

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

Wednesday, January 12, 2005, 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

HELD OVER ITEMS

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

PUBLIC HEARING HELD OVER FROM 10/27/04 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: Hector Rojas

Tentative Recommendation: Hold Over to 2/09/05

2. DR 1101267 Attached Second Story Dwelling

PUBLIC HEARING HELD OVER FROM 11/10/04 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 3/23/05

3. DR 1101174 To Construct A Mixed Use Building

PUBLIC HEARING HELD OVER FROM 11/24/04 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 3/23/05

4. DR 1101294 New Duplex

PUBLIC HEARING HELD OVER FROM 11/24/04 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: Hector Rojas

Tentative Recommendation: Conditional Approval

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

PUBLIC HEARING HELD OVER FROM 12/8/04 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

6. DR 1101232 Landscape And Site Improvements To Property

PUBLIC HEARING to consider a proposal for landscape and site improvements to the property 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: Hold Over To 2/09/05

7. SV 1100433 Sign Variance

PUBLIC HEARING to consider allowing 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 1/26/05

STUDY SESSION

8. STUDY SESSION: - DR 1101112 Point Richmond Shores

To consider redevelopment of the project site with the following: a) approximately 300 residential condominium units contained within 4-5 story buildings on 11.8 acres; b) an approximately 1.9-acre public park at Dornan Dr. and Brickyard Cove Rd. (APNs. 560-420-006, 560-420-007 and 560-420-010). Community Regional Recreational (CRR) District and Coatline Commercial (CC) District.

Richmond Redevelopment Agency, owner; Toll Bros., applicant

Staff Contact: Lamont Thompson

BOARD BUSINESS

9. 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, January 26, 2005, 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: 4, 5, 6, 7, 8, 9,10

HELD OVER ITEMS

1. 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: Conditional Approval

2. SV 1100433 Sign Variance

PUBLIC HEARING to consider allowing 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:

NEW ITEMS

3. DR 1101026 Anchorage at Marina Bay Study Session

STUDY SESSION to consider the development of the existing 11.2 acre vacant site with 213 residential units at 1689 Regatta Blvd. (APNs 560-181-106, -107, & 108).

Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office). M-1 and C-2 District.

DiCon Fiberoptics, owner; Dennis W. O'Keefe, applicant

Staff Contact: Jonelyn Whales

4. DR 1101406 To Construct Live/Work Unit

PUBLIC HEARING to consider the construction of a ± 1700 SF two-story, live/work unit with an attached one-car garage on the corner of South 2nd Street and Ohio Avenue (APN 550-130-005). 919/ Light Industrial District of the General Plan Area. M-2 Zoning District.

Armando Vancini Jr., owner/applicant
Staff Contact: Lori Reese Brown

Tentative Recommendation: Conditional Approval

5. DR 1101395 To Construct a Detached Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ± 639.60 SF second dwelling unit at 627 Duboce Ave. (APN 561-231-010). SFR-3 District.

Augustin Salazar, owner/applicant
Staff Contact: Ruby Benjamin

Tentative Recommendation: Conditional Approval

6. DR 1101396 To Construct a ± 1632 Two-story Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±1,632 SF two-story single-family dwelling on a substandard corner lot at 1400 Chanslor Ave. (APN 540-340-001). MFR-1 District.

Romi Mayder, owner/applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

7. DR 1101442 To Construct a ± Two-story Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±1,766 SF two-story single-family dwelling on a substandard corner lot in the 300 Block of Barrett Avenue (APN 538-060-003). SFR-3 District.

Armando Vancini, owner/applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

8. DR 1101428 To Construct a Deck on the Second level

PUBLIC HEARING to construct a deck on the second level at the rear the residence on 1247 South 58th Street (APN 508-390-009). SFR-3 District.

Michael Beers, owner; Sam DeSollar, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over to 2/09/05

9.. DR 1101461 To Construct a Patio Enclosure

PUBLIC HEARING to construct patio enclosure at 581 6th Street (APN 534-301-005). MFR-1 District.

Charles Butler/owner, California Sunrooms/applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Hold Over to 2/23/05

10. DR 1101433 Sign Review

PUBLIC HEARING to review the proposed signs at 503 Canal Blvd, (APN 560-310-045). Light Industrial, Knox Cutting Specific Plan Area.

Pt. Richmond R&D Assoc 1, owner; Bart Shultz, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

11. Reports of Officers, Board Members

12. Design Review Board modification of meeting star time.

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, February 9, 2005, 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 viewpoint;
- (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: 4, 5, 6, 8, 9

HELD OVER ITEMS

1. DR 1101428 To Construct a Deck on the Second level

PUBLIC HEARING to construct a deck on the second level at the rear of the residence on 1247 South 58th Street (APN 508-390-009). SFR-3 District.

Michael Beers, owner/KMA Architecture & Engineering/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

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

PUBLIC HEARING HELD OVER FROM 10/27/04 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: Hector Rojas

Tentative Recommendation: Conditional Approval

3. DR 1101232 LANDSCAPE AND SITE IMPROVEMENTS TO PROPERTY

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

5620 Central Ave., LLC, owner; Gino Bartalotti, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Continue to 4/27/05

NEW ITEMS

4. DR 1101416 Sign Review

To consider a sign review program for the 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; Steve Dunn, Legacy Partners, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

5. DR 1101323 To consider site revisions of two detached office buildings

PUBLIC HEARING to consider revisions to landscaping, lighting, signage, roof and ground screening for the construction of two detached office building \pm 10,909 SF \pm and 5,926 SF at 3150 Garrity Way, Richmond, CA(APN 405-290-052), Regional Office and/or Shopping district of the General Plan Area..
California Imperial Group, Timothy Howard,owner/KMA Architecture & Engineering
Nathan Ouren/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

6. DR 1101524 Construction of a retail gasoline fueling station, car wash, convenience store & take-out restaurant

PUBLIC HEARING to consider the construction of a 3,536 SF retail gasoline fueling area 2,000 SF car wash, 2500 SF convenience store with a 300 SF take-out restaurant at 2900 Hilltop Mall Road (405-302-010) in a C-3 Regional Commercial district.
Kacees, LLC, owner; Mehrdad Haji-Sharifi, applicant
Staff Contact: Judith Battle

Tentative Recommendation: Recommend Conditional Approval to the Planning Commission

7. DR 1101411 Construct a ground floor and second floor addition

PUBLIC HEARING to consider the construction of a \pm 148 SF ground floor addition and a \pm 1,031 SF second floor addition to a single family residence at 316 45th Street (APN# 517-240-004) in a MFR-3 High Density Multi-Family Residential district.
Hardeep Lally, owner; Paul Ruazol, applicant
Staff Contact: Joe Light

Tentative Recommendation: Deny Without Prejudice

8. DR 1101425 Construct a second dwelling unit

PUBLIC HEARING to consider the construction of a new 629 SF second dwelling unit at 4946 Thunderhead Ct. (APN 431-411-012). SFR-3 District.

Markku and Ann Ratilainen, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

9. DR 1101634 Construct a retail grocery space and façade improvements

PUBLIC HEARING to consider the construction of an approximate 1,000 SF of retail grocery space and façade improvements to the existing Pt Richmond Market at 160 Washington Avenue (APN# 558-140-010) in a C-1, Neighborhood Commercial district.

Mohamed Warith, owner, Nasser Halloum/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

10. 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, February 23, 2005, 6:00 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 viewpoint;
- (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: 4, 5, 6, 8, 9

HELD OVER ITEMS

1. DR 1101524 Construction of a retail gasoline fueling station, car wash, convenience store & take out restaurant

PUBLIC HEARING to consider the construction of a 3,536 SF retail gasoline fueling area, 2,000 SF car wash, 2500 SF convenience store with a 300 SF take-out restaurant at 2900 Hilltop Mall Road (APN 405-302-010) in a C-3 Regional Commercial district. Kacees, LLC, Owner/Mehrdad Haji-Sharifi, Applicant
Staff Contact: Judith Battle

Tentative Recommendation: Recommend
Conditional Approval To The Planning Commission

2. DR 1101461 To Construct a Patio Enclosure

PUBLIC HEARING to construct patio enclosure at 581 6th Street (APN 534-301-005). MFR-1 District.
Charles Butler/owner, California Sunrooms/applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: Conditional Approval

NEW ITEMS

3. DR 1100817 Consider refinements to an approved development plan for a single-family dwelling.

PUBLIC HEARING to consider refinements to an approved development plan for a single a single family dwelling at Northside Pacific Avenue 300'± north of Santa Fe Avenue (APN 558-170-010)
Anthony Murphy, Owner/Ming Lee, Applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

4. DR 1100818 Consider refinements to an approved development plan for a single-family dwelling.

PUBLIC HEARING to consider refinements to an approved development plan for a single a single family dwelling at Northside Pacific Avenue 300'± north of Santa Fe Avenue
Anthony Murphy, Owner/Ming Lee, Applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

5. DR 1101473 Raise existing single family home and add a new first floor.

PUBLIC HEARING to consider raising existing single family home and add a new first floor at 5831 Huntington Avenue (APN: 507-200-019)
Sheila Conn/Yovanovich Mirko, Owner
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1101481 Construct a rear addition and a detached workshop accessory structure.

PUBLIC HEARING to consider construction of a rear addition and a detached workshop accessory structure at 624 9th Street (APN: 534-181-015)
Manuel & Margarita Ortega, Owner/Robert Avellar, Applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

7. DR 1101517 Construction of a second-story addition to an existing family dwelling .

PUBLIC HEARING to consider the construction of a ± 460 SF second-story addition to an existing single-family dwelling at 1719 Esmond Avenue. (APN 524-020-013). SFR-3 District.
Elvira Orozco, Owner/Jon Alff, Applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

8. DR 1101476 Consider the construction of a mixed-use development

PUBLIC HEARING to consider the construction of a mixed-use development consisting of a 2,114 square foot live/work unit with a 1,780 square feet of offices located at 212 Washington Avenue (APN 558 164-007) in a C-1 Neighborhood Commercial Zoning District.

Chris and Linda Newton, Owner/Jay Betts, Applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

9. DR 1101231 Construct an eight-unit apartment complex

PUBLIC HEARING to consider construction of an eight-unit apartment complex on a 15,000±SF parcel at 234 Contra Costa Avenue

Anthony Murphy, Owner/Ming Lee, Applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over to 3/23/05

10. DR 1101531 Construct a Deck and a Gazebo

PUBLIC HEARING to consider the construction of a ±1800 SF deck with ± 908 SF Gazebo in the rear yard of 5821 Knobcone Drive (APN 435-300-017 in an SFR-1 District.

Troy Reese, Owner/Javier Chavarria, Applicant

Staff Contact: Judy Battle

Tentative Recommendation: Conditional Approval

11. DR 1101654 Consider the relocation of three trailers from other areas of the refinery

PUBLIC HEARING to consider the relocation of three trailers from other areas of the refinery to a location adjacent to the IMI trailer at 841 Chevron Way (APN 561-100-040) in a M-3, Heavy Industrial District.

Chevron Products, owner/John Jenson/Applicant

Staff Contact: Judy Battle

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 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, March 9, 2005, 6:00 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 viewpoint;
- (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: 3, 4, 5, 6, 7, 8, 9

HELD OVER ITEM

1. DR 1101425 To Construct a Second Dwelling unit

PUBLIC HEARING to consider the construction of a new 629 SF second-dwelling unit at 4946 Thunderhead Ct. (APN 431-411-012) SFR-3 District.

Markku and Ann Ratilainen, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 4/13/05

NEW ITEMS

2. DR 1101557 Construction of Eight Town Homes

PUBLIC HEARING to consider proposal to construct eight town homes on a 12,429 SF parcel at 900 13th St. (APN 529-020-001). C-2 District.

James Chavez, owner; Paul Hafen, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 4/13/05

3. DR 1101546 Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal for a 1,300± SF, 35' tall, two-story addition to an existing 815± SF single-family dwelling at 67 Vine St. (APN 558-082-015). SFR-2 District.

Jonathan Livingston, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

4. DR 1101590 Garage Conversion and Second-Story Addition

PUBLIC HEARING to consider the legalization of a garage conversion and proposed construction of a ±496.8 SF second-story addition to an existing single-family dwelling at 958 29th St. (APN 524-100-024). SFR-3 District

Manuel Diaz, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

5. DR 1101547 Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider the construction of a 1,432 SF two-story addition to an existing 616 SF single-family residence located at 636 Golden Gate Ave. (APN 558-251-001). MFR-1 District.

Kevin McMullen, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

6. DR 1101600 Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider the construction of a 2,050 SF two-story addition to an existing single-family residence located at 2415 Wendall Ave. (APN 528-151-015). SFR-3 District.

Jairo Martinez Medina, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

7. DR 1101570 Install Two Factory Built Homes

PUBLIC HEARING to consider a proposal to install two factory built homes at 5204 Van Fleet Ave. (APN 510-081-057). Knox-Cutting Specific Plan Medium Residential District.

Ralph Shannon, owner; Val Cancinello, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

8. DR 1101571 Install Two Factory Built Homes

PUBLIC HEARING to consider a proposal to install two factory built homes at 5204 Van Fleet Ave. (APN 510-081-057). Knox-Cutting Specific Plan Medium Residential District.

Ralph Shannon, owner; Val Cancinello, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

9. DR 1101591 Construct a Two Story Addition

PUBLIC HEARING to consider a proposal to construct a two story addition in the rear yard at 1611 Roosevelt Ave. (APN 514-300-023). MFR-3 District.
Patrice Thompson, owner; Mary Bull Ransom, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

10. 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.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, March 23, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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: 1, 3, 5, 6, 7, 8, 9, 10, 11, 12

HELD OVER ITEMS

1. DR 1101517 – Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±460 SF first and second-story addition to an existing single-family dwelling at 3715 Esmond Ave. (APN 524-020-013). SFR-3 District.

Elvira Orozco, owner; Jon Alff, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

2. DR 1101267 – Construct Attached Second-Story Dwelling

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

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Deny

3. DR 1101174 – Construct Mixed Use Project of Apartments

PUBLIC HEARING to consider a proposal to construct a mixed use project of six (6) apartments above commercial space at 636 23rd St. (APN 515-010-029). C-2 District.

Malid Kolhadoo, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/24/2005

4. DR 1101461 – Construct Patio Enclosure

PUBLIC HEARING to consider patio enclosure at 581 6th St. (APN 534-301-005). MFR-1 District.

Charles Butler, owner; California Sunrooms, applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Deny

5. DR 1101231 – Construct Eight-Unit Apartment Complex

PUBLIC HEARING to consider construction of an eight-unit apartment complex on a 15,000± SF parcel at 234 Contra Costa Ave. (APN 558-263-004). MFR-1 District.
Anthony Murphy, owner; Ming Lee, applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

6. DR 1101557 – Construct Eight Town Homes

PUBLIC HEARING to consider proposal to construct eight (8) town homes on a 12,429 SF parcel at 900 13th St. (APN 529-020-001). C-2 District.
James Chavez, owner; Paul Hafen, applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

NEW ITEMS

7. DR 1101026 – Anchorage at Marina Bay

PUBLIC HEARING to consider the development of an existing 11.2 acre vacant site with 213 residential townhomes at 1689 Regatta Blvd. (APN 560-181-106, -107 & -108). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office). M-1 & C-2 District.
DiCon Fiberoptics, owner; Dennis O’Keefe, applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 4/13/2005

8. DR 1101489 – Hensley Business Center

PUBLIC HEARING to consider the development of a light industrial complex consisting of six (6) units ranging from 4,763 SF to 10,333 SF, for a total building size of 39,999 SF at the Southeast Corner of 7th St. & Hensley St. (APN 561-319-008 & -009). M-2 District.
John Kieran Hynes, owner; Jill Tardy, applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 4/27/2005

9. DR 1101621 – Construct New Industrial Warehouse Buildings

PUBLIC HEARING to consider the construction of two (2) new industrial warehouse buildings (4,625 SF & 3,780 SF) at 200 So. 1st St. & 124 Florida Ave. (APN 550-071-029 & -022). M-2 District.
Fox Design Group, owner/applicant
Staff Contact: Lori Reese-Brown

Tentative Recommendation: Conditional Approval

10. DR 1101663 – Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider the proposal to construct a two-story addition with deck in the rear yard at 619 Humboldt St. (APN 519-140-002). SFR-3 District.

Kevin Donahue, owner; Keith Morris, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

11. DR 1100240 – Sidewalk, Landscaping, Lighting, Parking, and Signage Review

PUBLIC HEARING to consider final sidewalk, landscaping, lighting, parking, and signage design details at 3701 Collins Ave. (APN 408-060-01 & -02) as requested by the Design Review Board at the January 28, 2004 public hearing. M-2 District.

Jay Fenton, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

12. DR 1101312 – Landscape Plan Review

PUBLIC HEARING to review final landscape plan for previously approved single-family dwelling at Buena Vista Ave. Between Stairley & Arizona (APN 556-143-007 & -008). SFR-2 District.

Steven & Karen Kittle, owner/applicant

Staff Contact: Joe Light

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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, April 13, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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: 4, 5, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. DR 1101026 – Anchorage at Marina Bay

PUBLIC HEARING to consider the development of an existing 11.2 acre vacant site with 213 residential townhomes at 1689 Regatta Blvd. (APN 560-181-106, -107 & -108). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office) M-1 & C-2 District.

DiCon Fiberoptics, owner; Dennis O’Keefe, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Recommendation to Planning Commission

2. DR 1101232 – Landscape and Site Improvements Plan Review

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

5620 Central Ave., LLC, Gino Bartalotti, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Continue to a Date Uncertain

3. DR 1101425 – Construct New Second Dwelling Unit

PUBLIC HEARING to consider the construction of a new 629 SF second-dwelling unit at 4946 Thunderhead Ct. (APN 431-411-012). SFR-3 District.

Markku and Ann Ratilainen, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

NEW ITEMS

4. DR 1101669 – Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider proposal for a two-story addition to an existing single-family dwelling at 2910 Maricopa Ave. (APN 526-220-002). SFR-3 District.

James Wilts, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

5. DR 1101681 – Construct Detached Second Dwelling Unit

PUBLIC HEARING to consider the construction of a new 510 SF detached second dwelling unit at 2112 Rheem Ave. (APN 530-120-007). SFR-3 District.

Eduardo Tinajero, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

6. DR 1101132 / 1101768 – West Contra Costa County Sanitary Landfill

PUBLIC HEARING to consider the site plan, landscaping, and signage details for Phase I construction of a 21,875 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 western end of Parr Blvd. (APNs 408-140-008, -009, -010 & -013). CRR District.

Republic Services, Inc., owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

7. DR 1101873 – Point Richmond Gateway

PUBLIC HEARING to consider the relocation and restoration of the Trainmasters Office, with signage and landscape improvements, at the intersection of S. Garrard Blvd., West Richmond Ave., and Railroad Ave. (No APN). PC, Public and Civic Uses District.

City of Richmond, owner; Point Richmond Gateway, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, April 27, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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: 4, 5, 6, 7, 8, 9, 10

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. DR 1101267 – Construct Attached Second-Story Dwelling

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

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Deny

2. DR 1101231 – Construct Eight-Unit Apartment Complex

PUBLIC HEARING to consider construction of an eight-unit apartment complex on a 15,000± SF parcel at 234 Contra Costa Ave. (APN 558-263-004). MFR-1 District.

Anthony Murphy, owner; Ming Lee, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

3. DR 1101489 – Hensley Business Center

PUBLIC HEARING to consider the development of a light industrial complex consisting of six (6) units ranging from 4,763 SF to 10,333 SF, for a total building size of 39,999 SF at the southeast corner of 7th St. & Hensley St. (APNs 561-319-008 & -009). M-2 District.

John Kieran Hynes, owner; Jill Tardy, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 4. DR 1101684 – Raise Existing Residence and Construct New First-Story

PUBLIC HEARING to consider the raising up one story of an existing residence and the construction of a new first-story at 4310 Barrett Ave. (APN 517-130-020). MFR-3 District.

Fredrick L. Andrea, owner; Leticia Estrada Niles, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 5. DR 1101689 – Third-Story Addition to Existing Single-Family Residence

PUBLIC HEARING to consider the construction of a 275 SF, third-story addition, to an existing 1,491 SF single-family residence at 325 Golden Gate Ave. (APN 558-170-055). MFR-1 District.

John Droutsas & Geraldine Redpath, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 6. DR 1101704 – Construct Two-Story Live/Work Unit

PUBLIC HEARING to consider the construction of a two-story live/work unit at 465 2nd St. (APN 538-041-008). M-2 District.

Alfredo Romero, owner; Carlos Valero, applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Recommendation to Planning Commission

CC 7. DR 1101708 – Replace Existing Detached Garage with Garage/Studio

PUBLIC HEARING to consider proposal to replace an existing detached garage with an 830 SF detached garage/studio at 964 35th St. (APN 524-040-026). SFR-3 District.

Andrew Blyholder, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 8. DR 1101698 – Acapulco Rock Improvements - Review Revisions

PUBLIC HEARING to consider revisions to previously approved plans (DR 1100189) for the construction of storage bins for rock and soil and enclosures for display of retail landscaping supplies at 3251 Jacuzzi St. (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 9. SV 1101822 – Acapulco Rock Improvements - Sign Variance

PUBLIC HEARING to consider a sign variance to allow the construction of an 85 SF freestanding sign in addition to the existing nonconforming pole sign at 3251 Jacuzzi St. (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 10. DR 1101665 – Addition to Existing Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence located at 1218 S. 57th St. (APN 508-390-026). SFR-3 District. Timothy Cheung, owner; Eddy Cheung, applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 5/11/2005

BOARD BUSINESS

11. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, May 11, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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: 3, 4, 5, 6, 7, 8

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. DR 1101665 – Addition to Existing Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence located at 1218 S. 57th Street (APN 508-390-026). SFR-3 District.

Timothy Cheung, owner; Eddy Cheung, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 5/25/2005

2. DR 1101267 – Construct Attached Second-Story Dwelling

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

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Continue To 5/25/2005

NEW ITEMS

CC **3. DR 1101728 – Two-Story Addition to Existing Single-Family Dwelling**

PUBLIC HEARING to consider the proposal to add a two-story addition to the rear of an existing single-family dwelling at 1480 San Joaquin Street (APN 508-140-011). SFR-3 District.

Carl Christian Valeboe, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC **4. DR 1101742 – Construct New Single-Story Second Dwelling Unit**

PUBLIC HEARING to consider the construction of a new 630 SF single-story second dwelling unit at 4103 Nevin Avenue (APN 517-150-011). MFR-3 District.

Antonio & Leticia Garcia, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 5. DR 1101744 – Construct New Single-Family Residence

PUBLIC HEARING to consider the construction of a new $\pm 3,212$ SF single-family residence at 9 Dipper Court (APN 433-331-020). SFR-1 District.
Pallan Chattejee, owner; Keith Royster, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 5/25/2005

CC 6. DR 1101745 – Construct New Single-Family Residence

PUBLIC HEARING to consider the construction of a new $\pm 3,900$ SF single-family residence at 11 Dipper Court (APN 433-331-019). SFR-1 District.
Pallan Chattejee, owner; Keith Royster, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 5/25/2005

CC 7. DR 1101920 – Hilltop Mall Garden Center Addition

PUBLIC HEARING to consider the construction of a $\pm 5,840$ SF garden center addition at 1400 Hilltop Mall Road (former Macy's lease area of Hilltop Mall) (APNs 405-320-008 & -009). C-3 District.
Richmond Associates, LLC, owner; Robert A. Karn & Assoc., Inc., applicant
Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 8. DR 1101740 – Two Additions to Existing Single-Family Residence

PUBLIC HEARING to consider the construction of a 675 SF second-story addition and a 360 SF addition on the first level of a single-family residence at 355 43rd Street (APN 517-222-004). MFR-3 District.
DA and Saeng Thammasen, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 5/25/2005

BOARD BUSINESS

9. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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

ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 6, 7, 8, 9, 10, 11, 12

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. DR 1101740 – Additions to Existing Single-Family Residence

PUBLIC HEARING to consider the construction of a 675 SF second-story addition and a 360 SF addition on the first level of a single-family residence at 355 43rd Street (APN 517-222-004). MFR-3 District.

DA and Saeng Thammasen, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 6/22/2005

2. DR 1101665 – Addition to Existing Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence at 1218 S. 57th Street (APN 508-390-026). SFR-3 District.

Timothy Cheung, owner; Eddy Cheung, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 6/22/2005

3. DR 1101267 – Construct Attached Second-Story Dwelling

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

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 6/22/2005

4. DR 1101744 – Construct New Single-Family Residence

PUBLIC HEARING to consider the construction of a new \pm 3,212 SF single-family residence at 9 Dipper Court (APN 433-331-020). SFR-1 District.

Pallav Chatterjee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/27/2005

5. DR 1101745 – Construct New Single-Family Residence

PUBLIC HEARING to consider the construction of a new \pm 3,900 SF single-family residence at 11 Dipper Court (APN 433-331-019). SFR-1 District.

Pallav Chatterjee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/27/2005

NEW ITEMS**CC 6. DR 1101755 – Addition to Existing Single-Family Dwelling & Garage Construction**

PUBLIC HEARING to consider proposal to add 280± SF and convert attached garage on a single-family dwelling house to living space and construct a 22' tall, detached two car garage surmounted by a 462 SF secondary dwelling unit at 1500 Lincoln Ave. (APN 529-030-001). SFR-3 District.

Maria M. Alegria, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 7. DR 1101767 – Second-Story Addition to Existing Single Family Residence

PUBLIC HEARING to consider the construction of a 1,034 SF, 2nd story addition to an existing single-family residence located at 2837 Loyola Ave. (APN 414-121-015). SFR-3, Single-family: Low-Density Residential Zoning District.

Kevin and Cynthia Dunn, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 8. DR 1101796 – Second-Story Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±164 SF second-story addition to an existing single-family dwelling at 1534 Gaynor Ave. (APN 529-140-005). SFR-3 District. James Jones, owner; Jesus Sanchez, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 9. DR 1101815 – Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider proposal to add 675 SF to the rear of an existing single-family dwelling at 5814 Jefferson Ave. (APN 509-140-007). SFR-3 District.

Diease Evans, owner; Workmon & Associates, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 10. DR 1101313 – Church Expansion Site Plan Revisions

PUBLIC HEARING to consider site plan revisions for the expansion of an existing church building for an enlarged sanctuary, new main office, new office and storage at 2375 Aberdeen Way (APNs 414-310-004, 005). MFR-1, Multi-family Residential District.

Northshore Alliance Community Church, owner; Peter Stackpole, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 11. DR 1101564 – Senior Housing Apartment Units

PUBLIC HEARING to consider a 35' - 0" high, 16,909 square foot, 23-unit senior housing proposal (18, one-bedroom and five, 2-bedroom apartment units) with 22 parking spaces above an existing 5,574 square foot commercial building located at 3601, 3603, 3605, 3619, & 3627 Cutting Blvd. (APNs 513-152-001 & -002). C-1 District.

Eastbay Community Development Corp., owner; Maurice Dawson, applicant

Staff Contact: Mimi Liem

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

CC 12. DR 1101132 / 1101768 – West Contra Costa County Sanitary Landfill Revisions

PUBLIC HEARING to consider the site plan, landscaping, seating and signage details for Bay Trail construction at the processing and transfer operation and soil and biosolids reclamation operations, as well as, increased composting and concrete recycling operations at the existing municipal solid waste landfill at the end of Parr Blvd. (APNs408-140-008, 009, 010 & 013). CRR district.

Republic Services, Inc., owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, June 8, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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 CALENDAR¹: 2, 3, 4, 5, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEM**1. DR 1101767 – Second-Story Addition to Existing Single-Family Residence**

PUBLIC HEARING to consider the construction of a 1,034 SF, second-story addition to an existing single-family residence located at 2837 Loyola Ave. (APN 414-121-015). SFR-3, Single-Family: Low-Density Residential Zoning District.

Kevin and Cynthia Dunn, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 6/22/2005

NEW ITEMS**CC 2. DR 1101937 – Revisions to Previously Approved New Church**

PUBLIC HEARING to consider revisions to a previously approved new church at 605 S. 16th Street (APN 544-331-018). SFR-3 District. Revised proposal includes a new 9,822 SF single-story church with seating accommodating 250 persons.

Tommie Bradford, owner; Raymond Landry, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Recommend Approval To Planning Commission

CC 3. DR 1101862 – Construct Second-Story Addition

PUBLIC HEARING to consider proposal to construct a second-story addition of ±750 SF at 514 Sanford Avenue (APN 561-211-018). SFR-3 District.

Luis Sanchez, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/13/2005

CC 4. DR 1101960 – Construct Single-Story Accessory Structure

PUBLIC HEARING to consider the construction of a ±480 SF single-story accessory structure in the rear of an existing single-family dwelling at 875 Ventura Street (APN 523-033-006). SFR-3 District.

John M. Heckman, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 5. DR 1101847 – Two-Story Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±1,280 SF two-story addition to an existing single-family dwelling at 4933 Thunderhead Court (APN 431-411-016). SFR-3 District.

Nahid Alwaami, owner; Jim Havens, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 6/22/2005

CC 6. DR 1101972 – Remodel Existing Detached Structure

PUBLIC HEARING to consider proposal to remodel an existing detached structure accessory to a contributing historical structure at 31 Idaho Street (APN 556-153-021) in the Pt. Richmond Historical District, SFR-2.

Bryon G. Geraldo, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 7. DR 1101865 – Construct Single-Family Dwelling and Attached Garage

PUBLIC HEARING to consider proposal to construct a 3,800± SF single-family dwelling plus an attached three-car garage at 26 Martins Lane (APN 435-080-035). SFR-2 District.

Charles Hillary, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Continue To 7/27/2005

CC 8. DR 1101866 – Construct Detached Accessory Structure

PUBLIC HEARING to consider construction of a 578 SF detached accessory structure in the rear of a single-family dwelling at 427 31st Street (APN 516-150-010). MFR-3: Multi-Family: High Density Residential District.

Oscar R. Chavez, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 7/27/2005

9. DR 1101905 – Addition to Single-Family Dwelling

PUBLIC HEARING to consider an addition of 224 SF on the first level and 576 SF on a new second floor in the rear of the existing single-family dwelling located at 4527 Escuela Ct., (APN 513-292-020) Low Density Residential District.

Linda Toliver, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation:

BOARD BUSINESS

10. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, June 22, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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 CALENDAR¹: 11, 12, 13, 14, 15, 16

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. DR 1101564 – Senior Housing Apartment Units

PUBLIC HEARING to consider a 35' - 0" high, 16,909 square foot, 23-unit senior housing proposal (18, one-bedroom and five, 2-bedroom apartment units) with 22 parking spaces above an existing 5,574 square foot commercial building located at 3601, 3603, 3605, 3619, & 3627 Cutting Blvd. (APNs 513-152-001 & -002). C-1 District.

Eastbay Community Development Corp., owner; Maurice Dawson, applicant
Staff Contact: Mimi Liem

Tentative Recommendation: Hold Over To 8/10/2005

2. DR 1101698 – Acapulco Rock Improvements - Review Revisions

PUBLIC HEARING to consider revisions to previously approved plans (DR 1100189) for the construction of storage bins for rock and soil and enclosures for display of retail landscaping supplies at 3251 Jacuzzi Street (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant
Staff Contact: Judith Battle

Tentative Recommendation: Hold Over To 7/27/2005

3. SV 1101822 – Acapulco Rock Improvements - Sign Variance

PUBLIC HEARING to consider a sign variance to allow the construction of an 85 SF freestanding sign in addition to the existing nonconforming pole sign at 3251 Jacuzzi Street (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant
Staff Contact: Judith Battle

Tentative Recommendation: Hold Over To 7/27/2005

4. DR 1101767 – Second-Story Addition to Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,034 SF, second-story addition to an existing single-family residence located at 2837 Loyola Ave. (APN 414-121-015). SFR-3, Single-Family: Low-Density Residential Zoning District.

Kevin and Cynthia Dunn, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

5. DR 1101744 – Construct Single-Family Residence

PUBLIC HEARING to consider the construction of a new ±3,212 SF single-family residence at 9 Dipper Court (APN 433-331-020). SFR-1 District.

Pallav Chatterjee, owner; Keith Royster, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1101745 – Construct Single-Family Residence

PUBLIC HEARING to consider the construction of a new $\pm 3,900$ SF single-family residence at 11 Dipper Court (APN 433-331-019). SFR-1 District.

Pallav Chatterjee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

7. DR 1101740 – Additions to Single-Family Residence

PUBLIC HEARING to consider the construction of a 675 SF second-story addition and a 360 SF addition on the first level of a single-family residence at 355 43rd Street (APN 517-222-004). MFR-3 District.

DA and Saeng Thammasen, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

8. DR 1101267 – Construct Attached Second-Story Dwelling

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

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

9. DR 1101665 – Addition to Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence at 1218 S. 57th Street (APN 508-390-026). SFR-3 District.

Timothy Cheung, owner; Eddy Cheung, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 7/27/2005

10. DR 1101847 – Two-Story Addition to Single-Family Dwelling

PUBLIC HEARING to consider the construction of a $\pm 1,280$ SF two-story addition to an existing single-family dwelling at 4933 Thunderhead Court (APN 431-411-016). SFR-3 District.

Nahid Alwaami, owner; Jim Havens, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 7/27/2005

NEW ITEMS**CC 11. DR 1102029 – Remodel & Exterior Improvements to Condominium Development**

PUBLIC HEARING to consider the remodel of and exterior improvements to an 18-unit condominium development at 100 Eddy Street (APN 558-272-002). MFR-1, Multi-Family Residential District.

Jim Clark, owner; Carol Jansen, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 12. DR 1102010 – Construct Three Accessory Structures

PUBLIC HEARING to consider the construction of three accessory structures totaling 1,360 SF at 2900 Salvino Court (APN 431-100-084). SFR-3 District.

Mickey Connors, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 13. DR 1102001 – Construct Single-Family Residence

PUBLIC HEARING to consider proposal to construct a new single-family home of ±1918 SF at 153 Harbor Way South (APN 550-331-017). Residential Low-Density KCSP District.
Lloyd Cunningham, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 14. DR 1102015 – Additions to Single-Family Dwelling

PUBLIC HEARING to consider room additions of 1052 SF on the first level and 793 SF on the second floor at the rear of the existing single-family dwelling located at 2823 Oxford Avenue (APN 414-281-018). SFR-3 Low Density Residential District.
Meyian Saeteurn, owner/applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 15. DR 1102018 – Construct Second Dwelling Unit

PUBLIC HEARING to consider the construction of a second dwelling unit at 2850 Tulare Avenue (APN 526-300-007). SFR-3 District.
Jose Mario Ruiz, owner/applicant
Staff Contact: Walter Oetzell

Tentative Recommendation: Hold Over To 7/27/2005

CC 16. DR 1102032 – Construct New Single-Story Second Dwelling Unit

PUBLIC HEARING to consider the construction of a new 577 SF single-story second dwelling unit at 1525 Hayes Street (APN 527-031-013). SFR-3 District.
Delores Jeanette Perez, owner/applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

17. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
PLANNING COMMISSION & DESIGN REVIEW BOARD
JOINT MEETING

COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Wednesday, July 13, 2005, 6:00 p.m.

Commissioners

Virginia Finlay, Chair
Stephen A. Williams, Vice Chair
Ludmyrna Lopez, Secretary
William H. Coleman
Zachary Harris
Nagaraja Rao
Vicki L. Winston

Design Review Board

Roger Hodges, Chair
Eileen Whitty, Vice Chair
Robert Avellar
Diane Bloom
Ted J. Smith
Michael Woldemar
Donald Woodrow

NOTICE TO PUBLIC

Function of a Public Hearing: A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission and Design Review Board actions. A public hearing also informs the interested public about specific details of a proposal.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with the Planning staff **PRIOR** to the Planning Commission's and Design Review Board's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

Consent Calendar: Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, the Design Review Board or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission and Design Review Board. Before the Commission and Design Review Board votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission and Design Review Board on the item at that time.

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission and Design Review Board discussion; (10) Hearing is closed; (11) Commission and Design Review Board votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's and Design Review Board's action, outlines the appeal procedure, and indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission and Design Review Board find that it will not have sufficient time in which to complete the agenda, the Commission and Design Review Board may continue a portion of the agenda to a subsequent Commission and/or Design Review Board meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission and Design Review Board will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission and Design Review Board. In any event, it is the intention of the Planning Commission and Design Review Board to conclude all public meetings by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

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 any public hearing(s) on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

Notice of Agenda Review Session: A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

The Planning Commission's and Design Review Board's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's and Design Review Board's decision, stating wherein the Planning Commission and Design Review board decision is in error.

- ROLL CALL**
 - INTRODUCTIONS**
 - APPROVAL OF MINUTES**
 - APPROVAL OF AGENDA**
 - CONSENT CALENDAR¹: 2**
-

BROWN ACT (see Public Forum note at the end of Agenda)

STUDY SESSION

DR 1101558 – Seacliff Marina Study Session

STUDY SESSION held jointly by the Planning Commission and Design Review Board to receive and comment on the proposed Seacliff Marina project (also known as the Bottoms Property) Project Number: DR 1101558. The applicants, Toll Brothers, request a General Plan Amendment, Rezoning, Design Review, Vesting Tentative Map and possibly a Development Agreement to develop approximately 25.3-acre bay front site located on Brickyard Cove Road, near Sandpiper Spit and Seacliff Drive in Point Richmond. The project site is proposed for: a) approximately 300 residential condominium units contained within four 4-5 story buildings on approximately 10.2-acres of the site; b) a community facility; c) a lawn area with picnic/BBQ facilities; and d) pedestrian walkways to provide public access to the shoreline. An EIR will be prepared to provide a project-level analysis for the proposed development. The project location is at the intersection of Brickyard Cove Road, Sandpiper Spit and Seacliff Drive, Point Richmond, CA. Assessor Parcel Numbers (APN): 560-320-013, 560-320-014, 560-660-073, 560-340-033, and 560-340-042. Water-Related Commerce (CC)/Commercial Recreation (CRR), Heavy Industrial (M-3), Port Marine Terminal, Medium Density Residential (MFR-1) and Recreation Lands (PA) districts.

Bottoms Family Trust, owner; Toll Brothers, Inc., applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Provide Comments Only - No Formal Action

DESIGN REVIEW BOARD MEETING

HELD OVER ITEM

1. DR 1101862 – Construct Second-Story Addition

PUBLIC HEARING to consider proposal to construct a second-story addition of ±750 SF at 514 Sanford Avenue (APN 561-211-018). SFR-3 District.

Luis Sanchez, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEM

CC 2. DR 1101557 – Review Landscape Plan

PUBLIC HEARING to review landscape plan on an eight unit multi-family development at 900 13th Street (APN 529-020-001). C-2 District.

Jaime Chavez, owner; Paul Hafen, applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

3. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

Anyone who wishes to address the Planning Commission or 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 Planning Commission and Design Review Board joint meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, July 27, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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 CALENDAR¹: 8, 9, 10, 11, 12, 13, 14, 15, 16, 17**

BROWN ACT (see Public Forum note at the end of Agenda)**HELD OVER ITEMS****1. DR 1101698 – Acapulco Rock Improvements - Review Revisions**

PUBLIC HEARING to consider revisions to previously approved plans (DR 1100189) for the construction of storage bins for rock and soil and enclosures for display of retail landscaping supplies at 3251 Jacuzzi Street (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

2. SV 1101822 – Acapulco Rock Improvements - Sign Variance

PUBLIC HEARING to consider a sign variance to allow the construction of a 32 SF freestanding sign in addition to the existing nonconforming pole sign at 3251 Jacuzzi Street (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

3. DR 1101865 – Construct Single-Family Dwelling and Attached Garage

PUBLIC HEARING to consider a proposal to construct a 3,800± SF single-family dwelling plus an attached three-car garage at 26 Martins Lane (APN 435-080-035). SFR-2 District. Charles Hillary, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 8/10/2005

4. DR 1101866 – Construct Detached Accessory Structure

PUBLIC HEARING to consider construction of a 578 SF detached accessory structure in the rear of a single-family dwelling at 427 31st Street (APN 516-150-010). MFR-3: Multi-Family: High Density Residential District.

Oscar R. Chavez, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

5. DR 1101847 – Two-Story Addition to Single-Family Dwelling

PUBLIC HEARING to consider the construction of a ±1,280 SF two-story addition to an existing single-family dwelling at 4933 Thunderhead Court (APN 431-411-016). SFR-3 District.

Nahid Alwaami, owner; Jim Havens, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

6. DR 1101665 – Addition to Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence at 1218 S. 57th Street (APN 508-390-026). SFR-3 District.

Timothy Cheung, owner; Eddy Cheung, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 8/24/2005

7. DR 1101862 – Construct Second-Story Addition

PUBLIC HEARING to consider proposal to construct a second-story addition of ± 750 SF at 514 Sanford Avenue (APN 561-211-018). SFR-3 District.

Luis Sanchez, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 8. DR 1102029 – Remodel & Exterior Improvements to Condominium Development**

PUBLIC HEARING to consider the remodel of and exterior improvements to an 18-unit condominium development at 100 Eddy Street (APN 558-272-002). MFR-1, Multi-Family Residential District.

Jim Clark, owner; Carol Jansen, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 9. DR 1102010 – Construct Three Accessory Structures

PUBLIC HEARING to consider the construction of three accessory structures totaling 1,360 SF at 2900 Salvino Court (APN 431-100-084). SFR-3 District.

Mickey Connors, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 10. DR 1102001 – Construct Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a new single-family home of $\pm 1,918$ SF at 153 Harbor Way South (APN 550-331-017). Residential Low-Density KCSP District.

Lloyd Cunningham, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 11. DR 1102015 – Additions to Single-Family Dwelling

PUBLIC HEARING to consider room additions of 1,052 SF on the first level and 793 SF on the second floor at the rear of the existing single-family dwelling located at 2823 Oxford Avenue (APN 414-281-018). SFR-3 Low Density Residential District.

Meyian Saeteurn, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 12. DR 1102018 – Construct Second Dwelling Unit

PUBLIC HEARING to consider the construction of a second dwelling unit at 2850 Tulare Avenue (APN 526-300-007). SFR-3 District.

Jose Mario Ruiz, owner/applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: Hold Over To 8/24/2005

- CC 13. DR 1102032 – Construct New Single-Story Second Dwelling Unit**
PUBLIC HEARING to consider the construction of a new 577 SF single-story second dwelling unit at 1525 Hayes Street (APN 527-031-013). SFR-3 District.
Delores Jeanette Perez, owner/applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 14. DR 1102086 – Replace Existing Roof**
PUBLIC HEARING to consider the replacement of the existing flat roof with a cross gable roof on a 1,900 SF dwelling unit located at 830 20th Street (APN 529-170-001). SFR-3 District.
Y.G. and Mary Lou Cooper, owner/applicant
Staff Contact: Lina Velasco
Tentative Recommendation: Conditional Approval
- CC 15. DR 1102037 – Construct Duplex**
PUBLIC HEARING to consider a proposal to construct a new duplex in the 2300 block of Garvin Avenue (APN 528-250-004). MFR-1 District.
NR Land Development, owner; Robert Avellar, applicant
Staff Contact: Tanya Boyce
Tentative Recommendation: Conditional Approval
- CC 16. DR 1102038 – Construct Single-Family Residence**
PUBLIC HEARING to consider a proposal to construct a new single-family residence in the 2300 block of Garvin Avenue (APN 528-250-003). MFR-1 District.
NR Land Development, owner; Robert Avellar, applicant
Staff Contact: Tanya Boyce
Tentative Recommendation: Recommend Conditional Approval
To Planning Commission
- CC 17. SV 1101936 – Sign Program**
PUBLIC HEARING to consider a sign program for Richmond Technology Center located at 501 & 503 Canal Blvd (APN 560-310-045). M-1 district.
Point Richmond R&D Associates II, LLC, owner/applicant
Staff Contact: Walter Oetzell
Tentative Recommendation: Conditional Approval

BOARD BUSINESS

18. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, August 10, 2005, 6:00 p.m.

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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 CALENDAR¹: 4, 5, 6, 7, 8, 9, 10**

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS**1. DR 1101564 – Senior Housing Apartment Units**

PUBLIC HEARING to consider a 35' - 0" high, 16,909 square foot, 23-unit senior housing proposal (18, one-bedroom and five, 2-bedroom apartment units) with 22 parking spaces above an existing 5,574 square foot commercial building located at 3601, 3603, 3605, 3619, & 3627 Cutting Blvd. (APNs 513-152-001 & -002). C-1 District.

Eastbay Community Development Corp., owner; Maurice Dawson, applicant

Staff Contact: Mimi Liem

Tentative Recommendation: Hold Over To 10/12/2005

2. SV 1101822 – Acapulco Rock Improvements - Sign Variance

PUBLIC HEARING to consider a sign variance to allow the construction of a 32 SF freestanding sign in addition to the existing nonconforming pole sign at 3251 Jacuzzi Street (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Hold Over To 8/24/2005

3. DR 1101865 – Construct Single-Family Dwelling and Attached Garage

PUBLIC HEARING to consider a proposal to construct a 3,800± SF single-family dwelling plus an attached three-car garage at 26 Martins Lane (APN 435-080-035). SFR-2 District.

Charles Hillary, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Deny

NEW ITEMS**CC 4. DR 1101501 – Development of 7 Townhomes**

PUBLIC HEARING to consider the development of 7 townhomes with individual two-car garages, private gardens and roof terraces above three-story buildings that would encompass the planned residential development located at 5110 Huntington Avenue (APNs 510-092-001, -002 and -033). Knox Cutting Specific Plan Area (Land Use Designation Residential High Density), C-1 Zoning District. The project site is currently occupied with a small two-story building that would be demolished to accommodate the proposed residential development. The final approval of the project would require a General Plan Amendment to change land use designations from Neighborhood Retail (922A) to Medium-Density Residential (918) and to allow residential on the ground floor.

Alan Hopkins, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 5. DR 1101159 – Modifications to an Approved Residential Development

PUBLIC HEARING to consider proposed modifications to an approved residential development located at 5124 Huntington Avenue (APN 510-092-033). Knox Cutting Specific Plan Area (Land Use Designation Residential High Density), C-1 Zoning District. These modifications include a roof top garden terrace and an exterior staircase at the rear of the building for access to the terraces. The final approval of the project would require a General Plan Amendment to change land use designations from Neighborhood Retail (922A) to Medium-Density Residential (918) and to allow residential on the ground floor.

Alan Hopkins, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 6. DR 1102061 – Construct Pool House and Deck

PUBLIC HEARING to consider a proposal to construct a 216 square foot (SF) Pool House and a 360 SF Deck located at 224 Tanglewood Drive (APN 405-610-025). PA, Planned Area District.

Douglas Beecher, owner/applicant
Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 7. DR 1102075 – Addition to Single-Family Residence and Construct New Deck

PUBLIC HEARING to consider a proposal to construct a 130 SF addition and 100 SF of new deck area onto the existing 2-story, single-family residence located at 757 Western Drive (APN 558-222-005). The proposed project will include a new half bath, first-floor deck, and additions to the master bedroom and second-story deck. SFR-2 District.

Kyong S. Janes, owner; Jay Betts, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 8. DR 1102163 – Construct Detached Garage

PUBLIC HEARING to consider a proposal to construct a 480 SF detached garage in the rear yard of the single-family residence located at 960 36th Street (APN 524-030-025). The exterior materials and colors of the proposed project will match those of the existing residence. SFR-3 District.

Mary Ortiz-Lopez, owner; Chris Ortiz, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 9. DR 1102059 – Two-Level Addition to Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a two-level addition in the rear of the existing residence located at 2851 Garvin Avenue (APN 528-210-018). SFR-3 District. Edmon and Janice Grant, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 10. DR 1102168 – Recreational Vehicle and Boat Storage Facility

PUBLIC HEARING to consider a proposal to construct an indoor and outdoor Recreational Vehicle and Boat Storage facility (115,452 +/-) located at 700 National Court (APNs 550-020-039). Light Industrial, Knox/Cutting Specific Plan Area.

Steve Dunn, Legacy Partners, owner; Gary Breen, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

11. Chairman's appointment of Nominating Committee

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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, August 24, 2005, 6:00 p.m.
(CLOSED SESSION 6:00 – 6:30 p.m.)

Design Review Board Officers

Roger Hodges, Chair
Eileen Whitty, Vice Chair

Design Review Board Members

Robert Avellar Michael Woldemar
Diane Bloom Don Woodrow
Ted J. Smith

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 viewpoint;
- (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.

CLOSED SESSION: 6:00 – 6:30 p.m.**ROLL CALL****INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 10, 11, 12, 13, 14, 15**

BROWN ACT (see Public Forum note at the end of Agenda)**HELD OVER ITEMS****1. DR 1101174 – Construct Mixed Use Building (Apartments/Commercial)**

PUBLIC HEARING to consider a proposal to construct a mixed use project of six apartments above commercial space located at 636 23rd Street (APN 515-010-029). C-2 district.

Malid Kolhadoo owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

2. DR 1102010 – Construct Three Accessory Structures

PUBLIC HEARING to consider the construction of three accessory structures totaling 1,360 SF located at 2900 Salvino Court (APN 431-100-084). SFR-3 district.

Mickey Connors, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

3. DR 1102168 – Recreational Vehicle and Boat Storage Facility

PUBLIC HEARING to consider a proposal to construct an indoor and outdoor Recreational Vehicle and Boat Storage facility (115,452 +/-) located at 700 National Court (APN 550-020-039). Light Industrial, Knox/Cutting Specific Plan Area.

Steve Dunn, Legacy Partners, owner; Gary Breen, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

4. DR 1101744 – Construct Single-Family Residence

PUBLIC HEARING to consider the construction of a new ±3,212 SF single-family residence located at 9 Dipper Court (APN 433-331-020). SFR-1 district.

Pallav Chatterjee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

5. DR 1101745 – Construct Single-Family Residence

PUBLIC HEARING to consider the construction of a new ±3,900 SF single-family residence located at 11 Dipper Court (APN 433-331-019). SFR-1 district.

Pallav Chatterjee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1101267 – Construct Attached Second-Story Dwelling

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

Laura Michieli, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 10/26/2005

7. DR 1101665 – Addition to Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence located at 1218 S. 57th Street (APN 508-390-026). SFR-3 district.

Timothy Cheung, owner; Eddy Cheung, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 9/14/2005

8. DR 1102018 – Construct Second Dwelling Unit

PUBLIC HEARING to consider the construction of a second dwelling unit located at 2850 Tulare Avenue (APN 526-300-007). SFR-3 district.

Jose Mario Ruiz, owner/applicant

Staff Contact: Walter Oetzell

Tentative Recommendation: No Action - Withdrawn

9. SV 1101822 – Acapulco Rock Improvements - Sign Variance

PUBLIC HEARING to consider a sign variance to allow the construction of a 32 SF freestanding sign in addition to the existing nonconforming pole sign at 3251 Jacuzzi Street (APN 510-070-003). C-3, Commercial/Office District of the Knox/Cutting Specific Plan area.

Acapulco Rock & Soil, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: No Action - Withdrawn

NEW ITEMS**CC 10. DR 1102062 – Construct Three Light Industrial Buildings**

PUBLIC HEARING to consider a proposal to construct three tilt-up light industrial buildings totaling 52,000 ± SF located at 300 West Ohio Avenue (APN 550-050-020). M-2 district. West Ohio Avenue Land Company LLC, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 11. DR 1102109 – Construct Three-Story Apartment Building (6 Units)

PUBLIC HEARING to consider a proposal to construct a three-story apartment building consisting of 6-units located at 2000 block of Cutting Blvd. (APNs 544-292-006 and -020). Residential Medium Density district.

United Heritage Industries, owner; Robert Avellar, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 12. DR 1102056 – Construct Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a new 3,635 sq. ft. single-family residence on a vacant lot located at 240 Buena Vista Avenue (APN 556-132-001). The proposed residence will include 4 bedrooms, 3.5 baths, kitchen, living room, family room, dining room and a 2-car garage. The exterior materials will consist of wood lap siding, corbels, stucco, and composition shingle roofing. A variance is being requested as part of this project to reduce the front yard setback from 10 feet to 0 feet and to build on a substandard lot. SFR-2 district.

Jose Sanchez, owner; R. Bruce Ballentine, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 13. DR 1102144 – Construct Pool House

PUBLIC HEARING to consider a proposal to construct a 500 sq. ft. pool house at the rear of the residence located at 4027 Coleman Circle (APN 405-540-061). The proposed pool house will include a bathroom and open room. The structure will also include a porch area. The exterior materials will include stucco and barrel tile roofing to match the existing residence. PA (Planned Area) district.

Yvette Soto, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 14. SV 1100433 – Macdonald 80 Shopping Center - Sign Variance

PUBLIC HEARING to consider a proposal for the development of coordinated signage for the Macdonald 80 Shopping center located at 4500 Macdonald Avenue (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, 517-290-004). C-3 Regional Commercial district.

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

Tentative Recommendation: Conditional Approval

CC 15. DR 1102071 – Two-Story Addition to Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a two-story residential addition located at 2923 JoAnn Drive (APN 414-082-004). SFR-3 district.

Kenneth Tramiel, owner; Fred Smith, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

16. Report of Nominating Committee**17. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD & PLANNING COMMISSION
JOINT MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA
Wednesday, September 14, 2005, 6:00 p.m.

Commissioners

Virginia Finlay, Chair
Stephen A. Williams, Vice Chair
Ludmyrna Lopez, Secretary
William H. Coleman
Zachary Harris
Nagaraja Rao
Vicki L. Winston

Design Review Board

Eileen Whitty, Chair
Michael Woldemar, Vice Chair
Robert Avellar
Diane Bloom
Ted J. Smith
Donald Woodrow
Vacant

NOTICE TO PUBLIC

Function of a Public Hearing: A public hearing enables the public to present relevant information, opinions and arguments on proposed Commission and Design Review Board actions. A public hearing also informs the interested public about specific details of a proposal.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with the Planning staff **PRIOR** to the Planning Commission's and Design Review Board's consideration of the item on the agenda. Once the discussion of the agenda item begins, no person shall be permitted to speak on the item other than those persons who have submitted their names to Planning staff. Your name will be called when the item is announced for discussion.

Consent Calendar: Items designated "CC" on the agenda will be considered immediately following the approval of minutes. No item that is being recommended by staff for denial will be placed on the Consent Calendar. CC items are considered routine and may be acted upon collectively by one motion adopting the Planning Department's recommendation to approve, conditionally approve, or recommend approval to the City Council, unless a member of the public, the Commission, the Design Review Board or its staff asks to remove an item to discuss it. Such action on CC items shall be deemed to satisfy any public hearing requirement so long as no one wishes to speak on the item before the consent calendar is adopted by the Commission and Design Review Board. Before the Commission and Design Review Board votes on the consent calendar, the Chair will ask if any members of the public wish to remove any item from the consent calendar. If you wish to speak on an item marked "CC", you should rise at this time and ask that the item be removed. The item will then be discussed later in the meeting in its numerical order on the agenda and you will have an opportunity to address the Commission and Design Review Board on the item at that time.

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Proponents speak; (5) Opponents speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission and Design Review Board discussion; (10) Hearing is closed; (11) Commission and Design Review Board votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's and Design Review Board's action, outlines the appeal procedure, and indicates when this action becomes final. In the normal application, the initial speakers pro and con are limited to 10 minutes and all additional speakers have 3 minutes. Rebuttal is limited to one 2-minute speaker, pro and con. If there are 10 or more speakers who have signed speaker forms prior to the announcement of a normal application agenda item, each speaker, after the initial speaker, shall be limited to two (2) minutes. In non-application items, all speakers after the initial staff presentation have 5 minutes. If the Commission and Design Review Board find that it will not have sufficient time in which to complete the agenda, the Commission and Design Review Board may continue a portion of the agenda to a subsequent Commission and/or Design Review Board meeting and will attempt for the benefit of the public in attendance to do this at an early hour. If all items are not completed by 11:00 p.m., the Commission and Design Review Board will continue the remaining items to another meeting, unless time is extended by a two-thirds majority vote of the Commission and Design Review Board. In any event, it is the intention of the Planning Commission and Design Review Board to conclude all public meetings by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or proposed amendments to zoning ordinances shall be given pursuant to California Government Code Section 65090 and, if the proposed ordinance or amendment affects the permitted uses of real property, notice shall also be given pursuant to California Government Code Section 65091.

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 any public hearing(s) on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

Notice of Agenda Review Session: A regular Planning Commission Agenda Review session is held at 6:30 p.m. on the Monday preceding the first-Thursday-of-the-month Planning Commission meeting in Planning Conference Room, 1401 Marina Way South, Richmond. Its purpose is to provide Commissioners with the opportunity to preview upcoming regular meeting agenda items with Commission staff. No public testimony on the items reviewed will be taken until the formal public hearing 3 days later.

The Planning Commission's and Design Review Board's decision may be appealed by notifying the City Clerk, in writing, within 10 days of the Commission's and Design Review Board's decision, stating wherein the Planning Commission and Design Review board decision is in error.

ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR: 4, 5, 6, 7, 8**

BROWN ACT (see Public Forum note at the end of Agenda)

STUDY SESSION

DR 110112 – Point Richmond Shores

STUDY SESSION held jointly by the Design Review Board and Planning Commission to consider redevelopment of the project site located at Dornan Drive and Brickyard Cove Road (APNs 560-420-006, -007 and -010) with the following: a) approximately 330 residential condominium units contained within two 5-story buildings on 11.8 acres; b) an approximately 1.9-acre public park. The proposed project is commonly known as Point Richmond Shores. Community and Regional Recreational (CRR) and Coastline Commercial (CC) Zoning Districts.

Redevelopment Agency City of Richmond, owner; Toll Brothers, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Provide Comments Only - No Formal Action

DESIGN REVIEW BOARD MEETING

HELD OVER ITEMS

1. DR 1101501 – Development of 7 Townhomes

PUBLIC HEARING to consider the development of 7 townhomes with individual two-car garages, private gardens and roof terraces above three-story buildings that would encompass the planned residential development located at 5110 Huntington Avenue (APNs 510-092-001, -002 and -033). Knox Cutting Specific Plan Area (Land Use Designation Residential High Density), C-1 Zoning District. The project site is currently occupied with a small two-story building that would be demolished to accommodate the proposed residential development. The final approval of the project would require a General Plan Amendment to change land use designations from Neighborhood Retail (922A) to Medium-Density Residential (918) and to allow residential on the ground floor.

Alan Hopkins, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

2. DR 1101665 – Addition to Single-Family Residence

PUBLIC HEARING to consider the construction of a 1,652 SF addition to an existing 1,104 SF single-family residence located at 1218 S. 57th Street (APN 508-390-026). SFR-3 Zoning District.

Timothy Cheung, owner; Eddy Cheung, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

3. SV 1100433 – Macdonald 80 Shopping Center (Sign Variance)

PUBLIC HEARING to consider a proposal for the development of coordinated signage for the Macdonald 80 Shopping center located at 4500 Macdonald Avenue (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, 517-290-004). C-3, Regional Commercial District.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 4. DR 1102088 – Construct Two-Story Second Dwelling Unit**

PUBLIC HEARING to consider the construction of a two-story 607 SF second dwelling unit located at 1300 13th Street (APN 530-170-003). C-2, General Commercial Zoning District.

Froilan Ruiz, owner; Andre King, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Continue To 10/12/2005

CC 5. DR 1102116 – Convert and Expand Accessory Structure to Second Dwelling Unit

PUBLIC HEARING to consider the conversion and expansion of an existing accessory structure to a 587 SF second dwelling unit located at 900 34th Street (APN 524-050-018). SFR-3 Zoning District.

Eduardo Almonte, owner; Leticia Niles, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 6. DR 1102191 – Addition to Single-Family Residence

PUBLIC HEARING to consider a request to construct a 1,290 sq. ft. (SF) addition and a 245 SF roof-top deck on the existing single-family residence located at 646 40th Street (APN 518-340-025). The existing floor will be raised to add a new ground floor underneath resulting in a two-story residence. SFR-3, Low Density Residential Zoning District.

Manuel Jasso, owner; Jim Treman, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 7. DR 1102142 – Addition to Single-Family Residence

PUBLIC HEARING to consider the construction of an 853 SF second-story addition, an 82 SF addition on the first level, and new exterior decks on both levels of an existing single-family residence located at 216 Western Drive (APN 558-053-010). SFR-2, Very Low Density Residential Zoning District.

Bill Dumoulin, owner; John Hopkins, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 8. DR 1101547 – Two-Story Addition (Change Condition of Approval)

PUBLIC HEARING to consider a request to change a condition of approval to construct a 1,432 SF two-story addition to an existing 616 SF single-family residence located at 636 Golden Gate Avenue (APN 558-251-001). MFR-1, Multi-Family Residential Zoning District.

Kevin McMullen, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

9. Discussion of future Brown Act training dates**10. Reports of Officers, Board Members, and Staff****Public Forum - Brown Act**

Anyone who wishes to address the Planning Commission or 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 Planning Commission and Design Review Board joint meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, September 28, 2005, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Michael Woldemar, Vice Chair

Design Review Board Members

Robert Avellar Donald Woodrow
Diane Bloom Vacant
Ted J. Smith

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 viewpoint;
- (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 CALENDAR¹: 4, 5, 7,

BROWN ACT (see “Public Forum” note at the end of this agenda)

HELD OVER ITEMS

1. SV 1100433 – Macdonald 80 Shopping Center (Sign Variance)

PUBLIC HEARING to consider a proposal for the development of coordinated signage for the Macdonald 80 Shopping center located at 4500 Macdonald Avenue (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, 517-290-004). C-3, Regional Commercial District.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Continue to Date Uncertain

2. DR 1101865 – Construct Single-Family Dwelling and Attached Garage

PUBLIC HEARING to consider a proposal to construct a 3,800± square foot (SF) single-family dwelling plus an attached three-car garage at 26 Martins Lane (APN 435-080-035). SFR-2 District.

Charles Hillary, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

3. DR 1102056 – Construct Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a new 3,635 SF single-family residence on a vacant lot located at 240 Buena Vista Avenue (APN 556-132-001). The proposed residence will include 4 bedrooms, 3.5 baths, kitchen, living room, family room, dining room and a 2-car garage. The exterior materials will consist of wood lap siding, corbels, stucco, and composition shingle roofing. A variance is being requested as part of this project to reduce the front yard setback from 10 feet to 0 feet and to build on a substandard lot. SFR-2 district.

Jose Sanchez, owner; R. Bruce Ballentine, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
to Planning Commission

NEW ITEMS**CC 4. DR 1102129 – Construct New Residence with Garage**

PUBLIC HEARING to consider the construction of a ±3,000 SF residence with ±484 SF garage located at 301 Pacific Avenue (APN 558-183-004) in the Tiscornia Estates Specific Plan area.

Del Olsen and Gail Yando, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 5. DR 1102035 – Construct New Laundromat

PUBLIC HEARING to consider a proposal to construct a 2,400 SF laundromat at the rear of the parcel located at 1100 23rd Street (APN 527-180-016). The exterior materials will include stucco, brick, decorative cornices, and fabric awnings. The site plan includes approximately 17 parking spaces and associated landscaping. C-2 (General Commercial) Zoning District.

Paul & Jane Lee, owner; Beaumont & Associates, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

6. DR 1102180 – Construct Two-Story Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a two-story 640 SF second dwelling unit located at 1254 South 58th Street (APN 508-380-025). SFR-3 Zoning District.

King Yee Lou, owner; Jack Backus, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Discuss Project Merits with Applicant and Continue Matter to October 26, 2005

CC 7. DR 1102114 – Remodel and Expand Existing Dwelling Unit

PUBLIC HEARING to consider a proposal to remodel the existing non-conforming 933 SF dwelling unit located at 200 Bishop Avenue (APN 558-052-012). The remodeled residence will be expanded to 4,545 SF. The proposed improvements will include a detached 2-car garage, swimming pool, and pool grotto. SFR-2 (Very Low Density Residential) Zoning District.

Laura Holmes & Paul Murphy, owner; Leticia Estrada-Niles, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

STUDY SESSION

8. DR 1101558 – Seacliff Marina Study Session

STUDY SESSION to receive and comment on the proposed Seacliff Marina project (also known as the Bottoms Property) Project Number: DR 1101558. The applicants, Toll Brothers, request a General Plan Amendment, Rezoning, Design Review, Vesting Tentative Map and possibly a Development Agreement to develop approximately 25.3-acre bay front site located on Brickyard Cove Road, near Sandpiper Spit and Seacliff Drive in Point Richmond. The project site is proposed for: a) approximately 300 residential condominium units contained within four 4-5 story buildings on approximately 10.2-acres of the site; b) a community facility; c) a lawn area with picnic/BBQ facilities; and d) pedestrian walkways to provide public access to the shoreline. An EIR will be prepared to provide a project-level analysis for the proposed development. The project location is at the intersection of Brickyard Cove Road, Sandpiper Spit and Seacliff Drive, Point Richmond, CA. Assessor Parcel Numbers (APN): 560-320-013, 560-320-014, 560-660-073, 560-340-033, and 560-340-042. Water-Related Commerce (CC)/Commercial Recreation (CRR), Heavy Industrial (M-3), Port Marin Terminal, Medium Density Residential (MFR-1) and Recreation Lands (PA) Zoning Districts.

Bottoms Family Trust, owner; Toll Brothers, Inc., applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Provide Comments Only - No Formal Action

BOARD BUSINESS

9. Discussion to reschedule Brown Act Training for October 26, 2005 or a November meeting date

10. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, October 12, 2005, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Michael Woldemar, Vice Chair

Design Review Board Members

Robert Avellar Donald Woodrow
Diane Bloom Vacant
Ted J. Smith

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 viewpoint;
- (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 in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. 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 CALENDAR¹: 2, 3, 4, 5, 6, 7**
-

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEM

1. DR 1102088 – Construct Two-Story Second Dwelling Unit

PUBLIC HEARING to consider the construction of a two-story 607 square foot (SF) second dwelling unit located at 1300 13th Street (APN 530-170-003). C-2, General Commercial zoning district.

Froilan Ruiz, owner; Andre King, applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 11/9/2005

NEW ITEMS

CC 2. DR 1101564 – Senior Housing Apartment Units

PUBLIC HEARING to consider a 35'- 0" high, 26,369 SF, 22-unit senior housing complex (18, one-bedroom and four, two-bedroom apartment units) with 20 parking spaces located at 3601, 3603, 3605, 3619, & 3627 Cutting Blvd. (APNs 513-152-001 & -002). C-1 zoning district.

Eastbay Community Development Corp., owner; Maurice Dawson, applicant
Staff Contact: Mimi Liem

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

CC 3. DR 1102391 – Construct Two (2) Single-Family Dwellings

PUBLIC HEARING to consider a proposal to subdivide an existing lot into two parcels and construct two (2) single-family dwellings located at the corner of 6th Street & Maine Avenue (APN 550-191-001). SFR-3, Residential Low Density zoning district.

Richmond Neighborhood Housing Services, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 4. DR 1102285 – Construct Two-Story Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a two-story single-family residence located at 1226 Filbert Avenue (APN 561-202-015). SFR-3, Single-Family Residential zoning district.

Jesus Monroy, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 5. DR 1102215 – Addition to Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a $\pm 1,100$ SF addition with a ± 100 SF balcony onto the existing single-family residence located at 118 S. 13th Street (APN 544-022-019). Residential Low Density Residential (Knox Cutting Specific Plan) zoning district. Dena McKinney, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 6. DR 1102275 – Additions to Single-Story Residence

PUBLIC HEARING to consider a proposal to construct first and second story additions totaling $\pm 1,187$ SF onto the existing single-story residence located at 1221 Roosevelt Avenue (APN 534-161-013). The first-story addition will include a new family room and the new second-story addition will consist of a new master bedroom, bathroom and office. SFR-3 zoning district. Paul Ortega, owner; Greg Ward, OneStop Design, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 11/9/2005

CC 7. DR 1102291 – Construct Second Dwelling above Garage

PUBLIC HEARING to consider the construction of a ± 620 SF second dwelling unit above a ± 620 SF garage located at 5420 Highland Avenue (APN 508-012-004). Residential Low Density District of the Knox/Cutting Specific Plan area. Sergio Chavez, owner; Erick Chavez, applicant
Staff Contact: Judith Battle

Tentative Recommendation: Provide Comments and Hold Over To 11/9/2005

BOARD BUSINESS

8. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, October 26, 2005, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Michael Woldemar, Vice Chair

Design Review Board Members

Robert Avellar Donald Woodrow
Diane Bloom Vacant
Ted J. Smith

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 viewpoint;
- (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 in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. 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 CALENDAR¹: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

BROWN ACT (see Public Forum note at the end of Agenda)

INFORMATIONAL ITEM

CC 1. SV 1100433 – Macdonald 80 Shopping Center (Sign Variance)

INFORMATIONAL ITEM to consider a proposal for the development of coordinated signage for the Macdonald 80 Shopping center located at 4500 Macdonald Avenue (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, 517-290-004). C-3, Regional Commercial zoning district.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Continue to a Date Uncertain

HELD OVER ITEMS

None

NEW ITEMS

CC 2. DR 1102180 – Construct Two-Story Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a two-story 640 square foot (SF) second dwelling unit located at 1254 South 58th Street (APN 508-380-025). SFR-3 zoning district.

King Yee Lou, owner; Jack Backus, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Provide Comments on the Merits
and Continue to 11/23/2005

CC 3. DR 1101865 – Construct Single-Family Dwelling and Attached Garage

PUBLIC HEARING to consider a proposal to construct a 3,800± SF single-family dwelling plus an attached three-car garage at 26 Martins Lane (APN 435-080-035). SFR-2 zoning district.

Charles Hillary, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 4. DR 1102056 – Construct Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a new 3,635 SF single-family residence on a vacant lot located at 240 Buena Vista Avenue (APN 556-132-001). The proposed residence will include 4 bedrooms, 3.5 baths, kitchen, living room, family room, dining room and a 2-car garage. The exterior materials will consist of wood lap siding, corbels, stucco, and composition shingle roofing. A variance is being requested as part of this project to reduce the front yard setback from 10 feet to 0 feet and to build on a substandard lot. SFR-2 zoning district.

Jose Sanchez, owner; R. Bruce Ballentine, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
to the Planning Commission

CC 5. DR 1102129 – Construct New Residence with Garage

PUBLIC HEARING to consider the construction of a ±3,000 SF residence with ±484 SF garage located at 301 Pacific Avenue (APN 558-183-004) in the Tiscornia Estates Specific Plan area.

Del Olsen and Gail Yando, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 6. DR 1102035 – Construct New Laundromat

PUBLIC HEARING to consider a proposal to construct a 2,400 SF laundromat at the rear of the parcel located at 1100 23rd Street (APN 527-180-016). The exterior materials will include stucco, brick, decorative cornices, and fabric awnings. The site plan includes approximately 17 parking spaces and associated landscaping. C-2 (General Commercial) zoning district.

Paul & Jane Lee, owner; Beaumont & Associates, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 7. DR 1102114 – Remodel and Expand Existing Dwelling Unit

PUBLIC HEARING to consider a proposal to remodel the existing non-conforming 933 SF dwelling unit located at 200 Bishop Avenue (APN 558-052-012). The remodeled residence will be expanded to 4,545 SF. The proposed improvements will include a detached 2-car garage, swimming pool, and pool grotto. SFR-2 (Very Low Density Residential) zoning district.

Laura Holmes & Paul Murphy, owner; Leticia Estrada-Niles, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
to the Planning Commission

CC 8. DR 1102328 – Construct #1 of 4 Two-Story Single-Family Dwelling Units

PUBLIC HEARING to consider a proposal to construct #1 of 4 new 1,600 SF two-story low-moderate income single-family dwelling units at the corner of Duboce & Filbert Ave. (APNs 561-162-008, -009, -010). SFR-3, Single-Family Residential zoning district.

Christ Ministries Schools, owner; Paul Landes, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over to 11/23/2005

CC 9. DR 1102329 – Construct #2 of 4 Two-Story Single-Family Dwelling Units

PUBLIC HEARING to consider a proposal to construct #2 of 4 new 1,600 SF two-story low-moderate income single-family dwelling units at the corner of Duboce & Filbert Ave. (APNs 561-162-008,-009, -010). SFR-3, Single-Family Residential zoning district.

Christ Ministries Schools, owner; Paul Landes, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over to 11/23/2005

CC 10. DR 1102330 – Construct #3 of 4 Two-Story Single-Family Dwelling Units

PUBLIC HEARING to consider a proposal to construct #3 of 4 new 1,600 SF two-story low-moderate income single-family dwelling units at the corner of Duboce & Filbert Ave. (APNs 561-162-008,-009, -010). SFR-3, Single-Family Residential zoning district.

Christ Ministries Schools, owner; Paul Landes, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over to 11/23/2005

CC 11. DR 1102331 – Construct #4 of 4 Two-Story Single-Family Dwelling Units

PUBLIC HEARING to consider a proposal to construct #4 of 4 new 1,600 SF two-story low-moderate income single-family dwelling units at the corner of Duboce & Filbert Ave. (APNs 561-162-008,-009, -010). SFR-3, Single-Family Residential zoning district.

Christ Ministries Schools, owner; Paul Landes, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over to 11/23/2005

CC 12. DR 1102351 – Rolling Hills Memorial Park Addition behind Mausoleum

PUBLIC HEARING to consider the construction of a 9,030 SF addition behind an existing mausoleum at Rolling Hills Memorial Park located at 4100 Hilltop Drive (APN 414-202-095). CRR, Community and Regional Recreational zoning district.

Rolling Hills Memorial Park, owner; Carrier Mausoleums Construction, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Brown Act Training**14. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, November 9, 2005, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Michael Woldemar, Vice Chair

Design Review Board Members

Robert Avellar Donald Woodrow
Diane Bloom Vacant
Ted J. Smith

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 viewpoint;
- (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 in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. 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 CALENDAR¹: 4, 5, 6, 7, 8,

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. DR 1102088 – Construct Two-Story Second Dwelling Unit

PUBLIC HEARING to consider the construction of a two-story 607 square foot (SF) second dwelling unit located at 1300 Dunn Avenue and 13th Street (APN 530-170-003). C-2, General Commercial zoning district.

Froilan Ruiz, owner; Andre King, applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Deny

2. DR 1102275 – Additions to Single-Story Residence

PUBLIC HEARING to consider a proposal to construct first and second story additions totaling ± 1,187 SF onto the existing single-story residence located at 1221 Roosevelt Avenue (APN 534-161-013). The first-story addition will include a new family room and the new second-story addition will consist of a new master bedroom, bathroom and office. SFR-3 zoning district.

Paul Ortega, owner; Greg Ward, OneStop Design, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

3. DR 1102291 – Construct Second Dwelling above Garage

PUBLIC HEARING to consider the construction of a ±620 SF second dwelling unit above a ±620 SF garage located at 5420 Highland Avenue (APN 508-012-004). Residential Low Density District of the Knox/Cutting Specific Plan area.

Sergio Chavez, owner; Erick Chavez, applicant
Staff Contact: Judith Battle

Tentative Recommendation: Hold Over To 12/7/2005

NEW ITEMS

CC 4. DR 1102384 – Warehouse Remodel and Site Improvements

PUBLIC HEARING to consider the remodel of a ±63,183 SF warehouse to add new roll-up doors located at 431 1st Street and site improvements for a parking lot located at 401 1st Street (APNs 538-041-024, 538-042-029, -013 and -014) in a M-2, Light Industrial zoning district.

Mark Howe, owner/applicant
Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 5. DR 1102274 – Second-Story Addition onto Single-Story Residence

PUBLIC HEARING to consider a proposal to construct a ± 1,240 SF second-story addition onto the existing single-story residence located at 624 32nd Street (APN 518-260-022). The new second story will include 4 bedrooms, 2 bathrooms, and a laundry room. The exterior materials of the proposed structure will be cement plaster with stacked stone veneer and composition shingle roofing. SFR-3 (Low-Density Residential) zoning district. Jose Cacho and Gisele Hasty, owners; Greg Ward, OneStop Design, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over to 12/7/2005

CC 6. DR 1102508 – Single-Family Residence Roof Replacement

PUBLIC HEARING to consider a proposal to replace the existing flat roof with a cross gable roof on the existing single-family residence located at 3114 Alta Mira Drive (APN 414-063-002). SFR-3 (Low-Density Residential) Zoning District. Deysi Y. Ramos, owner; Sunrise Builders, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 7. DR 1102453 – Garage Conversion

PUBLIC HEARING to consider a proposal to convert existing garage into a second dwelling unit located at 6111 Sutter Avenue (APN 507-080-026). SFR-3, Residential Low Density zoning district. Malio and Dora Reyes, owners; Paul Odah, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 8. DR 1102458 – Construct New Deck

PUBLIC HEARING to consider the construction of a ± 385 SF deck for an existing single-family dwelling located at 5826 Burlingame Avenue (APN 507-030-004). SFR-3 zoning district. Terry Chan, owner/applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

9. No Design Review Board meeting will be held on November 23, 2005 due to lack of quorum. A special Design Review Board meeting will be held on December 7, 2005 at 6pm and the regularly scheduled December 14, 2005 meeting will be cancelled.

10. 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

¹ Items recommended for denial will not be on the Consent Calendar.

A G E N D A
DESIGN REVIEW BOARD SPECIAL MEETING
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, December 7, 2005, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Michael Woldemar, Vice Chair

Design Review Board Members

Robert Avellar Donald Woodrow
Diane Bloom Jonathan Livingston
Ted J. Smith

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.

Agenda Order: At the discretion of the Board, items on the agenda may not be heard in the order they appear on the agenda.

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 viewpoint;
- (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 in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. 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 CALENDAR¹: 6, 7, 8, 9, 10, 11, 12**

BROWN ACT (see Public Forum note at the end of Agenda)**HELD OVER ITEMS****1. DR 1102180 – Construct Two-Story Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a two-story 640 square foot (SF) second dwelling unit located at 1254 South 58th Street (APN 508-380-025). SFR-3 zoning district.

King Yee Lou, owner; Jack Backus, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 1/11/2006

2. DR 1101865 – Construct Single-Family Dwelling and Attached Garage

PUBLIC HEARING to consider a proposal to construct a 3,800± SF single-family dwelling plus an attached three-car garage at 26 Martins Lane (APN 435-080-035). SFR-2 zoning district.

Charles Hillary, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

3. DR 1102114 – Remodel and Expand Existing Dwelling Unit

PUBLIC HEARING to consider a proposal to remodel the existing non-conforming 933 SF dwelling unit located at 200 Bishop Avenue (APN 558-052-012). The remodeled residence will be expanded to 4,545 SF. The proposed improvements will include a detached 2-car garage, swimming pool, and pool grotto. SFR-2 (Very Low Density Residential) zoning district.

Laura Holmes & Paul Murphy, owner; Leticia Estrada-Niles, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Denial

4. DR 1102274 – Second-Story Addition onto Single-Story Residence

PUBLIC HEARING to consider a proposal to construct a ± 1,240 SF second-story addition onto the existing single-story residence located at 624 32nd Street (APN 518-260-022). The new second story will include 4 bedrooms, 2 bathrooms, and a laundry room. The exterior materials of the proposed structure will be cement plaster with stacked stone veneer and composition shingle roofing. SFR-3 (Low-Density Residential) zoning district.

Jose Cacho and Gisele Hasty, owners; Greg Ward, OneStop Design, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

5. DR 1102291 – Construct Second Dwelling above Garage

PUBLIC HEARING to consider the construction of a ±620 SF second dwelling unit above a ±620 SF garage located at 5420 Highland Avenue (APN 508-012-004). Residential Low Density District of the Knox/Cutting Specific Plan area.

Sergio Chavez, owner; Erick Chavez, applicant

Staff Contact: Judith Battle

Tentative Recommendation: Hold Over To 1/25/2006

NEW ITEMS

- CC 6. DR 1102328 – Construct a Two-Story Single-Family Dwelling Unit**
PUBLIC HEARING to consider a proposal to construct a new two-story single-family dwelling unit at the corner of Duboce & Filbert Ave. (Lot#2 of approved Tentative Parcel Map 110200). SFR-3, Single-Family Residential zoning district.
Christ Ministries Schools, owner; Paul Landes, applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 7. DR 1102329 – Construct a Two-Story Single-Family Dwelling Unit**
PUBLIC HEARING to consider a proposal to construct a new two-story single-family dwelling unit at the corner of Duboce & Filbert Ave. (Lot#3 of approved Tentative Parcel Map 110200). SFR-3, Single-Family Residential zoning district.
Christ Ministries Schools, owner; Paul Landes, applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 8. DR 1102330 – Construct a Two-Story Single-Family Dwelling Unit**
PUBLIC HEARING to consider a proposal to construct a new two-story single-family dwelling unit at the corner of Duboce & Filbert Ave. (Lot#4 of approved Tentative Parcel Map 110200). SFR-3, Single-Family Residential zoning district.
Christ Ministries Schools, owner; Paul Landes, applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 9. DR 1102331 – Construct a Two-Story Single-Family Dwelling Unit**
PUBLIC HEARING to consider a proposal to construct a new two-story single-family dwelling unit at the corner of Duboce & Filbert Ave. (Lot#1 of approved Tentative Parcel Map 110200). SFR-3, Single-Family Residential zoning district.
Christ Ministries Schools, owner; Paul Landes, applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 10. DR 1102476 – Two-Story Addition to Single-Family Residence**
PUBLIC HEARING to consider a proposal to construct a new 2-story, ± 1,539 SF addition to the existing single-family residence located at 536 27th Street (APN 515-120-015). The addition will include 4 bedrooms, 3 full bathrooms, a family room, and a laundry room. The exterior materials of the proposed addition will match those of the existing residence. SFR-3, Single-Family Residential zoning district.
Rebeca Perez, owner/applicant
Staff Contact: Lina Velasco
Tentative Recommendation: Conditional Approval

CC 11. DR 1102418 – Construct New Two-Story Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a new 2-story, ± 1,760 SF single-family residence on the vacant lot located in the 100 Block of 11th Street (APN 540-290-008). The new residence will include 3 bedrooms, 2.5 bathrooms, a kitchen, a living room, and a 1-car garage. MFR-1 (Multi-family Residential) zoning district.

Carla del Carpio, owner; Carla del Carpio and Enrique Avila, applicants

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

CC 12. DR 1102503 – Construct Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a 630 SF 2-story detached second dwelling unit in the rear yard of a single-family dwelling located at 876 Lassen Street (APN 523-033-026). SFR-3, Single-Family Residential zoning district.

Amena Hajjar and Kirk Wilcox, owners/applicants

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Winter recess. December 14, 2005 Design Review Board meeting is cancelled and the next Design Review Board meeting will be held on January 11, 2006.

14. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic relevant to the Design Review Board's purpose 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.

¹ Items recommended for denial will not be on the Consent Calendar.