR 1100561 Modification Of The Façade Of A Second Dwelling Unit

PUBLIC HEARING to consider modification of the ±490 SF façade of a second dwelling unit at 2524 Carlson Blvd. (APN 510-123-001). SFR-3 District.

Jill Picone, owner; Paul Picone, applicant

Staff Person: Walter Oetzell

Tentative Recommendation: Deny

12. DR 1100488 Legalization Of Shed At Rear Of Property

PUBLIC HEARING to consider the legalization of a ±440 SF storage shed at the rear of the property at 2811 Tulare Ave. (APN 526-310-023). SFR-3 District.

Damian Robles, owner/applicant

Staff Person: Caron Jo Parker

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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AGENDA
DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, April 14 , 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 6, 7, 8, 9, 10, 11, 12, 13

STUDY SESSIONS

1. DR 1100180 Study Session For Eagle Rock Aggregate Facility

STUDY SESSION to consider the construction of a ±54,531 SF rock aggregate storage building and a ±3,200 SF weigh station on the Parr Yard West/Levin-Richmond Terminal property at the southwest corner of Wright Ave. and 8th St. (APN 560-280-011). M-4 District; 906/Port/Marine Terminal/Ship Repair; Knox/Cutting Specific Plan.
Polaris Aggregates Inc., owner/applicant
Staff Person: Lori Reese-Brown

2. DR 1100503 North Bay Beverage Distribution Center

STUDY SESSION to consider the retention of the existing ±17,496 SF office building and ±247,033 SF warehouse, and subdivision of 4 lots and five additional buildings resulting in ±272,712 SF of additional development at 700 National Ct. (APNos. 550-020-015; 550-020-030; 550-020-029). Light Industrial, Knox/Cutting Specific Plan.
David Wilbur, Headlands Realty Corp., owner; Jay Tosdisco, Principal Ware Malcomb, applicant
Staff Person: Lamont Thompson

HELD OVER ITEMS

3. DR 1100477 Façade Improvement To Existing Building

PUBLIC HEARING HELD OVER FROM 3/10/04 to reconsider a proposal to construct a ±2,120 SF façade improvement to an existing building at 3563 San Pablo Dam Rd. (APN 420-022-007). C-2 General Commercial District.
Gabriela B. Tigges, owner/applicant
Staff Person: Judy Battle

Tentative Recommendation: Hold Over To 5/12/2004

4. DR 1100520 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/10/04 to consider a proposal to construct one ±1,512 SF single-family dwelling on one lot at 5204 Van Fleet Ave. Knox/Cutting Specific Plan/Mixed Use.

Ralph Shannon, owner; Valentino Cancimello, applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

5. DR 1100521 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/10/04 to consider a proposal to construct one ± 2,025 SF single-family dwelling on one lot at 5204 Van Fleet Ave. Knox/Cutting Specific Plan/Mixed Use.

Ralph Shannon, owner; Valentino Cancimello, applicant

Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 6. DR 1100522 New Industrial Building For Office Use

PUBLIC HEARING to consider a proposal to construct a new ±5,370 SF industrial building for office use at 235 S. First St. (APN 550-050-012). M-2 District; Light Industrial; Knox/Cutting Specific Plan.

David Weinstein, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 7. DR 1100625 New Two-Story Live/Work Unit With Attached One-Car Garage

PUBLIC HEARING to consider a proposal to construct a two-story live/work unit with an attached one car garage on Harbour Wy. (APN 534-340-019). C-1 District.

Luis Larios, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 8. **DR 1100621 New Single-Family Dwelling**

PUBLIC HEARING to consider the construction of a ±1,540 SF single-family dwelling at 5625 Clinton Ave. (APN 520-121-013). SFR-3 District.

Reinaldo De Carvalho, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

CC 9. **DR 1100632 Second Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider the construction of a ±1,462 SF second story addition to an existing single-family dwelling at 818 Kern St. (APN 523-083-020). SFR-3 District.

April Jorden-Faulkner, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 10. **DR 1100365 Second Dwelling Unit In Rear Yard**

PUBLIC HEARING to consider the construction of a ±347 SF second dwelling unit in the rear yard at 868 Lassen St. (APN 523-033-025). SFR-3 District.

Orlando F. Ortiz, owner/applicant

Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 11. **DR 1100617 Revisions To DRB Approval of DR 99-22R (American Soils)**

PUBLIC HEARING to consider revisions to Design Review Board approval of DR 99-22R (American Soils) to allow relocation of the soils mixing structure, construction of a greenhouse, materials storage bins and landscape garden display areas at 2121 San Joaquin St. (APN 507-251-007). Mixed Use District; Knox/Cutting Specific Plan.

Deborah S. Bowman, owner; Louis Truesdell, applicant

Staff Person: Judith Battle

Tentative Recommendation: Conditional Approval

CC 12. **DR 1100616 Revisions To DRB Approval of DR 01-68 (Magic Gardens)**

PUBLIC HEARING to consider revisions to Design Review Board approval of DR 01-68 (Magic Gardens) to allow the construction of a soil mixing structure and other site plan changes in the 2100 Block of San Joaquin St. (APN 507-251-007). Mixed Use District; Knox/Cutting Specific Plan.

Deborah S. Bowman, owner; Louis Truesdell, applicant

Staff Person: Judith Battle

Tentative Recommendation: Conditional Approval

CC 13. **DR 1100634 Accessory Structure, Three Car Garage, & Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a 22' tall accessory structure containing a 3 car garage on the ground level and a secondary dwelling unit on the upper floor of 367 Western Dr. (APN 558-030-001). SFR-2 District.

Stephan & Pati Kowalski, owner; Jay Betts, applicant

Staff Person: Joe Light

Tentative Recommendation: Hold Over To 5/12/2004

BOARD BUSINESS

14. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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AGENDA
DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, April 28, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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INFORMATIONAL PRESENTATIONS & STUDY SESSIONS

1. Informational Presentation: Richmond Bay Trail Interpretative Signage

INFORMATIONAL PRESENTATION regarding Richmond's Bay Trail Interpretative Signage Project. The project area extends from Shimada Park at the southeast edge of Richmond's Bay Trail around the Marina to the Ford Assembly Building and Sheridan Observation Point.
Staff Person: Judith Battle

2. Informational Presentation: East Macdonald Avenue Improvements

INFORMATIONAL PRESENTATION regarding street and landscape design improvements proposed along the east Macdonald Avenue Corridor from San Pablo Avenue to 39th Street. Proposed improvements include replacement of light fixtures, trash receptacles, benches and bus shelters. Landscape and hardscape improvements are also being planned along with storm drain improvements.

City of Richmond, owner/applicant

Staff Person: Judith Battle

3. DR 1100433 Study Session: Regional Shopping Center

STUDY SESSION to consider the redevelopment of 12 existing retail/commercial service individual properties with ±250,760 SF of existing buildings located on ±17.53 acres into a new regional shopping center including a Target Store at 4300 Macdonald Ave. (APNos. 517-280-004; 517-280-005; 517-280-006; 517-280-007; 517-290-011; 517-290-004; 517-290-010; 517-310-001; 517-310-002; 517-310-003; 517-320-028; 517-320-029; 517-320-016; 517-320-017. C-2 & C-3 Commercial Districts. Advisory only, no formal action will be taken.

Peter Meier, SPI Management, owner/applicant

Staff Person: LaMont Thompson

4. DR 1100346 (EID 1100346 & RZ 1100346) Campus Bay Residential Development

STUDY SESSION to consider the construction of a master planned community on 63.5 acres with a total of 1,330 residential dwelling units and 2,660 parking spaces at 1391 S. 49th St. (APN Nos. 560-050-021, 560-010-046, 560-010-047, 560-022-019, 560-023-026, 560-026-002, 560-027-005, 560-028-007, 560-050-007), Knox/ Cutting Specific Plan Heavy Industrial Land Use Designation, General Plan Designation Heavy Industry/901. Proposed building heights would range from 3-stories to 18-stories (40 feet to 200 feet). The proposed residential units would be a mixture of condominiums, townhouses, lofts and apartments. The project sponsor will discuss changes to the Campus Bay Business Park that will be necessary if the residential development is approved. Advisory only, no formal action will be taken.
Cherokee Simeon Venture, owner; Simeon Commercial Properties, applicant
Staff Person: Caron Jo Parker

NOTE: At the applicant's request, this item has been rescheduled to the 5/26/04 DRB Meeting.

HELD OVER ITEMS

5. DR 1100500 Two-Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/10/04 to consider a proposal to construct a ±1,280 SF two story addition to an existing single-family dwelling that will result in a new 3-car garage and an attached second dwelling unit at 920 McLaughlin St. (APN 523-022-019). SFR-3 District.
Umesh Maharaj, owner/applicant
Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

6. DR 1100462 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/24/04 to consider the construction of a ±3100 SF single-family dwelling at Knobcone Ct. (APN 435-300-016). SFR-3 District.
Tirlochan Garcha, owner/applicant
Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

7. DR 1100488 Legalization Of Shed At Rear Of Property

PUBLIC HEARING HELD OVER FROM 3/24/04 to consider the legalization of a ±440 SF storage shed at the rear of the property at 2811 Tulare Ave. (APN 526-310-023). SFR-3 District.
Damian Robles, owner/applicant
Staff Person: Caron Jo Parker

Tentative Recommendation: Conditional Approval

8. DR 1100621 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 4/14/04 to consider the construction of a ±1,540 SF single-family dwelling at 5625 Clinton Ave. (APN 520-121-013). SFR-3 District.
Reinaldo De Carvalho, owner/applicant
Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

9. DR 1100617 Revisions To DRB Approval of DR 99-22R (American Soils)

PUBLIC HEARING HELD OVER FROM 4/14/04 to consider revisions to Design Review Board approval of DR 99-22R (American Soils) to allow relocation of the soils mixing structure, construction of a greenhouse, materials storage bins and landscape garden display areas at 2121 San Joaquin St. (APN 507-251-007). Mixed Use District; Knox/Cutting Specific Plan.
Deborah S. Bowman, owner; Louis Truesdell, applicant
Staff Person: Judith Battle

Tentative Recommendation: Conditional Approval

10. DR 1100616 Revisions To DRB Approval of DR 01-68 (Magic Gardens)

PUBLIC HEARING HELD OVER FROM 4/14/04 to consider revisions to Design Review Board approval of DR 01-68 (Magic Gardens) to allow the construction of a soil mixing structure and other site plan changes in the 2100 Block of San Joaquin St. (APN 507-251-007). Mixed Use District; Knox/Cutting Specific Plan.
Deborah S. Bowman, owner; Louis Truesdell, applicant
Staff Person: Judith Battle

Tentative Recommendation: Conditional Approval

NEW ITEMS

11. DR 1100180 Design & Construction of Building

PUBLIC HEARING to consider a proposal for the design, environmental certification and construction of a ±54,531 rock aggregate storage building and a 3,200 SF weigh station on the Parr Yard West/Levin-Richmond Terminal property at the southwest corner of Wright Ave. and 8th St. (APN 560-280-011). Port/Marine Terminal/Ship Repair; Knox/Cutting Specific Plan
Polaris Aggregates Inc., owner/applicant
Staff Person: Lori Reese-Brown

Recommend Conditional Approval To Planning Commission

12. DR 1100606 Nine New Oil Storage Tanks On Existing Foundations

PUBLIC HEARING to consider a proposal to construct 9 new oil storage tanks on existing foundations at 1145 Harbour Way South (APN 560-260-028, 560-260-009 & 560-260-040). Port/Maritime Ship Repair; Knox/Cutting Specific Plan.
California Oils Corp., owner; Dan MacLean, applicant
Staff Person: Tanya Boyce

Tentative Recommendation: Conditional Approval

13. DR 1100630 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±200 SF second story addition to a single-family dwelling at 2230 Key Blvd. (APN 501-202-020). SFR-3 District.
Huan Ming Siu, owner; Sherman Yan, applicant
Staff Person: Robie Evangelista

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

14. Reports of Officers, Board Members

Public Forum - Brown Act

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DESIGN REVIEW BOARD
2600 Barrett Avenue, Richmond, CA
Council Chambers, 3rd Floor, City Hall

Wednesday, May 5, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

SPECIAL DESIGN REVIEW BOARD MEETING

1. DR 1100395 New 172 Lot Subdivision At Hilltop Mall Road

PUBLIC HEARING to consider a proposal for design review of a 172 lot subdivision at 2800 Hilltop Mall Rd. 72 units would be duets and 100 units would be townhouses. (APNs 405-301-004, -006, -007). C-3 District.

J. & M. McNiel Family, LLC, owner; Headlands Realty Corp., applicant

Staff Person: LaMont Thompson

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

2. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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AGENDA
DESIGN REVIEW BOARD
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, May 12, 2004

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

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- (5) Applicant may respond to specific allegations made for up to two minutes;
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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 6, 7, 8, 9, 10, 11, 12, 13, 14

HELD OVER ITEMS

1. DR 1100233 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/10/04 to consider a proposal to construct a ±2,660 SF two-story single-family dwelling for congregate (senior) care usage at 526 Florida Ave. (APN 550-201-001). SFR-3 District

Ray Robinson, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

2. DR 1100554 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/10/04 to consider a proposal to construct a ±4,110 SF two-story single-family dwelling with an attached garage on Lot 5 Wildwood Ct. (APN 431-290-042). SFR-3 District.

Arturo Torres, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Continue To May 26, 2004

3. DR 1100477 Façade Improvement To Existing Building

PUBLIC HEARING HELD OVER FROM 4/14/04 to reconsider a proposal to construct a ±2,120 SF façade improvement to an existing building at 3563 San Pablo Dam Rd. (APN 420-022-007). C-2 General Commercial District.

Gabriela B. Tigges, owner/applicant

Staff Person: Judy Battle

Tentative Recommendation: Conditional Approval

4. DR 1100634 Accessory Structure, Three Car Garage, & Dwelling Unit

PUBLIC HEARING HELD OVER FROM 4/14/04 to consider a proposal to construct a 22' tall accessory structure containing a 3 car garage on the ground level and a secondary dwelling unit on the upper floor of 367 Western Dr. (APN 558-030-001). SFR-2 District.

Stephan & Pati Kowalski, owner; Jay Betts, applicant

Staff Person: Joe Light

Tentative Recommendation: Conditional Approval

5. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 3/24/04 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Continue To 6/9/04

NEW ITEMS

6.. DR 1100503 North Bay Business Center

STUDY SESSION to consider the retention of the existing ±17,496 SF office building and ±247,033 SF warehouse, and Tentative Parcel Map for 4 lots. Review of five additional buildings resulting in ±272,712 SF of additional development at 700 National Ct. (APNs. 550-020-015; 550-020-030; 550-020-029). Light Industrial, Knox/Cutting Specific Plan.

David Wilbur, Headlands Realty Corp., owner; Jay Tosdisco, Principal, Ware

Malcomb, applicant

Staff Contact: Lamont Thompson

7. DR 1100454 Rehabilitation Of The Ford Assembly Building

STUDY SESSION to consider site planning and architectural elements of the historic rehabilitation of the Ford Assembly Building at 1414 Harbour Way South (APN 560-181-104) in a Mixed Use/Port Maritime District of the Knox/Cutting Specific Plan area.

Richmond Redevelopment Agency, owner; Orton Development, Inc., applicant

Staff Contact: Judith Battle

8. DR 1100149 New Commercial Building With Residence

PUBLIC HEARING to consider a proposal to construct a commercial building with residence and a General Plan Amendment (GPA) and rezone, to Neighborhood Retail/922A GPA designation with a C-1 Neighborhood Commercial District rezoning at 217 West Richmond Ave. (APN 558-164-002). MFR-1 District.

Jay & Linda Betts, owners/applicants

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

9. DR 1100646 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a two-story $\pm 2,277$ SF single-family dwelling at 2017 Cutting Blvd. (APN 544-202-019). Knox/Cutting Specific Plan Residential Medium Density.

Barragan Builders, owner; Stan Ginn, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

10. DR 1100647 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a $\pm 1,850$ SF two-story single-family dwelling at 2021 Cutting Blvd. (APN 544-202-018). Knox/Cutting Specific Plan Residential Medium Density.

Barragan Builders, owner; Stan Ginn, applicant

Staff Contact: Tanya Boyce

Recommend Conditional Approval To Planning Commission

11. DR 1100642 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a $\pm 1,632$ SF two-story single-family dwelling with an attached one car garage and tandem parking on Lot 39 Duboce Ave. (APN 561-191-022). SFR-3 District.

Jack D. Burns, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

12. DR 1100641 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,632 SF two-story single-family dwelling with an attached one car garage and tandem parking on Lot 37 Duboce Ave. (APN 561-191-020). SFR-3 District.

Jack D. Burns, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

13. DR 1100788 Additions To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,015 SF second story addition and ±110 SF first floor rear addition at 510 Williams Dr. (APN 408-053-017). SFR-3 District.

David Gonzalez, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

14. DR 1100706 Monopole For Wireless Antennas And Equipment Cabinets

PUBLIC HEARING to consider a proposal to construct a 60-foot high monopole for wireless antennas and four ±10 SF equipment cabinets at 1300 South 51st St. (APN 560-034-013). R&D/Business District of the Knox/Cutting Specific Plan area.

Oliver Family Trust, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, May 26, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

HELD OVER ITEMS

1. DR 1100561 Modification Of The Façade Of A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 3/24/04 to consider modification of the ±490 SF façade of a second dwelling unit at 2524 Carlson Blvd. (APN 510-123-001). SFR-3 District. Jill Picone, owner; Paul Picone, applicant
Staff Person: Walter Oetzell

Tentative Recommendation: Application Withdrawn

2. DR 1100554 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/12/04 to consider a proposal to construct a ±4,110 SF two-story single-family dwelling with an attached garage on Lot 5 Wildwood Ct. (APN 431-290-042). SFR-3 District.
Arturo Torres, owner/applicant
Staff Person: Lori Reese-Brown

Tentative Recommendation: Hold Over To 6/9/04

NEW ITEMS

3. DR 1100601 Crossing At Marina Bay

STUDY SESSION to consider the Crossing at Marina Bay which is to construct 3 new office-flex buildings at the southwest corner on Marina Pkwy. & Meeker Ave. (APN 560-181-091). Knox/Cutting Specific Plan – Commercial/Office District.
Marina Bay Crossing LLC, owner; Gary Breen, applicant
Staff Contact: Robie Evangelista

4. DR 1100503 Northbay Business Center Development Project

PUBLIC HEARING to consider a proposal to construct five new buildings resulting in ±272,712 SF of additional development and retention of the existing ±17,496 SF office building and 247,033 SF warehouse at 700 National Ct. (APNs. 550-050-014; 550-020-030; 550-020- 029). Light Industrial, Knox/Cutting Specific Plan. David Wilbur, Headlands Realty Corp., owner; Jay Tosdisco, Principal, Ware Malcomb, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

5. DR 1100395 New 164 Lot Subdivision At Hilltop Mall Road

PUBLIC HEARING to consider a proposal to construct a 164 lot subdivision, 73 units duets and 91 units town houses, (reduced from 172) at 2800 Hilltop Mall Rd. (APNs 405-301-004, 405-301-006, 405-301-007). C-3 District. Hilltop Retail Plaza Associates, owner; Owen Poole, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

6. DR 1100433 Macdonald 80/Regional Shopping Center

PUBLIC HEARING to allow a Sign Variance for a new regional shopping center including a Target store at 4500 Macdonald Ave. (APNs: 517-280-003, 517-280, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-2 & C-3 Districts. Peter Meier, SPI Management, owner/applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

7. SV 1100433 Sign Variance

PUBLIC HEARING to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-2 & C-3 Districts. Peter Meier, SPI Management, owner/applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

8. DR 1100685 New Dwelling Units

PUBLIC HEARING to consider a proposal to construct three two-bedroom and one three bedroom dwelling units totaling ±4,900 SF at 2750 Cutting Blvd. (APN 549-150-008). SFR-3 & MFR-1 Districts.

Carl Adams, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

9. DR 1100535 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,830 SF two-story single-family dwelling at 2933 San Luis Ave. (APN 510-082-010). SFR-3 District.

Simon Young, owner; Jorge Maezono, applicant

Staff Contact: Tanya Boyce

Recommend Conditional Approval To Planning Commission

10. DR 1100821 Rear Addition To A Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,083 SF rear addition to a single-family dwelling at 1733 Santa Clara St. (APN 507-020-011). Low density residential district of the Knox/Cutting Specific Plan Area.

Lewis & Sharon West, owners/applicants

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

11. DR 1100733 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new two-story single-family dwelling on a small lot on Pennsylvania Ave. (APN 534-121-010). SFR-3 District.

Wesley Mayder, owner; Marcos deSouza, applicant

Staff Contact: Robie Evangelista

Recommend Conditional Approval To Planning Commission

12. DR 1100674 New Mixed-Use Building

PUBLIC HEARING to consider a proposal to construct a a new mixed-use building in the 900 Block of 13th St. (APN 530-010-014). C-2 District.

William R. Rivera, owner; Jorge Hernandez, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Application Withdrawn

13. DR 1100800 Second-Story Deck

PUBLIC HEARING to consider a proposal to construct a ±480 SF second story deck at 3320 Brentwood Ave. (APN 431-212-006). SFR-3 District.

Eric Halonen, owner; Jon Nichols, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

14. Reports of Officers, Board Members

Public Forum - Brown Act

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DESIGN REVIEW BOARD
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, June 9, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 8, 9, 10, 11, 12, 13

HELD OVER ITEMS

1. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 5/12/04 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Hold Over To 6/23/04

2. DR 1100554 New Two-Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/26/04 to consider a proposal to construct a ±4,110 SF two-story single-family dwelling with an attached garage on Lot 5 Wildwood Ct. (APN 431-290-042). SFR-3 District.

Arturo Torres, owner/applicant

Staff Person: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

3. DR 1100395 New 164 Lot Subdivision At Hilltop Mall Road

PUBLIC HEARING HELD OVER FROM 5/26/04 to consider a proposal to construct a 164 lot subdivision, 73 units duets and 91 units town houses, (reduced from 172) at 2800 Hilltop Mall Rd. (APNs 405-301-004, 405-301-006, 405-301-007). C-3 District.

Hilltop Retail Plaza Associates, owner; Owen Poole, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

4. DR 1100433 Macdonald 80/Regional Shopping Center

PUBLIC HEARING HELD OVER FROM 5/26/04 to allow for a Design Review for a new regional shopping center including a Target store at 4500 Macdonald Ave. (APNs: 517-280-003, 517-280, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant
Staff Contact: Lamont Thompson

Tentative Recommendation:

5. SV 1100433 Sign Variance

PUBLIC HEARING HELD OVER FROM 5/26/04 to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant
Staff Contact: Lamont Thompson

Tentative Recommendation:

6. DR 1100821 Rear Addition To A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/26/04 to consider a proposal to construct a ±1,083 SF rear addition to a single-family dwelling at 1733 Santa Clara St. (APN 507-020-011). Low density residential district of the Knox/Cutting Specific Plan Area.

Lewis & Sharon West, owners/applicants
Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

7. DR 1100454 Rehabilitation Of The Ford Assembly Building

STUDY SESSION HELD OVER FROM 5/12/04 to consider site planning and architectural elements of the historic rehabilitation of the Ford Assembly Building at 1414 Harbour Way South (APN 560-181-104) in a Mixed Use/Port Maritime District of the Knox/Cutting Specific Plan area. Richmond Redevelopment Agency, owner; Orton Development, Inc., applicant
Staff Contact: Judith Battle

NEW ITEMS

8. Informational Presentation: Bay Trail Ferry Point

INFORMATIONAL PRESENTATION regarding a joint effort by Trails for Richmond Action Committee and Toll Brothers, Inc. to create and install ten interpretive and way finding exhibit panels to enrich the Ferry Point Loop of the Bay Trail.

Staff Contact: Judith Battle

9. DR 03-38R New Two Story Duplex

PUBLIC HEARING to consider a proposal to construct a ±5,152 SF two-story duplex at 106 Macdonald Ave. (APNs. 538-181-001). C-1 District.

Nageeb Alnagar, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/14/04

10. DR 1100720 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,000 SF single-family dwelling on a 37.5' x 100' lot at 443 Alamo Ave. (APN 561-182-017). SFR-3 District.

Itales Rodriques, owner/applicant

Staff Contact: Joe Light

Recommend Conditional Approval To The Planning Commission

11. DR 1100721 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,000 SF single-family dwelling on a 37.5' x 100 lot at 447 Alamo Ave. (APN 561-182-017). SFR-3 District.

Itales Rodriques, owner/applicant

Staff Contact: Joe Light

Recommend Conditional Approval To The Planning Commission

12. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnne Dr. (APN 414-082-004). SFR-3 District.

Kenneth Tramiel, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/14/04

13. **DR 1100741 Second Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±132 SF second story addition at 1525 Solitude Ln. (APN 433-401-004). SFR-3 District.

Sharon & James Burns, owners; Daniel Flores, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

14. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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DESIGN REVIEW BOARD
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, June 23, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

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- (1) Chair opens the hearing;
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- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

HELD OVER ITEMS

1. DR 1100788 Additions To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/12/04 to consider a proposal to construct a ±1,015 SF second story addition and ±110 SF first floor rear addition at 510 Williams Dr. (APN 408-053-017). SFR-3 District.

David Gonzalez, owner/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

2. DR 1100685 New Dwelling Units

PUBLIC HEARING HELD OVER FROM 5/26/04 to consider a proposal to construct three two-bedroom and one three bedroom dwelling units totaling ±4,900 SF at 2750 Cutting Blvd. (APN 549-150-008). SFR-3 & MFR-1 Districts.

Carl Adams, owner/applicant
Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 7/14/04

3. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 6/9/04 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant
Staff Person: Joe Light

Tentative Recommendation: Hold Over To 7/28/04

NEW ITEMS

4. DR 1100327 Two-Story Addition To Rear Of Building

Public Hearing to consider a two-story addition to the rear of the building, with parking beneath, that will add 4029 sq. ft. of office space to the existing 2585 +/- sq. ft. one story Prudential real estate office at 12960 San Pablo Avenue (APN 523-011-026). C-2, General Commercial District.

Ray Smith, owner; Bruce Brubaker, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

5. DR 1100750 New Single-Family Dwelling With Attach Two Car Garage

PUBLIC HEARING to consider a proposal to construct a ±3,800 SF single-family dwelling including an attached two car garage at 535 Santa Fe Ave.

(APN 558-184-010). SFR-2 District.

James & Rita Seiber, owners/applicants

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

6. DR 1100749 New Single-Family Dwelling With Attach Two Car Garage

PUBLIC HEARING to consider a proposal to construct a ±3,500 SF single-family dwelling including an attached two car garage at 531 Santa Fe Ave.

(APN 558-184-009). SFR-2 District.

James & Rita Seiber, owners/applicants

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

7. DR 1100752 Addition To An Existing Commercial Building

PUBLIC HEARING to consider a proposal to construct a ±1,600 SF addition to an existing commercial building at 1300 Esmond Ave. (APN 529-110-001). C-2, General Commercial

Maurilio Mercado, owner/applicant

Staff Contact: Lori Reese-Brown

Recommend Conditional Approval To Planning Commission

8. DR 1100858 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,400 SF single-family dwelling at 1332 24th St. (APN 527-111-002). SFR-3 District.

Michael De La Paz, owner/applicant

Staff Contact: Caron Jo Parker

Tentative Recommendation: Conditional Approval

9. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District.

Pedro Ortiz, owner; Jorge Hernandez, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

10. DR 1100782 Addition Of Single Car Garage

PUBLIC HEARING to consider a proposal to construct a 320 SF single car garage at 5137 Garvin Ave. (APN 523-033-014). SFR-3 District.

Kenneth & Una Thornton, owners/applicants

Staff Contact: Ruby Benjamin

Tentative Recommendation: Hold Over To 7/14/04

11. DR 1100728 Installation Of Wireless Antennas

PUBLIC HEARING to consider the installation of twelve (12), 4-foot high wireless antennas to be attached to the sign of an existing storage building located at 23 Maine Ave. (APN 550-050-013 & 550-072-002). Light Industrial District of the Knox/Cutting Specific Plan Area.

Jim Wright, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

12. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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AGENDA
DESIGN REVIEW BOARD SPECIAL MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, June 30, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1

NEW ITEM

1. DR 1100454 Historic Rehabilitation Of The Ford Assembly Building

PUBLIC HEARING to consider site planning and architectural elements of the historic rehabilitation of the Ford Assembly Building at 1414 Harbour Way South (APN 560-181-04). In a Mixed Use/Port Maritime District of the Knox/Cutting Specific Plan area.

Richmond Redevelopment Agency, owner; Orton Development, Inc., applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

HELD OVER ITEMS

2. DR 1100433 Macdonald 80/Regional Shopping Center

PUBLIC HEARING HELD OVER FROM 6/9/04 to allow for a Design Review for a new regional shopping center including a Target store at 4500 Macdonald Ave. (APNs: 517-280-003, 517-280, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

3. SV 1100433 Sign Variance

PUBLIC HEARING HELD OVER FROM 6/9/04 to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006).

C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold over to 7/28/04

4. DR 1100788 Additions To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a ±1,015 SF second story addition and ±110 SF first floor rear addition at 510 Williams Dr. (APN 408-053-017). SFR-3 District.

David Gonzalez, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

5. DR 1100685 New Dwelling Units

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct three two-bedroom and one three bedroom dwelling units totaling ±4,900 SF at 2750 Cutting Blvd. (APN 549-150-008). SFR-3 & MFR-1 Districts.

Carl Adams, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 7/14/04

6. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Staff Person: Joe Light

Tentative Recommendation: Hold Over To 7/28/04

7. DR 1100327 Two-Story Addition To Rear Of Building

Public Hearing HELD OVER FROM 6/23/04 to consider a two-story addition to the rear of the building, with parking beneath, that will add 4029 sq. ft. of office space to the existing 2585 +/- sq. ft. one story Prudential real estate office at 12960 San Pablo Avenue (APN 523-011-026). C-2, General Commercial District.
Ray Smith, owner; Bruce Brubaker, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

8. DR 1100750 New Single-Family Dwelling With Attach Two Car Garage

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a ±3,800 SF single-family dwelling including an attached two car garage at 535 Santa Fe Ave. (APN 558-184-010). SFR-2 District.
James & Rita Seiber, owners/applicants
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

9. DR 1100749 New Single-Family Dwelling With Attach Two Car Garage

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a ±3,500 SF single-family dwelling including an attached two car garage at 531 Santa Fe Ave. (APN 558-184-009). SFR-2 District.
James & Rita Seiber, owners/applicants
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

10. DR 1100752 Addition To An Existing Commercial Building

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a ±1,600 SF addition to an existing commercial building at 1300 Esmond Ave. (APN 529-110-001). C-2, General Commercial
Maurilio Mercado, owner/applicant
Staff Contact: Lori Reese-Brown

Recommend Conditional Approval To Planning Commission

11. DR 1100858 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a ±1,400 SF single-family dwelling at 1332 24th St. (APN 527-111-002). SFR-3 District.

Michael De La Paz, owner/applicant

Staff Contact: Caron Jo Parker

Tentative Recommendation: Conditional Approval

12. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District.

Pedro Ortiz, owner; Jorge Hernandez, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

13. DR 1100782 Addition Of Single Car Garage

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider a proposal to construct a 320 SF single car garage at 5137 Garvin Ave. (APN 523-033-014). SFR-3 District.

Kenneth & Una Thornton, owners/applicants

Staff Contact: Ruby Benjamin

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14. DR 1100728 Installation Of Wireless Antennas

PUBLIC HEARING HELD OVER FROM 6/23/04 to consider the installation of twelve (12), 4-foot high wireless antennas to be attached to the sign of an existing storage building located at 23 Maine Ave. (APN 550-050-013 & 550-072-002). Light Industrial District of the Knox/Cutting Specific Plan Area.

Jim Wright, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

4. Reports of Officers, Board Members And Staff

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AGENDA
DESIGN REVIEW BOARD MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, July 14, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 8, 9, 10, 11, 12, 13, 14

HELD OVER ITEMS

1. DR 03-38R New Two Story Duplex

PUBLIC HEARING HELD OVER FROM 6/9/04 to consider a proposal to construct a ±5,152 SF two-story duplex at 106 Macdonald Ave. (APNs. 538-181-001). C-1 District.

Nageeb Alnagar, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Deny

2. DR 1100720 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/9/04 to consider a proposal to construct a ±2,000 SF single-family dwelling on a 37.5' x 100' lot at 443 Alamo Ave. (APN 561-182-017). SFR-3 District.

Itales Rodriques, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

3. DR 1100721 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/9/04 to consider a proposal to construct a ±2,000 SF single-family dwelling on a 37.5' x 100 lot at 447 Alamo Ave. (APN 561-182-017). SFR-3 District.

Itales Rodriques, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

4. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/9/04 to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District. Kenneth Tramiel, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/25/04

5. DR 1100685 New Dwelling Units

PUBLIC HEARING HELD OVER FROM 6/30/04 to consider a proposal to construct three two-bedroom and one three bedroom dwelling units totaling ±4,900 SF at 2750 Cutting Blvd. (APN 549-150-008). SFR-3 & MFR-1 Districts.

Carl Adams, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

6. DR 1100327 Two-Story Addition To Rear Of Building

Public Hearing HELD OVER FROM 6/30/04 to consider a two-story addition to the rear of the building, with parking beneath, that will add 4029 sq. ft. of office space to the existing 2585 +/- sq. ft. one story Prudential real estate office at 12960 San Pablo Avenue (APN 523-011-026). C-2, General Commercial District.

Ray Smith, owner; Bruce Brubaker, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 8/11/04

7. DR 1100782 Addition Of Single Car Garage

PUBLIC HEARING HELD OVER FROM 6/30/04 to consider a proposal to construct a 320 SF single car garage at 5137 Garvin Ave. (APN 523-033-014). SFR-3 District.

Kenneth & Una Thornton, owners/applicants

Staff Contact: Ruby Benjamin

Tentative Recommendation: Conditional Approval

NEW ITEMS

8. DR 1100672 Two-Story Wing Addition To Existing Kaiser Hospital

PUBLIC HEARING to consider a proposal to construct a ±39,000 SF two-story wing addition to the existing Kaiser Hospital. The proposed wing addition will be located over a portion of the north parking lot of the existing Kaiser Hospital located at 901 Nevin Ave. (APN 538 111-001). City Center Specific Plan – 964/Public & Institutional

Kaiser Permanente, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Recommend Conditional Approval To Planning Commission

9. DR 1100856 Dock Expansion To Existing Cold Storage Facility

PUBLIC HEARING to consider a proposal to construct a ±33,315 SF dock expansion to an existing cold storage facility at 2041 Factory St. (APN 561-322-028, 030, 031). M-3 District, Heavy Industrial

Richard Doelstedt, owner; Gerald Walker, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

10. DR 1100829 New Covered Storage Facility With Metal Canopy

PUBLIC HEARING to consider a proposal to construct a covered storage facility with metal canopy at 801 Wharf St. (APN 560-310-035). M-4 District, Port Maritime District Castrol North America, owner; Richard Choo, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Hold Over To 8/11/04

11. DR/EIS 1100601 New Office-Flex Buildings

PUBLIC HEARING to consider a proposal to construct three new office-flex buildings at the southwest corner of Marina Bay Pkwy. & Meeker Ave. (APN 560-181-091). Knox/Cutting Specific Plan – Commercial/Office.

Marina Bay Crossing LLC, owner; Gary Breen, applicant.

Staff Contact: Robie Evangelista

Recommend Conditional Approval To Planning Commission

12. DR 1100826 New Mixed Use Development

PUBLIC HEARING to consider a proposal to construct a new mixed use development to include 8 attached single-family dwelling with tandem two-car garage and personal office space on the ground floor at 5114 Wall Ave. (APN 513-351-028). C-2 District.

E.B.R.L.D. LLC, owner; Kevin L. Hampton, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

13. DR 1100811 New Two-Story Three-Unit Live Work Building

PUBLIC HEARING to consider a proposal to construct a two-story, three-unit live work building totaling 4,198 SF in floor area at 603 Erlandson St. (APN 549-211-026). M-2 District.

Joe Mattioda, Owner/applicant

Staff Contact: Joe Light

Recommend Conditional Approval To Planning Commission

14. DR 1100804 Garage Conversion To An Extended Living Area

PUBLIC HEARING to consider a proposal to construct a new detached extended living area converted from an existing two car garage at 5801 Panama Ave. (APN 510-131-024). SFR-3 District.

Katherine Griffin, applicant; Gary Earl Parsons, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. Reports of Officers, Board Members And Staff

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AGENDA
DESIGN REVIEW BOARD MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, July 28, 2004, 5:30 P.M.

DRB BOARD MEMBERS

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Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10

HELD OVER ITEMS

1. SV 1100433 Sign Variance

PUBLIC HEARING HELD OVER FROM 6/30/04 to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006).

C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over 8/25/04

2. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 6/30/04 to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District.

Pedro Ortiz, owner; Jorge Hernandez, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditionall Approval

3. DR 1100826 New Mixed Use Development

PUBLIC HEARING HELD OVER FROM 7/14/04 to consider a proposal to construct a new mixed use development to include 8 attached single-family dwelling with tandem two-car garage and personal office space on the ground floor at 5114 Wall Ave. (APN 513-351-028). C-2 District.

E.B.R.L.D. LLC, owner; Kevin L. Hampton, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS

4. DR 1101026 Study Session: Development of 11.2 Acre Vacant Site

PUBLIC HEARING/STUDY SESSION to consider the development of the existing 11.2 acre vacant site with 221 residential townhomes located on Regatta Blvd. (APN 560-181-106; 560-181-107; 560-181-108). Knox/Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office).
DiCon Fiberoptics, owner; Dennis W. O'Keefe, applicant
Staff Contact: Caron Jo Parker

5. DR 1100947 Study Session: To Subdivided 9 Lots For 9 R&D Buildings

PUBLIC HEARING/STUDY SESSION to consider a proposal to subdivide into 9 lots and construct 9 R&D buildings ±155,000 SF at Meeker Ave. & 34th St. (APN 560-090-019). Knox/Cutting Specific Plan Research Development
Legacy Partners, owner; James Terry, applicant
Staff Contact: Tanya Boyce

6. DR 1100988 Addition And Roof Pitch Change To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±841 SF addition and roof pitch change to an existing single-family dwelling at 3511 Cerrito Ave. (APN 518-150-010). SFR-3 District.
Johnathan Gardner, owner/applicant
Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

7. DR 1100855 First And Second Story Addition To A Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±740 SF single-family, second-story addition and a first story addition on a ±3,800 SF lot at 2521 Lowell Ave. (APN 527-170-016). MFR-1 District.
Guadalupe Castaneda, owner/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

8. DR 1100834 Additions To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±524 SF family room in the rear and a master bedroom second story addition at 1875 Carlson Blvd. (APN 507-100-005). SFR-3 District.

Ann Walls, Owner; Maurice Dawson, applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

9. DR 1100847 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add a ±378 SF second story to an existing single-family dwelling at 3057 Stephen Dr. (APN 431-152-022). SFR-3 District.

David & Sandy Fasold, owners; Bruce Corey, Sr., applicant

Staff Contact: *Joe Light*

Tentative Recommendation: Conditional Approval

10. DR 1100846 Hip Roof To Replace Existing Flat Roof

PUBLIC HEARING to consider a proposal to construct a 6:12 hip roof to replace an existing flat roof and the construction of a ±316 SF addition at the rear of the dwelling at 3161 Henderson Dr. (APN 414-061-006). SFR-3 District.

Joe A. Padilla, owner/applicant

Staff Contact: *Robie Evangelista*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

11. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, August 11, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to be in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8, 9, 10

HELD OVER ITEMS

1. DR 1100327 Two-Story Addition To Rear Of Building

Public Hearing HELD OVER FROM 6/30/04 to consider a two-story addition to the rear of the building, with parking beneath, that will add 4029 sq. ft. of office space to the existing 2585 +/- sq. ft. one story Prudential real estate office at 12960 San Pablo Avenue (APN 523-011-026). C-2, General Commercial District.

Ray Smith, owner; Bruce Brubaker, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

2. DR 1100829 New Covered Storage Facility With Metal Canopy

PUBLIC HEARING to consider a proposal to construct a covered storage facility with metal canopy at 801 Wharf St. (APN 560-310-035). M-4 District, Port Maritime District Castrol North America, owner; Richard Choo, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

NEW ITEMS

3. DR 1100878 New Mixed-Use Building

PUBLIC HEARING to consider a proposal to construct a ±4,000 SF mixed-use building with 3 residential condominium units and 1 commercial/office condominium office in the 500 Block of South 23rd St. (APN 544-302-022). Knox/Cutting Specific Plan, Neighborhood/Commercial District.

Carl Adams/Donald Hampton, owners; Alan English, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

4. DR 1100862 New Single-Family Dwelling With Attached In-Law Unit

PUBLIC HEARING to consider a proposal to construct a ±2,320 SF single-family dwelling with an attached in-law unit at 222 Carlson Ave. (APN 513-026-002). SFR-3 District.

Dwayne Taylor, owner/applicant

Staff Contact: *Joe Light*

Hold Over To 9/8/04

5. DR 1100880 New Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,731 SF two-story, 3 bedroom, and 2 bath single-family dwelling at 558 South 29th St. (APN 549-191-014). Knox/Cutting Specific Plan 917/Low Density Residential.

James Chavez, owner/applicant

Staff Contact: *Lamont Thompson*

Tentative Recommendation: Conditional Approval

6. DR 1100881 New Tw-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,509 SF second story addition at 3038 Rheem Ave. (APN 526-230-010). SFR-3 District.

Emilio Manzanarez, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

7. DR 1100872 New Second Dwelling Unit Over Two Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,276 SF second dwelling unit over a two car garage at 2831 Rheem Ave. (APN 526-290-020). SFR-3 District.

Jorge Pichilla, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

8. DR 1100895 New Single-Family Dwelling With Attached One Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,198 SF single-family, two-story dwelling with an attached one-car garage on a 2,500 SF lot in the 1200 Block of York St. (APN 561-151-032). SFR-3 District.

Kevin Hampton, owner/applicant

Staff Contact: *Lori Reese-Brown*

Recommend Conditional Approval To Planning Commission

9. DR 1100883 New Single-Family Dwelling Attached One Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,193 SF single-family, two-story dwelling with an attached one-car garage on a 2,500 SF lot in the 1200 Block of York St. (APN 561-151-026). SFR-3 District.

Kevin Hampton, owner/applicant

Staff Contact: *Lori Reese-Brown*

Recommend Conditional Approval To Planning Commission

10. DR 1100891 To Install Wireless Communication Antennas

PUBLIC HEARING to consider a proposal to install wireless communication antennas on existing light posts at De Anza High School athletic field at 5000 Valley View Rd. (APN 431-110-004). PC District.

West Contra Costa Unified School District, owner; Metro PCS, applicant

Staff Contact: *Joe Light*

Recommend Conditional Approval To Planning Commission

BOARD BUSINESS

11. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, August 25
August 25, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to be in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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public hearing.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

HELD OVER ITEMS

1. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/9/04 to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District. Kenneth Tramiel, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

2. SV 1100433 Sign Variance

PUBLIC HEARING HELD OVER FROM 7/28/04 to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006). C-2 & C-3 Districts. Peter Meier, SPI Management, owner/applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 9/22/04

3. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 7/28/04 to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District. Pedro Ortiz, owner; Jorge Hernandez, applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: Hold Over To 9/8/04

4. DR 1100826 New Mixed Use Development

PUBLIC HEARING HELD OVER FROM 7/28/04 to consider a proposal to construct a new mixed use development to include 8 attached single-family dwelling with tandem two-car garage and personal office space on the ground floor at 5114 Wall Ave. (APN 513-351-028). C-2 District. E.B.R.L.D. LLC, owner; Kevin L. Hampton, applicant
Staff Contact: Tanya Boyce

Recommend Conditional Approval To The Planning Commission

NEW ITEMS

5. DR 1100817 New Four Level Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±4,700 SF four level single-family dwelling with an attached two-car garage at the north east side of Pacific Ave. (APN 558-170-010). SFR-2 District.
Anthony Murphy, owner; Ming Lee, applicant
Staff Contact: Joe Light

Recommend Conditional Approval To The Planning Commission

6. DR 1100818 New Four Level Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±4,200 SF four level single-family dwelling with an attached two-car garage at the north east side of Pacific Ave. (APN 558-170-010). SFR-2 District.
Anthony Murphy, owner; Ming Lee, applicant
Staff Contact: Joe Light

Recommend Conditional Approval To The Planning Commission

7. DR 1100962 New Two-Story Single-Family Dwelling With Second Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,310 SF two-story single-family dwelling with an attached two-car garage and a 585 SF attached second dwelling in the 200 Block of Willard Ave. (APN 561-151-011). SFR-3 District.
George Thompson, owner/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

8. DR 1100900 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,170 SF single-family dwelling at 500 Willard Ave. (APN 561-212-006). SFR-3 District.

Jesus Ponce, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Hold Over To 9/22/04

9. DR 1100746 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±980 SF room addition at the rear of the single-family dwelling at 926 30th St. (APN 524-090-020). SFR-3 District

Juan Carlos & Ana Canel, owner/applicant

Staff Contact: *Lamont Thompson*

Tentative Recommendation: Conditional Approval

10. DR 1100946 Addition To Single-Family Dwelling And Roof Conversion

PUBLIC HEARING to consider a proposal to construct a ±600 SF addition to an existing single-family dwelling and convert flat roof to pitched roof at 1518 Visalia Ave. (APN 530-290-003). SFR-3 District.

Mina Chaleunsky, owner/applicant

Staff Contact: *Robie Evangelista*

Tentative Recommendation: Conditional Approval

11. DR 1100892 Second Story Addition In Rear Of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±515 SF second story addition in the rear of an existing single-family dwelling at 408 South 20th St. (APN 544-202-006).

Knox/Cutting Specific Plan, Residential Low Density.

Teresa Smith, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

12. DR 1101049 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±196 SF second story addition to an existing single-family dwelling at 2818 Center St. (APN 513-025-022). SFR-3 District.

Alma Reed, owner; Kenyon & Sons, Contractor, applicant

Staff Contact: *Hector J. Rojas*

Tentative Recommendation: Conditional Approval

13. DR 1101006 Second Story Addition And Second Story Bay Window

PUBLIC HEARING to consider a proposal to construct a ±42 SF second story cantilevered addition and a second story bay window at 5222 Barrett Ave. (APN 519-260-009 & 010). SFR-3 District.

Joshua Genser, owner; Theodora Robinson, Architect, applicant

Staff Contact: *Judith Battle*

Tentative Recommendation: Conditional Approval

14. DR 1100957 Chain Link Fence On A Containment Wall

PUBLIC HEARING to consider a proposal to construct a 6' high chain link fence on a 4' high containment wall at 980 Hensley St. (No APN). M-3 District.

BNSF Railway, owner; Glen Smith, applicant

Staff Contact: *Judith Battle*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, September 8, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
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- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to be in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10

HELD OVER ITEMS

1. DR 1100878 New Mixed-Use Building

PUBLIC HEARING HELD OVER FROM 8/11/04 to consider a proposal to construct a ±4,000 SF mixed-use building with 3 residential condominium units and 1 commercial/office condominium office in the 500 Block of South 23rd St. (APN 544-302-022). Knox/Cutting Specific Plan, Neighborhood/Commercial District.

Carl Adams/Donald Hampton, owners; Alan English, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Recommend Conditional Approval To Planning Commission

2. DR 1100862 New Single-Family Dwelling With Attached In-Law Unit

PUBLIC HEARING HELD OVER FROM 8/11/04 to consider a proposal to construct a ±2,320 SF single-family dwelling with an attached in-law unit at 222 Carlson Ave. (APN 513-026-002). SFR-3 District.

Dwayne Taylor, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 10/13/04

3. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 8/25/04 to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District.

Pedro Ortiz, owner; Jorge Hernandez, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Hold Over To 10/13/04

NEW ITEMS

CC 4. **DR 1101000 New Commercial Building For Retail, Office & Warehouse Use**

PUBLIC HEARING to consider a proposal to construct a ±26,285 SF commercial building for retail, office, and warehouse use at 5215 Central Ave. (APN 510-081-049). Knox/Cutting Specific Plan, Commercial/Office 919/Light Industrial.

Steve Oliver, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

CC 5. **DR 1101067 New Addition & First-Story Remodel To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±926 SF second-story addition and first-story remodel to an existing single-family dwelling at 2708 Shane Dr. (APN 414-121-033). SFR-2 District.

Jose Garcia, Owner; Maria Lopez, applicant

Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

CC 6. **DR 1100979 Outdoor Covered Storage Area & Legalization of Two Trailers**

PUBLIC HEARING to consider a proposal to construct a ±850 SF outdoor covered storage area and legalization of two existing temporary construction trailers (total of 2,160 SF) at 4050 Lakeside Dr. (APN 405-373-016). M-1 District.

Tinsley Optical, owner; Darrell de Tienne, applicant

Staff Contact: Caron Jo Parker

Tentative Recommendation: Conditional Approval

CC 7. **DR 1101005 First& Second Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±830 SF first and second story addition to an existing single-family dwelling at 705 Payne Dr. (APN 408-023-014). SFR-3 District.

Eddrick Osborne, owner/applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

CC 8. **DR 1101018 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±732 SF addition to an existing single-family dwelling at 5503 Huntington Ave. (APN 507-220-015). SFR-3 District. Adam Lieb, owner; John Duffy, applicant
Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

CC 9. **DR 1100990 Addition Of Dry Storage Area To A Grocery Store**

PUBLIC HEARING to consider a proposal to construct an addition of a dry storage area to a grocery store at 2025 Macdonald Ave. (APN 514-070-020). City Center Specific Plan, C-B Central Business District. Joaquin Rodrigues, owner; W. Charles Bryant, applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

CC 10. **DR 1100978 To Install Wireless Communication Antennas On Building**

PUBLIC HEARING to consider a proposal to install wireless communication antennas on the roof on an existing building at 2105 Macdonald Ave. (APN 514-080-011). C-2 District. SBC, owner; Tetra Tech Communications, applicant
Staff Contact: Joe Light

Tentative Recommendation: Recommend Conditional Approval To Planning Commission

BOARD BUSINESS

11. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD MEETING
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, September 22, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Charles G. Duncan
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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Public Hearing Procedure:

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- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
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- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

HELD OVER ITEMS

1. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 8/25/04 to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District.

Kenneth Tramiel, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Hold Over To 10/13/04

2. SV 1100433 Sign Variance

PUBLIC HEARING HELD OVER FROM 8/25/04 to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006).

C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: *Lamont Thompson*

Tentative Recommendation: Hold Over To 10/27/04

3. DR 1100900 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 8/25/04 to consider a proposal to construct a ±2,170 SF single-family dwelling at 500 Willard Ave. (APN 561-212-006). SFR-3 District.

Jesus Ponce, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

4. DR 1100946 Addition To Single-Family Dwelling And Roof Conversion

PUBLIC HEARING HELD OVER FROM 8/25/04 to consider a proposal to construct a ±600 SF addition to an existing single-family dwelling and convert flat roof to pitched roof at 1518 Visalia Ave. (APN 530-290-003). SFR-3 District.

Mina Chaleunsky, owner/applicant

Staff Contact: *Robie Evangelista*

Tentative Recommendation: Hold Over To 10/27/04

NEW ITEMS

5. DR 1100593 Minor Alterations To Marina & Reconfiguration of Parking Lot

PUBLIC HEARING to consider a proposal to demolish, dredge (23,100 CY) and reconstruct an existing 240 berth, 44,240 square foot marina and to construct a new 252 berth, 62,713 square foot marina, including construction and replacement of pilings (100 existing; 135 new), new gangway, new ramp and utility services, and reconfiguring a parking lot at 351 Brickyard Cove Road. (APN. 560-420-003). CC (Coastline Commercial) District.

Richmond Yacht Club, owner; W.B. Clausen, Structural Engineers, applicant

Staff Contact: *Mimi Liem*

Tentative Recommendation: Conditional Approval

6. DR 1101132 New Waste Processing & Transfer Operation

PUBLIC HEARING to consider a proposal to construct a ±37,500 SF new waste processing and transfer operation and the site plan for the addition of soil and biosolids reclamation operations, as well as, an increase in the size of composting and concrete recycling operations at the existing municipal solid waste landfill at the end of Parr Blvd. (APN. 408-140-008, 009, 010 & 013). CRR District.

West County Landfill, owner/applicant

Staff Contact: *Judith Battle*

Recommend Conditional Approval To Planning Commission

7. DR 1101047 New Two Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,700 SF two-story single-family dwelling at 909 23rd St. (APN. 529-060-033). SFR-3 District.

Behzad Shirazi, owner; Sudthida Chelinkarndee, applicant

Staff Contact: *Robie Evangelista*

Tentative Recommendation: Conditional Approval

8. DR 1101022 New One Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a one story single-family detached dwelling with ±1,500 SF of living area and an attached 2 car garage at 777 9th St. (APN. 534-071-030). SFR-3 District.

Summatrix Inc., owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

9. DR 1100989 Accessory Structure & Secondary Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±1,389 SF accessory structure containing a double-car garage and 640 SF secondary dwelling unit at 500 Western Dr. (APN. 558-281-004 & 005). SFR-2 District.

David & Melani King, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

10. DR 1101075 Two Story Addition To Rear Of Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a two story addition to the rear of an existing ±1,200 SF single-family dwelling at 4822 Potrero Ave. (APN. 509-310-013). SFR-3 District.

Lanna M. Leung, owner; Zhitong Zhang, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

11. DR 11001078 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add a ±1,132 SF second story addition at 3311 Roosevelt Ave. (APN. 518-270-016). SFR-3 District.

Wyona Perez, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

12. DR 1101071 Add A New Ground Level To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to lift the existing first-story and add a new ground level of ±866 SF to a single-family dwelling at 755 30th St. (APN. 528-280-015). SFR-3 District.

Javier Barba, owner; Hector De Leon, applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

13. DR 1101074 Second Story Addition To Four Unit Apartment Building

PUBLIC HEARING to consider a proposal to construct a ±602 SF second story addition to a four unit apartment building at 329 South 6th St. (APN 550-191-019). Residential Low Density District.

Reggie Gibson, owner; Jim Havens, applicant

Staff Contact: *Walter Oetzell*

Tentative Recommendation: Hold Over To 10/27/04

14. DR 1101232 Additions & Façade Improvements To Building

PUBLIC HEARING to consider a proposal for additions and façade improvements to the building at 5620 Central Ave. (APN 510-053-032). C-2 District.

5620 Central Avenue, LLC, owner; Gino Bartalotti, Jr., applicant

Staff Contact: *Judith Battle*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. Reports of Officers, Board Members And Staff

a. West Nevin Plaza Landscape Improvement Plan

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

*Action on items indicated by RECOMMENDATION are not final but become DRB recommendations to be forwarded to the Planning Commission.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR:

HELD OVER ITEM

1. DR 1101232 Additions & Façade Improvements To Building

PUBLIC HEARING to consider a proposal for additions and façade improvements to the building at 5620 Central Ave. (APN 510-053-032). C-2 District.
5620 Central Avenue, LLC, owner; Gino Bartalotti, Jr., applicant
Staff Contact: Judith Battle

Tentative Recommendation:

BOARD BUSINESS

2. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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AGENDA
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, October 13, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Vacant

Eileen Whitty, Vice Chair
Vacant
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to be in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the

public hearing.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 5, 6, 7, 8, 9, 11, 12, 13

HELD OVER ITEMS

1. DR 1100862 New Single-Family Dwelling With Attached In-Law Unit

PUBLIC HEARING HELD OVER FROM 9/8//04 to consider a proposal to construct a ±2,320 SF single-family dwelling with an attached in-law unit at 222 Carlson Ave. (APN 513-026-002). SFR-3 District.

Dwayne Taylor, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

2. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 9/8/04 to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District.

Pedro Ortiz, owner; Jorge Hernandez, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

3. DR 1100990 Addition Of Dry Storage Area To A Grocery Store

PUBLIC HEARING HELD OVER FROM 9/8/04 to consider a proposal to construct an addition of a dry storage area to a grocery store at 2025 Macdonald Ave. (APN 514-070-020). City Center Specific Plan, C-B Central Business District.

Joaquin Rodrigues, owner; W. Charles Bryant, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Hold Over To 10/27/04

4. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 9/22/04 to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District. Kenneth Tramiel, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 10/27/04

NEW ITEMS

5. DR 1100947 Subdivide Into 9 Lots And Construct 9 R&D Buildings

PUBLIC HEARING to consider a proposal to subdivide into 9 lots and construct 9 R & D buildings at Meeker and So. 34thSt. (APN. 560-090-019). Knox-Cutting Specific Plan, Research Development. Legacy Partners, owner; James Terry, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1100817 New Four Level Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING to consider a proposal to construct a ±4,700 SF, four level single-family dwelling with an attached two-car garage at the North East side of Pacific Ave. (APN. 558-170-010). SFR-2 District. Anthony Murphy, owner; Ming Lee, applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

7. DR 1100818 New Four Level Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING to consider a proposal to construct a ±4,200 SF, four level single-family dwelling with an attached two-car garage at the North East side of Pacific Ave. (APN. 558-170-010). SFR-2 District. Anthony Murphy, owner; Ming Lee, applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

8. DR 1101119 New One Story Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,694 SF one story single-family dwelling with two-car garage at 771 6th St. (APN. 534-082-031). SFR-3 District.

Mario Vega Carrillo, owner/applicant

Staff Contact: Mary Jo Parker

Tentative Recommendation: Conditional Approval

9. DR 1101085 Remodel And Add Two Floors To Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to remodel and add ±700 SF on two floors to an existing single-family dwelling at 416 Dimm St. (APN. 519-260-005). SFR-3 District.

Rodney W. Yee, owner; George Famous, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

10. DR 1101133 Replace One Story Structure With Two Story Second Dwelling

PUBLIC HEARING to consider a proposal to replace a one story ±305 SF accessory structure with a new ±630 SF two story second dwelling unit at 5632 Highland Ave. (APN. 508-410-002). SFR-3 District.

Elizabeth Rottger, owner; Catherine Roha, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Denial

11. DR 1101138 New Second Story Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±530 SF second story addition at 4008 Mozart Dr. (APN. 414-321-003). MFR-1 District.

Octavio Perez, owner; Sunrise Builders, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

12. DR 1101092 Second Story Addition With Attached Deck Area

PUBLIC HEARING to consider a proposal to construct a ±458 SF second story addition with an attached deck area at 3133 Fairmede Dr. (APN. 414-062-029). SFR-3 District.

Victor M. Carrero, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

13. DR 1101134 Legalization Of Existing Accessory Structure

PUBLIC HEARING to consider the legalization of an existing ±375 SF accessory structure for use as a rumpus room at 546 11th St. (APN. 534-350-023). SFR-3 District.

Veotis Thomas, owner/applicant

Staff Contact: *Hector J. Rojas*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

14. Reports of Officers, Board Members And Staff

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, October 27, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Don Woodrow
Vacant

Eileen Whitty, Vice Chair
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to be in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the

public hearing.

ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

STUDY SESSION

1. DR 1101112 Point Richmond Shore Study Session

STUDY SESSION to consider redevelopment of the project site at Dornan Drive and Brickyard Cove Road in Point Richmond with approximately 300 residential condominium units contained within 4-5 story buildings on 11.8 acres and approximately 1.9 acre public park. (APN. 560-420-006; 560-420-007; and 560-420-010).

Richmond Redevelopment Agency, owner; Toll Bros., applicant

Staff Contact: Lamont Thompson

HELD OVER ITEMS

2. SV 1100433 Sign Variance

PUBLIC HEARING HELD OVER FROM 9/22/04 to allow a Sign Variance for a new regional shopping center including a Target Store at 4500 Macdonald Ave. (APNs. 517-280-003, 517-280-004, 517-280-007, 517-290-011, 517-290-004, 517-290-010, 517-310-001, 517-310-002, 517-310-003, 517-320-028, 517-320-029, 517-320-016, 517-320-017, 517-280-006).

C-2 & C-3 Districts.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 12/22/04

3. DR 1100946 Addition To Single-Family Dwelling And Roof Conversion

PUBLIC HEARING HELD OVER FROM 9/22/04 to consider a proposal to construct a ±600 SF addition to an existing single-family dwelling and convert flat roof to pitched roof at 1518 Visalia Ave. (APN 530-290-003). SFR-3 District.

Mina Chaleunsky, owner/applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Denial

4. DR 1101047 New Two Story Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 9/22/04 to consider a proposal to construct a ±2,700 SF two-story single-family dwelling at 909 23rd St. (APN. 529-060-033). SFR-3 District.

Behzad Shirazi, owner; Sudthida Chelinkarndee, applicant
Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

5. DR 1101074 Second Story Addition To Four Unit Apartment Building

PUBLIC HEARING HELD OVER FROM 9/22/04 to consider a proposal to construct a ±602 SF second story addition to a four unit apartment building at 329 South 6th St. (APN 550-191-019). Residential Low Density District.

Reggie Gibson, owner; Jim Havens, applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: denial

6. DR 1100862 New Single-Family Dwelling With Attached In-Law Unit

PUBLIC HEARING HELD OVER FROM 10/13//04 to consider a proposal to construct a ±2,320 SF single-family dwelling with an attached in-law unit at 222 Carlson Ave. (APN 513-026-002). SFR-3 District.

Dwayne Taylor, owner/applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

7. DR 1100990 Addition Of Dry Storage Area To A Grocery Store

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to construct an addition of a dry storage area to a grocery store at 2025 Macdonald Ave. (APN 514-070-020). City Center Specific Plan, C-B Central Business District.

Joaquin Rodrigues, owner; W. Charles Bryant, applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

8. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to construct a±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District.

Kenneth Tramiel, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 11/10/04

9. DR 1101133 Replace One Story Structure With Two Story Second Dwelling

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to replace a one story ±305 SF accessory structure with a new ±630 SF two story second dwelling unit at 5632 Highland Ave. (APN. 508-410-002). SFR-3 District.
Elizabeth Rottger, owner; Catherine Roha, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Denial

NEW ITEMS

10. DR 1100623 Construction of Six Tanks For Storage Of Vegetable Oil

PUBLIC HEARING to consider a proposal to construct six ±32,800 SF tanks for storage of unprocessed vegetable oil at 1145 Harbour Way South (APN. 560-260-040). Knox/Cutting Specific Plan, Port Maritime District.
California Oils Corporation, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

11. DR 1101159 Proposed Change In Use To Condominium Project

PUBLIC HEARING to consider a proposed change in use from an existing ±9,930 SF office building to a seven (7) unit condominium project at 5124 Huntington Ave. (APN. 510-092-032). C-1 District.
Huntington West LLC, owner/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

12. DR 1101174 Construction Of Mixed Use Building

PUBLIC HEARING to consider a proposal to construct a 6,393 SF mixed use building at 636 23rd St. (APN. 515-010-029). C-2 District.
Malid Kolhadooz, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 11/10/04

13. DR 1101175 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,100 SF two-story single-family dwelling at 377 Western Dr. (APN. 558-185-002). SFR-2 District.

Louise Fender, Ken Blonski, owner; Jay Betts, Architect, applicant

Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

14. DR 1101176 New Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,961 two-story dwelling with 420 SF two-car garage on the northeast corner of Cherry St. and Gertrude Ave. (APN. 561-251-006). SFR-3 District.

Itales Rodrigues, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

15. DR 1101143 New Detached Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±640 SF detached second dwelling unit at 644 17th St. (APN. 514-290-037). MFR-1 District.

Matias Grimoldi, owner; Stan Ginn, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

16. DR 1101171 Conversion Of Accessory Structure & A New Addition

PUBLIC HEARING to consider a proposal to convert an existing ±375 SF accessory structure to living space and construction of a new ±220 SF addition at 2611 Roosevelt Ave. (APN. 515-060-014). MFR-1 District.

Michael D. Harris, owner; John Neal, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Application Withdrawn By Applicant

17. DR 1101233 Patio Enclosure & Construction Of Second-Story Addition

PUBLIC HEARING to consider a proposal to construct a ±72 SF patio enclosure and the construction of a ±262 SF second-story addition to an existing single-family dwelling at 5716 Skyview Pl. (APN. 433-502-008). SFR-1 District.

Chu Ku, owner; West Valley Builders, applicant

Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

18. DR 1101182 Proposal To Install A Wireless Communications Antenna

PUBLIC HEARING to consider a proposal to install a 42' tall wireless communications antenna on the playground of the Alvarado School at 5625 Sutter St. (APN. 507-110-001). SFR-3 District.

WCCUSD, owner; AT&T Wireless Services, Inc., applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 11/10/04

19. DR 1101145 Proposal To Install Six Wireless Panel Antennas

PUBLIC HEARING to consider the installation of six (6) wireless panel antennas mounted to a 45-foot high tree pole at Moyers Rd. and Alta Mira Dr. (APN. 414-010-010 & 414-092-013). PC District.

EBMUD, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

20. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

*Items recommended for denial will not be on the Consent Calendar.

AGENDA
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, November 10, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Don Woodrow
Vacant

Eileen Whitty, Vice Chair
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 8, 9, 10, 11, 12, 13, 14, 15

HELD OVER ITEMS

1. DR 1100753 A Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to construct a ±640 SF second dwelling unit at 2372 Lincoln Ave. (APN 528-161-008). SFR-3 District.

Pedro Ortiz, owner; Jorge Hernandez, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

2. DR 1100817 New Four Level Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to construct a ±4,700 SF, four level single-family dwelling with an attached two-car garage at the North East side of Pacific Ave. (APN. 558-170-010). SFR-2 District.

Anthony Murphy, owner; Ming Lee, applicant

Staff Contact: Joe Light

Recommend Conditional Approval To The Planning Commission

3. DR 1100818 New Four Level Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to construct a ±4,200 SF, four level single-family dwelling with an attached two-car garage at the North East side of Pacific Ave. (APN. 558-170-010). SFR-2 District.

Anthony Murphy, owner; Ming Lee, applicant

Staff Contact: Joe Light

Recommend Conditional Approval To The Planning Commission

4. DR 1101119 New One Story Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING HELD OVER FROM 10/13/04 to consider a proposal to construct a ±1,694 SF one story single-family dwelling with two-car garage at 771 6th St. (APN. 534-082-031). SFR-3 District.

Mario Vega Carrillo, owner/applicant

Staff Contact: Caron Parker

Tentative Recommendation: Conditional Approval

5. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District.

Kenneth Tramiel, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 12/8/04

6. DR 1101176 New Single-Family Dwelling With Two-Car Garage

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider a proposal to construct a ±1,961 two-story dwelling with 420 SF two-car garage on the northeast corner of Cherry St. and Gertrude Ave. (APN. 561-251-006). SFR-3 District.

Itales Rodrigues, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

7. DR 1101182 Proposal To Install A Wireless Communications Antenna

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider a proposal to install a 42' tall wireless communications antenna on the playground of the Alvarado School at 5625 Sutter St. (APN. 507-110-001). SFR-3 District.

WCCUSD, owner; AT&T Wireless Services, Inc., applicant

Staff Contact: Joe Light

Recommend Denial To Planning Commission

NEW ITEMS

8. DR 1101235 New Single-Family Two-Story Dwelling With Attached Garage

PUBLIC HEARING to consider a proposal to construct a ±3,452 SF single-family two-story dwelling with an attached garage on Lot 2 Wildwood Pl. (APN. 431-290-039). SFR-3 District.

Erich Reichenbach, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

9. DR 1101234 New Single-Family One-Story Dwelling With Attached Garage

PUBLIC HEARING to consider a proposal to construct a ±2,845 SF single-family one-story dwelling with an attached garage on Lot 1 Wildwood Pl. (APN. 431-290-038). SFR-3 District.

Lori Reese-Brown, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

10. DR 1101205 New Single-Family Two-Story Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,950 SF two-story single-family dwelling on a substandard lot in the 2300 Block of Garvin Ave. (APN. 528-250-010). MFR-1 District.

Mildred Watkins, owner/applicant

Staff Contact: Robie T. Evangelista

Tentative Recommendation: Conditional Approval

11. DR 1101267 Attached Second Story Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,138 SF attached second story dwelling at 5732 Jefferson St. (APN. 509-140-005). MFR-1 District.

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 1/12/04

12. DR 1101245 Second-Story Addition And Remodel To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±230 SF second-story addition and remodel an existing dwelling at 5362 Brookwood Ct. (APN. 432-210-006). SFR-2 District.

Richard Armstrong, owner; Robert Avellar, applicant

Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

13. DR 1101274 Enclosure Of Second-Story Deck Of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±217 SF second-story rear addition to an existing single-family dwelling at 2021 Roosevelt Ave. (APN. 514-250-012). MFR-3 District.

Chinwe Okoli, owner; Okey Ozoh, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

14. DR 1101253 Second-Story Rear Addition To Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to enclose a ±189 SF second-story deck of an existing single-family dwelling at 3039 Moran Ave. (APN. 526-180-001). SFR-3 District.

Victor Rodriguez, owner; Stan Ginn, applicant

Staff Contact: Hector J. Rojas

Tentative Recommendation: Conditional Approval

15. DR 1100978 Install Wireless Communication Antennas On Roof Of Building

PUBLIC HEARING to consider a proposal to install wireless communication antennas on the roof on an existing building at 2105 Macdonald Ave. (APN. 514-080-011). C-2 District.

SBC, owner; Tetra Tech Communications, applicant

Staff Contact: Joe Light

Recommend Conditional Approval To Planning Commission

BOARD BUSINESS

16. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

*Items recommended for denial will not be on the Consent Calendar.

AGENDA
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, November 24, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Don Woodrow
Robert Avellar

Eileen Whitty, Vice Chair
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

Consent Calendar Items: In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to be in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 2, 3, 4

HELD OVER ITEM

1. DR 1101174 Construction Of Mixed Use Building

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider a proposal to construct a 6,393 SF mixed use building at 636 23rd St. (APN. 515-010-029). C-2 District.

Malid Kolhadooz, owner/applicant

Staff Contact: *Tanya Boyce*

Tentative Recommendation: Hold Over To 1/12/05

NEW ITEMS

2. DR 1101313 Expansion Of An Existing Church Building

PUBLIC HEARING to consider a proposal for a ±3,476 SF expansion of an existing church building for an enlarged sanctuary, new main office, new office and storage at 2375 Aberdeen Wy. (APN 414-310-004 and 005). MFR-1 District.

Northshore Alliance Community Church, owner; Peter Stackpole, applicant

Staff Contact: *Judith Battle*

Recommend Conditional Approval To The Planning Commission

3. DR 1101312 New Single-Family Dwelling With Attached Secondary Unit

PUBLIC HEARING to consider a proposal to construct a ±2,700 SF single-family dwelling with an attached 640 SF secondary unit on Buena Vista Ave. between Stairley St. and Arizona Ave. (APN. 556-143-007 & 008). SFR-2 District.

Steven & Karen Kittle, owner/applicant

Staff Contact: *Joe Light*

Tentative Recommendation: Hold Over To 12/8/04

4. DR 1101294 New Duplex

PUBLIC HEARING to consider a proposal to construct a ±2,124 SF duplex on the 600 Block of S. 31st St. (APN. 549-203-020). Knox/Cutting Specific Plan – Research & Development/Business District.

Isaac Caselis, owner/applicant

Staff Contact: Robie Evangelista

Recommend Conditional Approval To Planning Commission

BOARD BUSINESS

5. Reports of Officers, Board Members

Public Forum - Brown Act

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AGENDA
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 Marina Way South
Richmond, California 94804-3746

Wednesday, December 8, 2004, 5:30 P.M.

DRB BOARD MEMBERS

Roger Hodges, Chair
Michael Woldemar
Don Woodrow
Robert Avellar

Eileen Whitty, Vice Chair
Ted J. Smith
Diane Bloom

PUBLIC HEARING INFORMATION

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- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 6, 7, 8, 9

HELD OVER ITEMS

1. DR 1101159 Proposed Change In Use To Condominium Project

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider a proposed change in use from an existing ±9,930 SF office building to a seven (7) unit condominium project at 5124 Huntington Ave. (APN. 510-092-032). C-1 District.

Huntington West LLC, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

2. DR 1101143 New Detached Second Dwelling Unit

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider a proposal to construct a ±640 SF detached second dwelling unit at 644 17th St. (APN. 514-290-037). MFR-1 District.

Matias Grimoldi, owner; Stan Ginn, applicant

Staff Contact: Robie Evangelista

Tentative Recommendation: Conditional Approval

3. DR 1101145 Proposal To Install Six Wireless Panel Antennas

PUBLIC HEARING HELD OVER FROM 10/27/04 to consider the installation of six (6) wireless panel antennas mounted to a 45-foot high tree pole at Moyers Rd. and Alta Mira Dr. (APN. 414-010-010 & 414-092-013). PC District.

EBMUD, owner/applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Application Withdrawn

4. DR 1100794 Second Story Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 11/10/04 to consider a proposal to construct a ±1,500 SF second story addition to a single-family at 2923 JoAnn Dr. (APN 414-082-004). SFR-3 District.

Kenneth Tramiel, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Application Withdrawn

5. DR 1101312 New Single-Family Dwelling With Attached Secondary Unit

PUBLIC HEARING HELD OVER FROM 11/24/04 to consider a proposal to construct a ±2,700 SF single-family dwelling with an attached 640 SF secondary unit on Buena Vista Ave. between Stairley St. and Arizona Ave. (APN. 556-143-007 & 008). SFR-2 District.

Steven & Karen Kittle, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

NEW ITEMS

6. DR 1101323 To Construct Two Detached Office Buildings

PUBLIC HEARING to consider a proposal for the construction of two detached office buildings ±10,909 SF and ±5,926 SF at 3150 Garrity Wy. (APN. 405-290-052). C-3, Regional Commercial District.

California Imperial Group, owner; KMA Architecture & Engineering, applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

7. DR 1101355 To Construct A Storage Shed In Rear Yard

PUBLIC HEARING to consider a proposal to construct a ±800 SF at the rear of the existing single-family dwelling at 5805 Jefferson Ave. (APN. 509-100-011). MFR-1 District.

Hoon Bae, owner; Steven Collins, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

8. DR 1101359 To Construct A New Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±639 SF second dwelling unit at 1331 Cherry St. (APN. 561-232-025). SFR-3 District.

Miguel A. Rodriguez, owner/applicant

Staff Contact: *Hector J. Rojas*

Tentative Recommendation: Hold Over To 1/26/05

9. DR 1101432 To Replace A Flat Roof With A Hip Roof

PUBLIC HEARING to consider the replacement of a flat roof with a hip roof at 772 S. 52nd St. (APN. 513-391-001) in a low density Residential district of the Knox/Cutting Specific Plan area.

Clarence Williams, owner/applicant

Staff Contact: *Judith Battle*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

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