

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

Wednesday, January 11, 2006, 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;
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Exhaustion of Remedies Requirement: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at public hearings on the item challenged or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL

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 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: Conditional Approval

NEW ITEMS**CC 2. DR 1100433 – Macdonald 80 Regional Shopping Center**

PUBLIC HEARING to consider design review for the development of coordinated signage for the Macdonald 80 Shopping center; and, Design Review of the proposed building pad(s), parking lot, landscape and overall site reconfiguration at 4500 Macdonald Avenue (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-3 Regional Commercial District.

Peter Meier, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 1/25/2006

CC 3. DR 1102607 – Construct an Accessory Storage Building

PUBLIC HEARING to consider a request to construct a 1,170 square foot (SF) accessory storage building on a portion of the Hilltop Bella Vista Apartments parking lot located at 3400 Richmond Parkway (APN 405-490-007). MFR-3 (High- Density Residential) Zoning District.

Pacific Building Development, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 4. DR 1102307 – Two-Story Addition to Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a two-story 1,458 SF addition with 135 SF second floor balcony located at 3304 Ahern Court (APN 431-270-019). SFR-3 Zoning District.

Larry Colman, owner; Reuel Smith, applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

CC 5. DR 1101744 – Final Landscaping Plan for a New Single-Family Dwelling Unit

PUBLIC HEARING to consider a proposal to present final landscaping plan as per conditions of approval for new single-family dwelling of ±3,900 SF at 9 Dipper Court (APN 433-331-020). SFR-1 Zoning District.

Pallan Chattejee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 1/25/2006

CC 6. DR 1101745 – Final Landscaping Plan for a New Single-Family Dwelling Unit

PUBLIC HEARING to consider a proposal to present final landscaping plan as per conditions of approval for new single-family dwelling of ±3,900 SF at 11 Dipper Court (APN 433-331-019). SFR-1 Zoning District.

Pallan Chattejee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 1/25/2006

CC 7. DR 1102577 – Construct a Pre-Fab Office Building

PUBLIC HEARING to consider a proposal to construct/install 2,400 SF pre-fab office building at 1170 Hensley Street (APN 561-307-010). M-2 Zoning District.

Bramasole Properties, owner; Rolf Selvig, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. DR 02-202 – Discussion of Kentucky Fried Chicken Restaurant’s compliance with Conditions of Approval at 12319 San Pablo Avenue (APN 517-090-019). C-2 Zoning District.

M.R. Oyster, owner

Staff Contact: Lamont Thompson

9. Reports of Officers, Board Members, and Staff**Public Forum - Brown Act**

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

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Michael Woldemar, Vice Chair

Design Review Board Members

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Diane Bloom Jonathan Livingston
Ted J. Smith

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ROLL CALL

INTRODUCTIONS**APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 3, 4, 5**

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

HELD OVER ITEMS**1. DR 1100433 – Macdonald 80 Regional Shopping Center**

PUBLIC HEARING to consider design review for the development of coordinated signage for the Macdonald 80 Shopping center; and, Design Review of the proposed building pad(s), parking lot, landscape and overall site reconfiguration located at 4500 Macdonald Avenue (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-3 Regional Commercial District.

Peter Meier, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

2. 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 3/8/2006

NEW ITEMS**CC 3. DR 1102637 – Construct a Two-Story Single-Family Residence**

PUBLIC HEARING to consider a request to construct a two-story, single-family residence on the vacant lot located at 1605 Ohio Avenue (APN: 540-360-021). The residence will consist of four bedrooms, two and one-half baths, living room, dining room, kitchen, living room, family room, laundry room, and a two-car garage. Residential Low Density (Knox Cutting Specific Plan) Zoning District.

FHA LLC, owner; Joe Fisher, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 4. DR 1102389 – Construct First and Second Floor to Single-Family Residence

PUBLIC HEARING to consider a proposal to construct a 451 square foot first and second floor addition located at 5910 Orchard Avenue (APN: 508-362-005). SFR-3 Zoning District.

Gilberto Sotelo, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

CC 5. DR 1102682 – Raise Existing Structure and Construct New First Floor

PUBLIC HEARING to consider a proposal to lift the existing structure and construct a new first floor of ±1,327 SF located at 521 40th Street (APN: 517-030-006). SFR-3 Zoning District.

Matthew McErlane and Andries-McErlane, owners; Leticia Estrada Niles, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 2/8/2006

BOARD BUSINESS

6. Reports of Officers, Board Members, and Staff**Public Forum - Brown Act**

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Wednesday, February 8, 2006, 6:00 p.m.

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Eileen Whitty, Chair
Michael Woldemar, Vice Chair

Design Review Board Members

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

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ROLL CALL

INTRODUCTIONS**APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 4, 5**

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

HELD OVER ITEMS**1. DR 1102577 – Construct Pre-Fab Office Building**

PUBLIC HEARING to consider a request for Design Review approval to construct/install a 2,400 square foot (SF) pre-fab office building located at 1170 Hensley Street (APN: 561-307-010). M-2 Zoning District.

Bramasole Properties, owner; Rolf Selvig, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 3/8/2006

2. DR 1102682 – Raise Existing Structure and Construct New First Floor

PUBLIC HEARING to consider a request for Design Review approval to lift the existing structure and construct a new first floor of ±1,327 SF located at 521 40th Street (APN: 517-030-006). SFR-3 Zoning District.

Matthew McErlane and Andries-McErlane, owners; Leticia Estrada Niles, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS**3. DR 1102565 – Additions to Single-Family Residence**

PUBLIC HEARING to consider a request for Design Review approval to construct 146 +/- SF to the front living area that would project into the front yard setback; and, add 443 +/- SF to the rear portion of the single-family residence located at 620 29th Street (APN: 518-230-016). The applicant proposes to modify the entrance into the residence and extend the entry stairs up to the front property line. The proposed project will require a variance from the Planning Commission at a future hearing. SFR-3, Single Family: Low-Density Residential Zoning District.

Elaine and Jim Findley, owner; Ike Ofodu, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Denial To Planning Commission

CC 4. DR 1102432 – Additions to Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct additions on the first level and add a new second level. The proposal would add 1,332 +/- SF to the existing single-family residence located at 1501 Esmond Avenue (APN: 529-030-018). SFR-3, Single Family: Low-Density Residential Zoning District.

Maria SantaMaria, owner; Stan Ginn, applicant

Staff Contact: David Barbary

Tentative Recommendation: Hold Over To 2/22/2006

CC 5. DR 1102690 – Construct Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a 2,096 +/- SF, two-story, single family dwelling located at 124 4th Street (APN: 538-310-019). SFR-3, Single Family: Low-Density Residential Zoning District.

Arturo Fonseca, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 2/22/2006

BOARD BUSINESS

6. Reports of Officers, Board Members, and Staff**Public Forum - Brown Act**

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PUBLIC HEARING to consider a request for Design Review approval for the development of coordinated signage for the Macdonald 80 Shopping center and the proposed building pad(s), parking lot, landscape and overall site reconfiguration located at 4500 Macdonald Avenue (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-3 Regional Commercial District.

Peter Meier, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

2. DR 1102565 – Additions to Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct 146 +/- SF to the front living area that would project into the front yard setback; and, add 443 +/- SF to the rear portion of the single-family residence located at 620 29th Street (APN: 518-230-016). The applicant proposes to modify the entrance into the residence and extend the entry stairs up to the front property line. The proposed project will require a variance from the Planning Commission at a future hearing. SFR-3, Single Family: Low-Density Residential Zoning District.

Elaine and Jim Findley, owner; Ike Ofodu, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

3. DR 1102432 – Additions to Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct additions on the first level, add a new second level, and permit uncovered parking in the front half of the property. The proposal would add 1,332 +/- SF to the existing single-family residence located at 1501 Esmond Avenue (APN: 529-030-018). SFR-3, Single Family: Low-Density Residential Zoning District.

Maria SantaMaria, owner; Stan Ginn, applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

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PUBLIC HEARING to consider a request for Design Review approval to construct a 2,096 +/- SF, two-story, single family dwelling located at 124 4th Street (APN: 538-310-019). SFR-3, Single Family: Low-Density Residential Zoning District.

Arturo Fonseca, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 5. DR/EID 1101112 – Point Richmond Shores**

PUBLIC HEARING to consider a request by Toll Brothers for Design Review approval to develop a 13.36-acre bay front site located on Dornan Drive and Brickyard Cove Road in Point Richmond (Terminal One site). The Design Review Board will complete a formal project review and will make a recommendation for approval or denial of the project to the Planning Commission and City Council. The Point Richmond Shores development proposes 330+/- residential unit condominiums within two (2) buildings that would be five-stories in height, constructed over a podium. The project also proposes the development of a public park and a shoreline band that would include a continuous Bay Trail loop and pier improvements. The project site is bordered by Miller-Knox Regional Park, the Richmond Yacht Club and the San Francisco Bay. State Clearinghouse No. 2004092101. The property is identified as Assessor's Parcel Numbers: 560-420-006, 560-420-007 & 560-420-010. CRR, Community and Regional Recreation and CC, Coastline Commercial Zoning Districts. City of Richmond, owner; Toll Brothers, Inc., applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 6. DR 1102361 – MetroWalk Commercial Buildings and Signage

PUBLIC HEARING to consider a request for Design Review approval to develop three commercial buildings totaling 6,848± SF and a Coordinated Sign Program for MetroWalk Phase 1, adjacent to the Richmond Bart station at Nevin Avenue and Marina Way (APNs: 540-480-001 through 540-480-145). CB, Central Business District.

The Olson Company, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

CC 7. DR 1101411 – Single-Family Residence Addition above Garage

PUBLIC HEARING to consider a request for Design Review approval to construct an 800± SF single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3 Zoning District.

Hardeep Lallyry, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 3/22/2006

CC 8. DR 1102771 – Construct Two-Story Second Dwelling Unit

PUBLIC HEARING to reconsider a request for Design Review approval to construct a two-story 607± SF second dwelling unit located at 1300 Dunn Avenue (APN: 530-170-003). C-2, General Commercial Zoning District.

Froilan Ruiz, owner; Andre King, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 9. Macdonald Avenue Improvements

DISCUSSION of the design phase of improvements for Richmond's historic downtown segment of Macdonald Avenue from 19th Street (BART Overcrossing) to Garrard Boulevard (Richmond Parkway). Schematic plans have been prepared and this is an opportunity for the Design Review Board to provide input on proposed improvements such as street furniture, street and sidewalk lighting, street trees, gateways, parking, and circulation.

City of Richmond Redevelopment Agency, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 3/22/2006

BOARD BUSINESS

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ROLL CALL

INTRODUCTIONS**APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 3, 4, 5, 6, 7, 8, 9, 10**

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

HELD OVER ITEMS**1. DR 1102291 – Construct Second Dwelling above Garage**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±620 square foot second dwelling unit above a ±620 square foot 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 5/10/2006

2. DR 1102577 – Construct Pre-Fab Office Building

PUBLIC HEARING to consider a request for Design Review approval to construct/install a 2,400 square foot pre-fab office building located at 1170 Hensley Street (APN: 561-307-010). M-2 Zoning District.

Bramasole Properties, owner; Rolf Selvig, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 4/12/2006

NEW ITEMS**CC 3. DR 1102804 – Plunge Restoration**

PUBLIC HEARING to consider a request for Design Review approval of the two-phased rehabilitation and reconstruction of the Richmond Natatorium located at 1 East Richmond Avenue (APN: 556-170-002) in conformance with the Secretary of the Interior's Standard for Rehabilitation and Reconstruction of Historic Properties. PC, Public Civic Zoning District.

City of Richmond, owner/applicant

Staff Contact: Judith Battle

Tentative Recommendation: Conditional Approval

CC 4. DR 1102666 – Construct Four Duplex Dwelling Units

PUBLIC HEARING to consider a request for Design Review approval to develop two lots with two duplex dwellings on each vacant lot located at 600 Golden Gate Avenue (APNs: 558-251-008 & 009). The total development would have a total of eight units with ±21,376 square feet. MFR-1, Multi-Family Residential Zoning District.

Warren & Diane Anderson, owner; Jay Betts, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 5. DR 1102684 – Two-Story Addition to Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a ± 1,236 square foot (892 SF of livable space + 344 SF garage) two-story addition to an existing single-family dwelling located at 642 Amador Street (APN: 519-110-015). SFR-3 Zoning District.

Guillermo Perez, owner; Adolfo M. Martinez, applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 6. DR 1102715 – Construct Detached Garage and Second Dwelling Unit

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,281 square foot detached garage and second dwelling unit in the rear yard of the single-family dwelling property located at 3234 Moran Avenue (APN: 526-160-019). SFR-3 (Low Density Residential) Zoning District.

Terry Wilson, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 4/12/2006

CC 7. DR 1102677 – Construct Two Single-Family Dwellings

PUBLIC HEARING to consider a request for Design Review approval to construct two ±1,903 square foot single-family dwellings on a 5,625 square foot vacant lot located at 253 S. 3rd Street (APN: 550-120-017). Design Review approval would be subject to the Planning Commissions approval of a minor subdivision that would split the lot into two parcels. Each dwelling will include 3 bedrooms, 2.5 baths, a kitchen, living room, dining room, and single-car garage. Residential Low Density (Knox Cutting Specific Plan) Zoning District.

Richmond NHS, owner; Jai Jennifer, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 8. DR 1102749 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence of ±1,600 square feet located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). SFR-3 Zoning District.

Carl Adams, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 9. DR 1102750 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence of ±1,600 square feet located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1 Zoning District.

Carl Adams, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 10. DR 1102751 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence of ±1,600 square feet located at 150 1st Street (APN: 538-341-030). SFR-3 Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 4/12/2006

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 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.

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

Wednesday, March 22, 2006, 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;
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ROLL CALL

INTRODUCTIONS**APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 5, 6, 8**

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

HELD OVER ITEMS

1. Macdonald Avenue Improvements

DISCUSSION of the design phase of improvements for Richmond's historic downtown segment of Macdonald Avenue from 19th Street (BART Overcrossing) to Garrard Boulevard (Richmond Parkway). Schematic plans have been prepared and this is an opportunity for the Design Review Board to provide input on proposed improvements such as street furniture, street and sidewalk lighting, street trees, gateways, parking, and circulation.

City of Richmond Redevelopment Agency, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: No Action - Review and Comment

2. DR 1102361 – MetroWalk Commercial Buildings and Signage

PUBLIC HEARING to consider a request for Design Review approval to develop three commercial buildings totaling 6,848± square feet and a Coordinated Sign Program for MetroWalk Phase 1, adjacent to the Richmond Bart station at Nevin Avenue and Marina Way (APNs: 540-480-001 through 540-480-145). CB, Central Business Zoning District.

The Olson Company, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Hold Over To 4/26/02006

3. DR 1101411 – Single-Family Residence Addition Above Garage

PUBLIC HEARING to consider a request for Design Review approval to construct an 800± square foot single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3 Zoning District.

Hardeep Lallyry, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

4. DR 1102684 – Two-Story Addition to Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a ± 1,236 square foot (892 SF of livable space + 344 SF garage) two-story addition to an existing single-family dwelling located at 642 Amador Street (APN: 519-110-015). SFR-3 Zoning District.

Guillermo Perez, owner; Adolfo M. Martinez, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 5. DR 1101026 – Anchorage at Marina Bay Architectural Details**

PUBLIC HEARING to consider a request for Design Review approval of the architectural details proposed for the site, to include lighting, color boards, retaining walls, signage and the recreation center, a revised landscaping plan with recommended planting materials, benches, and other outdoor equipment for an existing 11.2 acre vacant site with proposed residential townhomes and live-work units. The site is located at 1689 Regatta Blvd. (APNs: 560-181-106, 560-181-107, 560-181-108). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office), Zoning District: Planned Area District.

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

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 6. DR 1102729 – The Crossing at Marina Bay Signage

PUBLIC HEARING to consider a request for Design Review approval of the Coordinated Sign Program to include tenant, monument, and directional signage for the Crossing at Marina Bay located at 845 – 865 Marina Bay Parkway (APN: 560-181-091). Knox Cutting Specific Plan Area (Land Use Designation General Commercial).

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

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

7. DR 1102778 – Construct Accessory Structure

PUBLIC HEARING to consider a request for Design Review approval to construct a 540± square foot accessory structure in the rear yard of the single family dwelling unit located at 722 McLaughlin Street (APN: 523-052-022). Corrugated metal in Zinc Grey is the proposed exterior siding and roofing material. SFR-3 (Low Density Residential) Zoning District.

Brian Conery, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Denial

CC 8. DR 1102748 – Construct a Detached Two-Car Garage

PUBLIC HEARING to consider a request for Design Review approval to construct a new detached two-car garage of 679± square feet behind the existing single-family residence located at 4972 Rocky Road (APN: 431-411-030). SFR-3 Zoning District.

Angelo Zanassi Jr., owner; Elmo Novaresi, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS**9. Reports of Officers, Board Members, and Staff****Public Forum - Brown Act**

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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, April 12, 2006, 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.

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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;
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ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 7, 8, 9, 10

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

HELD OVER ITEMS

1. DR 1102361 – MetroWalk Commercial Buildings and Signage

PUBLIC HEARING to consider a request for Design Review approval to develop three commercial buildings totaling ±6,848 square feet and a Coordinated Sign Program for MetroWalk Phase 1, adjacent to the Richmond Bart station at Nevin Avenue and Marina Way (APNs: 540-480-001 through 540-480-145). CB, Central Business Zoning District. The Olson Company, owner/applicant
Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

2. DR 1102577 – Construct Pre-Fab Office Building

PUBLIC HEARING to consider a request for Design Review approval to construct/install a ±2,400 square foot pre-fab office building located at 1170 Hensley Street (APN: 561-307-010). M-2 Zoning District. Bramasole Properties, owner; Rolf Selvig, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

3. DR 1102715 – Construct Detached Garage and Second Dwelling Unit

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,281 square foot detached garage and second dwelling unit in the rear yard of the single-family dwelling property located at 3234 Moran Avenue (APN: 526-160-019). SFR-3 (Low Density Residential) Zoning District. Terry Wilson, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

4. DR 1102749 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence of ±1,600 square feet located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). SFR-3 Zoning District. Carl Adams, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 5/10/2006

5. DR 1102750 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence of ±1,600 square feet located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1 Zoning District. Carl Adams, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 5/10/2006

6. DR 1102751 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence of $\pm 1,600$ square feet located at 150 1st Street (APN: 538-341-030). SFR-3 Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 5/24/2006

NEW ITEMS**CC 7. DR 1102767 – Construct New Duplex Residence**

PUBLIC HEARING to consider a request for Design Review approval to construct a new duplex residence located at 1317 Garvin Avenue (APN: 529-130-025). MFR-2 Zoning District.

Leck Soungpanya, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 8. DR 1102721 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence on a substandard lot located at 1603 Garvin Avenue (APN: 528-140-013). SFR-3 Zoning District.

Robert Sutherland, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 5/24/2006

CC 9. DR 1102710 – Construct New Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a new $\pm 3,167$ square foot single-family dwelling on a vacant lot located on Montana Street between Buena Vista and Nevada Avenue (APN: 556-141-002). SFR-3 Zoning District.

Bulmare Gonzales, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 6/28/2006

CC 10. DR 1102791 – Addition to Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story, ± 543 square foot addition to the existing single-family dwelling located at 534 19th Street (APN: 514-190-023). The proposed project includes converting ± 465 square feet of basement space into living space. The new ground floor will include 3 bedrooms, a full bath, an entertainment room and a single-car garage. The addition to the upper floor will consist of a family room and open deck. The exterior materials of the proposed addition will match those of the existing residence. MFR-3 (High Density Residential) Zoning District.

Jorge Garcia, owner; Brenda Cienfuegos, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

11. “Gift to the Street Award” Introduction by Hector Rojas

12. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

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

Wednesday, April 26, 2006, 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

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- (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;
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- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 4, 5, 6**

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

HELD OVER ITEMS**1. DR 1101026 – Anchorage at Marina Bay Architectural Details**

PUBLIC HEARING to consider a request for Design Review approval of the architectural details proposed for the site, to include lighting, color boards, retaining walls, signage and the recreation center, a revised landscaping plan with recommended planting materials, benches, and other outdoor equipment for an existing 11.2 acre vacant site with proposed residential townhomes and live-work units. The site is located at 1689 Regatta Blvd. (APNs: 560-181-106, 560-181-107, 560-181-108). Knox-Cutting Specific Plan Area, Land Use Designation: R&D/Business and General Commercial/Office; PA: Planned Area District Zoning District.

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

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

2. DR 1101744 – Final Landscaping Plan for New Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval of the final landscaping plan as per conditions of approval for a new ±3,900 square foot single-family dwelling of located at 9 Dipper Court (APN: 433-331-020). SFR-1, Single-Family Rural Residential Zoning District.

Pallan Chattejee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

3. DR 1101745 – Final Landscaping Plan for New Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval of the final landscaping plan as per conditions of approval for a new ±3,900 square foot single-family dwelling located at 11 Dipper Court (APN: 433-331-019). SFR-1, Single-Family Rural Residential Zoning District.

Pallan Chattejee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 4. DR 1102799 – Addition to Existing Structure**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,838 square foot addition to the existing structure located at 2318 Emeric Avenue (APNs: 527-011-014 & 527-011-015). The new addition includes 4 bedrooms, 2.5 bathrooms, a single-car garage, dining room, and kitchen. The exterior materials of the proposed addition will consist of lap siding and an asphalt shingle roof to match the existing structure. SFR-3, Low Density Residential Zoning District.

Steve Silva, owner; Leland Seidel, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 5. DR 1102811 – Construct Single-Story Commercial Building

PUBLIC HEARING to consider a request for Design Review approval to construct a ±4,978 square foot single-story commercial speculative building on an existing improved commercial site located at 2920 Hilltop Mall Road (APN: 405-302-012). The exterior materials and colors of the proposed building will match those of the existing structure, including a tile roof and stucco siding. C-3, Regional Commercial Zoning District.

Anasyasia, owner; Athan Magganas, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 6. DR 1102700 – Second-Story Addition to Duplex

PUBLIC HEARING to consider a request for Design Review approval to construct an ±899 square foot second-story addition to an existing duplex located at 5335 Bayview Avenue (APN: 508-030-017). The addition will consist of a bedroom, full bathroom, family room with balcony, and library. The exterior materials and colors of the proposed addition will match those of the existing structure. Residential Urban Low/Urban Medium Density (Knox- Cutting Specific Plan) Zoning District.

Dorothy Haynes, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

7. Reports of Officers, Board Members, and Staff**Public Forum - Brown Act**

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

Wednesday, May 10, 2006, 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

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- (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.

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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 5, 6, 7, 8, 9**

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

HELD OVER ITEMS

1. DR 1102291 – Construct Second Dwelling Unit above Garage

PUBLIC HEARING to consider a request for Design Review approval to construct a ±620 square foot second dwelling unit above a ±620 square foot 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: Janet Harbin

Tentative Recommendation: Hold Over To 6/14/2006

2. DR 1101411 – Addition to Single-Family Residence above Garage

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lallyry, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

3. DR 1102749 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

4. DR 1102750 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 5. DR 1102806 – Nevin Court Townhomes**

PUBLIC HEARING to consider a request for Design Review approval to construct eleven (11) townhomes on a ±14,450 square foot lot located on the southwest corner at Nevin Avenue and First Street (APN: 538-171-001). MFR-1, Multi-Family Residential Zoning District.

Community Housing and Development Corporation of North Richmond, owner; Tomas Dolan Architects, applicant

Staff Contact: Joe Light

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

CC 6. DR 1102841 – Richmond Senior Housing and Retail Space Study Session

STUDY SESSION to discuss a request for Design Review approval to construct two (2) 33' to 45' tall buildings located at 300 – 338 and 400 – 412 Macdonald Avenue (APNs: 538-200-004 & -005 and 538-210-002 & -003) consisting of one ±35,582 square foot building containing ±2,000 square feet of retail space, thirty-nine (39) senior housing units, and a ±28,151 square foot building providing twenty-seven (27) senior housing units. C-1, Neighborhood Commercial Zoning District.

Richmond Labor of Love Community Development, owner; The Related Companies, applicant

Staff Contact: Joe Light

Tentative Recommendation: Provide Comments Only - No Formal Action Required

CC 7. DR 1102836 – Construct New Duplex

PUBLIC HEARING to consider a request for Design Review approval to construct a duplex on a vacant lot located at 312 Golden Gate Avenue (APN: 558-291-004). Each detached unit will be ±1,914 square feet. The project requires a variance to reduce the required minimum front yard setback along Martina Street. MFR-1, Multi-Family Residential Zoning District. William Barrera, owner; Jay Betts, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 5/24/2006

CC 8. DR 1102720 – Two-Story Addition to Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,152 square foot two-story addition to an existing single-family dwelling located at 673 McLaughlin Street (APN: 519-010-008). SFR-3, Single-Family Low Density Residential District.

Ella McKinniss, owner; Tammy Jones, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 6/28/2006

CC 9. DR 1102919 – Construct New Two-Story Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,743 square foot, two-story single-family residence on a lot located at 680 9th Street (APN: 534-141-001). SFR-3, Single-Family Low Density Residential Zoning District.

Ana Navarro, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

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 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.

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

Wednesday, May 24, 2006, 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;
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If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk 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.

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

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

HELD OVER ITEMS**1. DR 1102751 – Construct New Single-Family Residence**

PUBLIC HEARING to consider a request for Design Review approval to construct a new $\pm 1,600$ square foot single-family residence located at 150 1st Street (APN: 538-341-030). SFR-3, Single-Family: Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/26/2006

2. DR 1101744 – Final Landscaping Plan for New Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval of the final landscaping plan as per conditions of approval for a new $\pm 3,900$ square foot single-family dwelling located at 9 Dipper Court (APN: 433-331-020). SFR-1, Single-Family Rural Residential Zoning District.

Pallan Chattejee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

3. DR 1101745 – Final Landscaping Plan for New Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval of the final landscaping plan as per conditions of approval for a new $\pm 3,900$ square foot single-family dwelling located at 11 Dipper Court (APN: 433-331-019). SFR-1, Single-Family Rural Residential Zoning District.

Pallan Chattejee, owner; Keith Royster, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

4. DR 1102721 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence on a substandard lot located at 1603 Garvin Avenue (APN: 528-140-013). SFR-3, Single-Family: Low Density Residential Zoning District.

Robert Sutherland, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/26/2006

5. DR 1102767 – Construct New Duplex Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new duplex residence located at 1317 Garvin Avenue (APN: 529-130-025). MFR-2, Multi-Family: Medium Density Residential Zoning District.

Leck Soungpanya, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1102811 – Construct Single-Story Commercial Building

PUBLIC HEARING to consider a request for Design Review approval to construct a ±4,978 square foot single-story commercial speculative building on an existing improved commercial site located at 2920 Hilltop Mall Road (APN: 405-302-012). The exterior materials and colors of the proposed building will match those of the existing structure, including a tile roof and stucco siding. C-3, Regional Commercial Zoning District.

Anasyasia, owner; Athan Magganas, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 7. DR 1102836 – Construct Two Detached Dwelling Units**

PUBLIC HEARING to consider a request for Design Review approval to construct two detached dwelling units at 312 Golden Gate Avenue (APN: 558-291-004). The applicant also request approval of variances from minimum yard setback requirements. MFR-1, Multi-Family Residential Zoning District.

William Barrera, owner; Jay Betts, applicant.

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

CC 8. DR 1102845 – Second Story Addition in Rear Yard of Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a second-story addition in the rear yard of the single-family residence located at 2638 Garvin Avenue (APN: 528-270-005). SFR-3, Single-Family: Low Density Residential Zoning District.

Farm Saepham, San Saelee, & Fousend Saelee, owners; Claudia Falconer, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 9. DR 1102831 – Two-Story Addition in Rear Yard of Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a second-story addition in the rear yard of the single-family residence located at 2919 Garvin Avenue (APN: 524-110-011). SFR-3, Single-Family: Low Density Residential Zoning District.

Elbert Cook, owner; Matt Kennedy, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 10. DR 1102677 – Design Modifications for Two Previously Approved Dwellings

PUBLIC HEARING to consider a request for Design modifications and amendments to the two approved ±1,903 square feet single-family residences. The structures were approved at the March 8, 2006 Design Review Board meeting. The sites are located in the 200 block of So. 3rd Street (APNs: 550-120-028 & 550-120-029). Residential Low Density (Knox Cutting Specific Plan) Zoning District.

Richmond NHS, owner; Rhonda Harris, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 11. DR 1102859 – Two-Story Addition to Single-Story Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a ±958 square foot two-story addition onto the rear of the existing single-story residence located at 2108 Dunn Avenue (APN: 530-210-007). The first-story addition will include a new family room and bedroom, while the new second-story will consist of a new master bedroom and bathroom. The exterior materials and colors of the proposed addition will match those of the existing residence. SFR-3, Single-Family: Low Density Residential Zoning District.

Manuel & Lucila Gomez, owners/applicants

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 12. DR 1102865 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a ±204 square foot addition to an existing ±1,914 square foot single-family dwelling located at 509 Tremont Avenue (APN: 558-281-007). SFR-2, Single-Family: Very Low Density Residential Zoning District.

Diane and Warren Anderson, owner; Jay Betts, applicant.

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Gift to the Street Award Selection (Round #1) – Presented by Hector Rojas**14. Reports of Officers, Board Members, and Staff****Public Forum - Brown Act**

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

Wednesday, June 14, 2006, 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.

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Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their 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;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 8, 9, 10**

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

HELD OVER ITEMS

1. Gift to the Street Award Selection

INFORMATIONAL ITEM for the Design Review Board members to select one of the three completed projects nominated by Planning Staff to receive the first Gift to the Street Award.
Staff Contact: Hector Rojas

2. DR 1102291 – Construct Second Dwelling Unit above Garage

PUBLIC HEARING to consider a request for Design Review approval to construct a ±620 square foot second dwelling unit above a ±620 square foot 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: Janet Harbin

Tentative Recommendation: Hold Over To 7/26/2006

3. DR 1101411 – Addition to Single-Family Residence above Garage

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 6/28/2006

4. DR 1102749 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

5. DR 1102750 – Construct New Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1102831 – Two-Story Addition in Rear Yard of Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a second-story addition in the rear yard of the single-family residence located at 2919 Garvin Avenue (APN: 524-110-011). SFR-3, Single-Family: Low Density Residential Zoning District. Elbert Cook, owner; Matt Kennedy, applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 6/28/2006

7. DR 1102919 – Construct New Two-Story Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,743 square foot, two-story single-family residence on a lot located at 680 9th Street (APN: 534-141-001). SFR-3, Single-Family Low Density Residential Zoning District. Ana Navarro, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 8. DR 1102841 – Richmond Senior Housing and Retail Space**

PUBLIC HEARING to consider a request for Design Review approval to construct two (2) 33' to 45' tall buildings located at 300 – 338 and 400 – 412 Macdonald Avenue (APNs: 538-200-004 & -005 and 538-210-002 & -003) consisting of one ±35,582 square foot building containing ±2,000 square feet of retail space, thirty-nine (39) senior housing units, and a ±28,151 square foot building providing twenty-seven (27) senior housing units. C-1, Neighborhood Commercial Zoning District. Richmond Labor of Love Community Development, owner; The Related Companies, applicant
Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 9. DR 1102933 – Addition to Single-Family Residence

PUBLIC HEARING to consider a request for Design Review approval to construct a 24 square foot addition on the second and third story of the existing 3-story, single-family residence located at 52 Scenic Avenue (APN: 558-081-012). The proposed project includes all new windows, a new two-story architectural feature, and new wood siding. MFR-1, Multi-Family Residential Zoning District. Stephen Bennett Spenser, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 10. DR 1102928 – Addition to Single-Family Residence

PUBLIC HEARING to consider a request for Design Approval to construct a 690 square foot, two-story addition to the rear of the existing single-family residence located at 113 Chariot Court (APN: 432-111-033). The proposed addition includes a 45 square foot, second-story balcony at the rear. SFR-2, Very Low Density Residential Zoning District. Danny and Sharon Quintero, owners/applicants
Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 6/28/2006

BOARD BUSINESS

- 11. Joint Design Review Board and Planning Commission study session scheduled on September 7, 2006 to discuss the 12th Street mixed-use project.**
- 12. DRB meetings scheduled on September 13, 2006 and October 11, 2006 will be cancelled.**
- 13. Reports of Officers, Board Members, and Staff**

Public Forum - Brown Act

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

Wednesday, June 28, 2006, 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

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- (5) Applicant may respond to specific allegations made for up to two minutes;
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- (7) Hearing is closed;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 6, 7**

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

HELD OVER ITEMS

1. DR 1102710 – Construct New Single-Family Dwelling on Montana Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±3,167 square foot single-family dwelling on a vacant lot located on Montana Street between Buena Vista and Nevada Avenue (APN: 556-141-002). SFR-3 Zoning District.

Bulmare Gonzales, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 7/26/2006

2. DR 1102720 – Two-Story Addition to Single-Family Dwelling on McLaughlin Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,152 square foot two-story addition to an existing single-family dwelling located at 673 McLaughlin Street (APN: 519-010-008). SFR-3, Single-Family Low Density Residential District.

Ella McKinniss, owner; Tammy Jones, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 8/23/2006

3. DR 1101411 – Addition to Single-Family Residence above Garage on 45th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 7/12/2006

4. DR 1102831 – Two-Story Addition to Single-Family Residence on Garvin Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a second-story addition in the rear yard of the single-family residence located at 2919 Garvin Avenue (APN: 524-110-011). SFR-3, Single-Family Low Density Residential Zoning District.

Elbert Cook, owner; Matt Kennedy, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

5. DR 1102928 – Addition to Single-Family Residence on Chariot Court

PUBLIC HEARING to consider a request for Design Approval to construct a 690 square foot, two-story addition to the rear of the existing single-family residence located at 113 Chariot Court (APN: 432-111-033). The proposed addition includes a 45 square foot, second-story balcony at the rear. SFR-2, Very Low Density Residential Zoning District.

Danny and Sharon Quintero, owners/applicants

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 6. DR 1102144 – Modify Location & Design of Pool House on Coleman Drive**

PUBLIC HEARING to consider a request for Design Review approval to modify the location and design of an approved pool house proposed in the rear yard of the residence located at 4027 Coleman Drive (APN: 405-540-061). The pool house is proposed to include a bathroom, large room, and patio area. The exterior materials will include stucco and barrel tile roofing to match the existing residence. PA, Planned Area Zoning District.

Yvette Soto, owner/applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Conditional Approval

CC 7. DR 1103023 – Construct Second Dwelling Unit on Costa Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±542.5 square foot second dwelling unit in the rear yard of the single-family residence located at 2132 Costa Avenue (APN: 530-110-001). The exterior materials and colors of the second dwelling unit are proposed to match those of the existing residence. SFR-3, Low Density Residential Zoning District.

Armando Jimenez, owner/applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. Discuss the minimum rescheduling timeframe for future hold over items.

9. 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.

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

Wednesday, July 12, 2006, 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;
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If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk 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, 4, 5**

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

HELD OVER ITEMS**CC 1. DR 1102749 – Construct New Single-Family Residence on 8th Street**

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/26/2006

CC 2. DR 1102750 – Construct New Single-Family Residence on 8th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 7/26/2006

3. DR 1102831 – Two-Story Addition to Single-Family Residence on Garvin Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a second-story addition in the rear yard of the single-family residence located at 2919 Garvin Avenue (APN: 524-110-011). SFR-3, Single-Family Low Density Residential Zoning District.

Elbert Cook, owner; Matt Kennedy, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 4. DR 1103020 – Addition to Single-Family Residence on Andrade Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story rear addition totaling ±648 square feet and perform an extensive front façade remodeling to a single-family home located at 3624 Andrade Avenue (APN: 526-050-005). SFR-3, Single-Family: Low Density Residential Zoning District.

Noli C. Jinon, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/9/2006

CC 5. DR 1102963 – Ground Floor Addition to Single-Family Residence on Wilson Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±869 square foot ground floor addition to the existing single-family residence located at 759 Wilson Avenue (APN: 524-230-004). The project includes elevating the existing house to create a new two-story structure and adding exterior staircases within the front and side yard setbacks.

Michael Stanley, owner/applicant

Staff Contact: Ruby Benjamin

Tentative Recommendation: Hold Over To 8/9/2006

BOARD BUSINESS

6. 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.

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

Wednesday, July 26, 2006, 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:

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- (2) City staff identifies project being reviewed and presents a preliminary analysis;
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- (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;
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- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 8, 9, 10, 11, 12,**

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

HELD OVER ITEMS

1. DR 1102751 – Construct New Single-Family Residence on 1st Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located at 150 1st Street (APN: 538-341-030). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/9/2006

2. DR 1102721 – Construct New Single-Family Residence on Garvin Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence on a substandard lot located at 1603 Garvin Avenue (APN: 528-140-013). SFR-3, Single-Family Low Density Residential Zoning District.

Robert Sutherland, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/9/2006

3. DR 1102291 – Construct Second Dwelling Unit above Garage on Highland Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±620 square foot second dwelling unit above a ±620 square foot 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: Janet Harbin

Tentative Recommendation: Withdraw from Consideration

4. DR 1102710 – Construct New Single-Family Dwelling on Montana Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±3,167 square foot single-family dwelling on a vacant lot located on Montana Street between Buena Vista and Nevada Avenue (APN: 556-141-002). SFR-3, Single-Family Low Density Residential Zoning District.

Bulmare Gonzales, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 8/9/2006

5. DR 1101411 – Addition to Single-Family Residence above Garage on 45th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

6. DR 1102749 – Construct New Single-Family Residence on 8th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new $\pm 1,600$ square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/9/2006

7. DR 1102750 – Construct New Single-Family Residence on 8th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new $\pm 1,600$ square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 8/9/2006

NEW ITEMS**CC 8. DR 1103169 – Target Macdonald 80 Shopping Center on Macdonald Avenue**

PUBLIC HEARING to consider a request for Design Review approval that would allow modifications to the approved Macdonald 80 Shopping Center. The applicant proposes the following: 1) additional floor area of $\pm 2,750$ square feet to the Target Store along with modifications to the façade, and entrance; 2) construction of a new $\pm 5,101$ square foot building on a new pad (F) located near the main entry across from Target's garden center; and, 3) erection of concrete walls on the eastern and southern property lines 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). C-3, Regional Commercial Zoning District.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional approval

CC 9. DR 1100467 – Omega Pacific Wholesale/Office Buildings on South 8th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a $\pm 19,040$ square foot wholesale/office distribution building on a 55,012 square foot lot located at 618 South 8th Street (APNs: 550-272-004, -017, -019, & -024). Knox Cutting Specific Plan Area (Land Use Designation R&D/Business and General Commercial/Office) Highway Commercial Zoning District.

Todd Lewis, owner; Marcy Wong (Architect), applicant

Staff Contact: Lori Reese-Brown

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

CC 10. DR 1103073 – Restoration & Addition to Historic Residence on Scenic Avenue

PUBLIC HEARING to consider a request for Design Review approval to restore, remodel, and add a ± 182 square foot area on the basement level of an existing residence located in the Historic District at 77 Scenic Avenue (APN: 558-102-020). MFR-1, Multi-Family Residential Zoning District.

Butt Family Trust, owner; Tom & Shirley Butt, applicants

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 11. DR 1102921 – Addition to Single-Family Residence on Alameda Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story room addition at the rear of the existing residence that would contain additional living area and a ±630 square foot second dwelling unit located at 5607 Alameda Avenue (APN: 509-160-017). The applicant proposes interior modifications and reconfiguration of the existing garage. SFR-3, Single Family Low Density Residential Zoning District.

Yusuf Taj, owner; Mohammed Subhani, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 12. DR 1102661 – Construct New Single-Family Residence on Jerilyn Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±7,042 square foot single-family residence, including garage, carport, and interior second dwelling unit located at 6333 Jerilyn Avenue (APN: 419-195-009). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Hold Over To 8/23/2006

BOARD BUSINESS

13. Reports of Officers, Board Members, and Staff**Public Forum - Brown Act**

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

Wednesday, August 9, 2006, 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

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Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Board's consideration of the item. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called to address the Board after the project applicant has made a presentation. Anyone who wishes to address the Design Review Board on a topic that is not on the agenda and is relevant to the Design Review Board's purpose may file a speaker form with Planning Department staff at any time during the meeting and will be called to address the Board during the Public Forum portion of the meeting.

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

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Public Hearing Procedure:

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ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 8

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

HELD OVER ITEMS

1. DR 1102963 – Ground Floor Addition to Single-Family Residence on Wilson Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±869 square foot ground floor addition to the existing single-family residence located at 759 Wilson Avenue (APN: 524-230-004). The project includes elevating the existing house to create a new two-story structure and adding exterior staircases within the front and side yard setbacks.

Michael Stanley, owner/applicant

Staff Contact: Ruby Benjamin

Tentative Recommendation: Denial

2. DR 1102710 – Construct New Single-Family Dwelling on Montana Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±3,167 square foot single-family dwelling on a vacant lot located on Montana Street between Buena Vista and Nevada Avenue (APN: 556-141-002). SFR-3, Single-Family Low Density Residential Zoning District.

Bulmare Gonzales, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 10/25/2006

3. DR 1102749 – Construct New Single-Family Residence on 8th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-029). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

4. DR 1102750 – Construct New Single-Family Residence on 8th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located on a vacant lot in the 1 to 100 block of 8th Street (APN: 538-420-028). MFR-1, Multi-Family Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

5. DR 1103020 – Addition to Single-Family Residence on Andrade Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story rear addition totaling ±648 square feet and perform an extensive front façade remodeling to a single-family home located at 3624 Andrade Avenue (APN: 526-050-005). SFR-3, Single-Family: Low Density Residential Zoning District.

Noli C. Jinon, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

6. DR 1102751 – Construct New Single-Family Residence on 1st Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located at 150 1st Street (APN: 538-341-030). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 9/27/2006

7. DR 1102721 – Construct New Single-Family Residence on Garvin Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new single-family residence on a substandard lot located at 1603 Garvin Avenue (APN: 528-140-013). SFR-3, Single-Family Low Density Residential Zoning District.

Robert Sutherland, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Withdrawn

NEW ITEM

CC 8. DR 1102806 – Review Final Design of the Nevin Court Townhomes

PUBLIC HEARING to consider a request for Design Review approval of eleven (11) townhomes situated on a ±14,450 square foot lot located at the southwest corner of Nevin Avenue and First Street (APN: 538-171-001). MFR-1, Multi-Family Residential Zoning District.

Community Housing and Development Corporation of North Richmond, owner; Tomas Dolan Architects, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

9. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

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

Wednesday, August 23, 2006, 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

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ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 3, 4

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

HELD OVER ITEMS

1. DR 1102720 – Two-Story Addition to Single-Family Dwelling on McLaughlin Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,152 square foot two-story addition to an existing single-family dwelling located at 673 McLaughlin Street (APN: 519-010-008). SFR-3, Single-Family Low Density Residential District.

Ella McKinniss, owner; Tammy Jones, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 9/27/2006

2. DR 1102661 – Construct New Single-Family Residence on Jerilyn Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±7,042 square foot single-family residence, including garage, carport, and attached second dwelling unit located at 6333 Jerilyn Avenue (APN: 419-195-009). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

NEW ITEMS

3. DR 1103121 – Construct Two-Story Office Building on 23rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story office building with four individual commercial office spaces totaling ±4,968 square feet located at 761 23rd Street (APN: 529-180-006 and -007). C-2, General Commercial Zoning District.

Robert Gonzalez, owner; David Kessler, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

4. DR 1103177 – Renovations to Crescent Park Complex on Hartnett Avenue

PUBLIC HEARING to consider a request for Design Review approval of extensive site renovations to the Crescent Park Multi-Family Residential Complex including: new landscaping, lighting, fencing, interior unit remodeling, exterior façade enhancements, and the construction of 1) ±2,704 square foot addition to the existing administration/resource center 2) 14 new satellite trash enclosures of ±200 square feet each and 3) a new main trash compaction enclosure of ±1,320 square feet totaling ±6,824 square feet of new construction located at 5000 Hartnett Avenue (APN's: 509-241-005, 509-241-006, 509-241-023, 509-242-003, 509-242-004, and 509-242-009). Knox Cutting Specific Plan, Medium Density Residential Zoning District.

EAH, Inc., owner; Lynn Berard, Sr. Project Manager, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

6. Discussion of September Meetings Schedule

- a. Design Review Board and Planning Commission Closed Session Service Awards on September 7, 2006 at 6:00pm in the Shimada Room**
- b. September 13, 2006 Design Review Board Meeting cancellation**
- c. Design Review Board and Planning Commission Joint Study Session on September 21, 2006 at 7pm**

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic that is not already on the agenda and is relevant to the Design Review Board's purpose may submit a speaker form to Planning Department staff. 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
CITY PLANNING COMMISSION AND DESIGN REVIEW BOARD
JOINT STUDY SESSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA
Thursday, September 21, 2006, 7:00 p.m. to 9:00 p.m

Commissioners

Virginia Finlay, Chair
Stephen A. Williams, Vice Chair
Ludmyrna Lopez, Secretary
Jeff Lee
Zachary Harris
Nagaraja Rao
Vicki L. Winston

Design Review Board

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

STUDY SESSION ITEMS

1. EID/TM/CU/DR 1103055 – Mixed Use Development at 12th Street & Macdonald Avenue

STUDY SESSION to provide comments on the proposed mixed-use development at 12th Street and Macdonald Avenue. The applicant proposes construction of a 237 unit condominium unit mixed-use development with ±23,000 SF of commercial space situated upon two city blocks bounded by Macdonald Avenue to the south, Nevin Avenue to the north, 11th to the west and 13th Street to the east. The property is designated as Office/Commercial/Institutional in the City Center Specific Plan and 931/ City Center in the Richmond General Plan. (APNs: 540-092-016, 017, 018, 540-081-001, 002, 003, 004, 005, 020, 021, 024, 025, & 026). Richmond Community Redevelopment Agency, owner; AF Evans Development, Inc., applicant
Staff Contact: Lina Velasco

2. PRE 1103297 – Adams Court Mixed Use Development on Nevin Avenue

STUDY SESSION to provide comments on the proposed Adams Court project, a 268 unit mixed-use development that would reuse two sites (formerly the Employment Development Department's (EDD) office and parking lot). Site A, the former EDD parking lot at the corner of 23rd Street and Nevin Avenue, would be developed with a mixed-use structure containing 3,900 square feet of commercial space, 143 residences on eight floors of residential area, a 3,300 square foot fitness-club, common area, and two levels of basement parking. Site B, the former EDD office site at the corner of 21st Street and Nevin Avenue, would be developed with 125 residences on eight floors of residential area, a 4,600 square foot fitness-club, common area, and basement level parking. Total proposed floor area for both sites is approximately 298,879 square feet. (APNs: 514-090-018 and 514-080-013). The project straddles two Zoning Districts which are as follows: 1.) C-2, General Commercial and 2.) MFR-3, Multi-family High Density Residential Districts.
Carl Adams, owner; The Bedford Group, applicant
Staff Contact: Lamont Thompson

COMMISSION & BOARD BUSINESS

3. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission and Design Review on a topic that is not already on the agenda and is relevant to the Commission's and Board's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

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

Wednesday, September 27, 2006, 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.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Board's consideration of the item. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called to address the Board after the project applicant has made a presentation. Anyone who wishes to address the Design Review Board on a topic that is not on the agenda and is relevant to the Design Review Board's purpose may file a speaker form with Planning Department staff at any time during the meeting and will be called to address the Board during the Public Forum portion of the meeting.

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: 7, 8, 9, 10, 11, 12, 13**

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

HELD OVER ITEMS**1. DR 1101411 – Addition to Single-Family Residence above Garage on 45th Street**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 10/25/2006

2. DR 1102751 – Construct New Single-Family Residence on 1st Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located at 150 1st Street (APN: 538-341-030). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Hold Over To 10/25/2006

3. DR 1102921 – Addition to Single-Family Residence on Alameda Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story room addition at the rear of the existing residence that would contain additional living area and a ±630 square foot second dwelling unit located at 5607 Alameda Avenue (APN: 509-160-017). The applicant proposes interior modifications and reconfiguration of the existing garage. SFR-3, Single Family Low Density Residential Zoning District.

Yusuf Taj, owner; Mohammed Subhani, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 11/8/2006

4. DR 1103169 – Target Macdonald 80 Shopping Center on Macdonald Avenue

PUBLIC HEARING to consider a request for Design Review approval that would allow modifications to the approved Macdonald 80 Shopping Center. The applicant proposes the following: 1) additional floor area of ±2, 750 square feet to the Target Store along with modifications to the façade, and entrance; 2) construction of a new ±5,101 square foot building on a new pad (F) located near the main entry across from Target's garden center; and, 3) erection of concrete walls on the eastern and southern property lines 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). C-3, Regional Commercial Zoning District.

Peter Meier, SPI Management, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To Date Uncertain

5. DR 1102720 – Two-Story Addition to Single-Family Dwelling on McLaughlin Street

PUBLIC HEARING to consider a request for Design Review approval to construct a $\pm 1,152$ square foot two-story addition to an existing single-family dwelling located at 673 McLaughlin Street (APN: 519-010-008). SFR-3, Single-Family Low Density Residential Zoning District.

Ella McKinniss, owner; Tammy Jones, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 11/8/2006

6. DR 1102661 – Construct New Single-Family Residence on Jerilynn Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new $\pm 7,042$ square foot single-family residence, including garage, carport, and attached second dwelling unit located at 6333 Jerilynn Avenue (APN: 419-195-009). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Hold Over To 11/8/2006

NEW ITEMS**CC 7. DR 1103194 – Addition to Single-Family Residence on Meadowbrook Drive**

PUBLIC HEARING to consider a request for Design Review approval to construct a ± 624 square foot two-story addition to an existing $\pm 2,775$ square foot single-family residence located at 4447 Meadowbrook Drive (APN: 431-302-004). SFR-3, Single-Family Low Density Residential Zoning District.

Dino DePianto, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

CC 8. DR 1103059 – Addition to Single-Family Residence on Fran Way

PUBLIC HEARING to consider a request for Design Review approval to construct a ± 757 square foot two-story addition to an existing $\pm 1,818$ square foot single-family residence located at 4578 Fran Way (APN: 431-164-022). SFR-3, Single-Family Low Density Residential Zoning District.

Jose and Mercedes Castro, owners/applicants

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

CC 9. DR 1103284 – Construct Single-Story Second Dwelling Unit on Visalia Avenue

PUBLIC HEARING to reconsider a request for Design Review approval to construct a single-story ± 639 square foot second dwelling unit located at 2000 Visalia Avenue (APN 530-340-001). SFR-3, Single-Family Low Density Residential Zoning District.

Jose and Mercedes Luis A. Munoz Acevedo, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 10. DR 1102600 – Two-Story Addition to Single-Family Dwelling on 18th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±658 square foot two-story addition to an existing single-family dwelling located at 633 18th Street. (APN 514-290-012). MFR-1, Multi-Family Residential Zoning District.

Martha Reyes, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To Date Uncertain

CC 11. DR 1103264 – Revisions to Previously Approved Residence on San Luis Street

PUBLIC HEARING to consider a request for Design Review approval that would allow significant revisions to the approved ±2,830 square foot two-story residence located at 2939 San Luis Street (APN: 510-082-010). SFR-3, Single-Family Low Density Residential Zoning District.

Simon Young, owner; Jorge Maezono, applicant

Staff Contact: Tanya Boyce

Tentative Recommendation: Conditional Approval

CC 12. DR 1103248 – Additions to Single-Family Dwelling on Shane Drive

PUBLIC HEARING to consider a request for Design Review approval to construct ±205 square foot (SF) addition of a room on the first level and a ±246 (SF) glass sunroom on the second floor at the rear of the existing single-family dwelling located at 2827 Shane Drive (APN: 414-242-019). SFR-3, Single-Family Low Density Residential District.

Betty Lamar, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 13. DR 1102841 – Richmond Senior Housing and Retail Space on Macdonald Avenue

PUBLIC HEARING to consider a request for Design Review approval that would allow a 66 unit senior housing complex consisting of two 3 story buildings of a ±27,134 and ±31,686 square foot (SF) building with ±1,646 SF of retail space to be built at 300 – 338 and 400 – 412 Macdonald Avenue (APNs: 538-200-002, -004 and -005; 538-210-002 and -003). C1, Neighborhood Commercial Zoning District.

Richmond Labor of Love Community Development, owner; The Related Companies, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 11/8/2006

BOARD BUSINESS

14. Reports of Officers, Board Members, and Staff

- a) **Discussion of Policy Resolution Draft for Brickyard Cove and Surrounding Environments.**
- b) **Discussion of Design Review Board October 11, 2006 meeting cancellation.**

Public Forum - Brown Act

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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, October 18, 2006, 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.

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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.

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- ROLL CALL**
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 1, 2, 3, 4
-

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

HELD OVER ITEMS

None

NEW ITEM

CC 1. DR 1103008 – Construct Warehouse Building on S. First Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±72,000 square foot warehouse building located at 235 S. First Street (APN: 550-050-012). Access to the site is proposed via a shared driveway off West Ohio Avenue. Other site improvements include parking and landscaping. The existing site contains two metal buildings that will be removed as part of this project. Light Industrial (Knox Cutting Specific Plan) Zoning District.

Hartmann Studios, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 2. DR 1103219 – Construct Two-Story Commercial Building on Washington Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±4,900 square foot two-story commercial building on a vacant lot located at 146 Washington Avenue (APN: 558-140-008). C-1, Neighborhood Commercial Zoning District.

Roberto Varriale, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 3. DR 1103244 – Second Floor Addition to Two-Story Dwelling on Marina Way

PUBLIC HEARING to consider a request for Design Review approval to construct a ±485 square foot addition to an existing two-story dwelling located at 123 Marina Way (APN: 540-260-014). MFR-1, Multi-Family Residential Zoning District.

Cornelius Sawyer, owner; Jessie Workman, applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 4. DR 1103240 – Second-Story Addition above Garage on Rheem Avenue

PUBLIC HEARING to consider a request for Design Review approval to allow a ±275 square foot second-story addition built over the garage without permits to remain with slight modifications. Some of the proposed modifications include matching exterior materials and colors, and removing the front balcony which will bring the structure into conformance with the requirements of the Zoning Ordinance. The dwelling is located at 3033 Rheem Avenue (APN: 526-220-014). SFR-3, Single Family: Low-Density Residential District.

Blanca Baeza, owner/applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

- a. Discussion by Design Review Board Members to determine whether there will be enough Board Members for a Quorum at their November 22, 2006, Public Hearing.**

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 submit a speaker form to Planning Department staff 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 25, 2006, 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.

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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;
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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk 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.

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ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 5, 6, 7,

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

HELD OVER ITEMS

1. DR 1102710 – Construct New Single-Family Dwelling on Montana Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±3,167 square foot single-family dwelling on a vacant lot located on Montana Street between Buena Vista and Nevada Avenue (APN: 556-141-002). SFR-3, Single-Family Low Density Residential Zoning District.

Bulmare Gonzales, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 2/14/2007

2. DR 1101411 – Addition to Single-Family Residence above Garage on 45th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 - 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant
Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 11/8/2006

3. DR 1102751 – Construct New Single-Family Residence on 1st Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,600 square foot single-family residence located at 150 - 1st Street (APN: 538-341-030). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant
Staff Contact: Tanya Boyce

Tentative Recommendation: Denial

4. DR 1102600 – Two-Story Addition to Single-Family Dwelling on 18th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±658 square foot two-story addition to an existing single-family dwelling located at 633 - 18th Street (APN 514-290-012). MFR-1, Multi-Family Residential Zoning District.

Martha Reyes, owner/applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 5. DR 1103272 – Construct Mixed-Use Buildings on Macdonald Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a three-story, 35-foot high mixed-use development consisting of 27 low-income residential units, common rooms, and a ±9,575 square foot medical office building on a ±38,175 square foot parcel located at 100 & 180 Macdonald Avenue (APN: 538-181-001). C-1, Neighborhood Commercial and SFR-3, Single-Family Low Density Residential Zoning Districts.

Community Housing and Development Corp, owner; Jacobson Silverstein, Winslow Degenhardt Architects, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 6. DR 1102910 – Construct 11 Residential Condominium Units on Cutting Boulevard

PUBLIC HEARING to consider a request for Design Review approval to construct 11 residential condominium units located on Cutting Boulevard between South 12th and South 13th Streets (APNs: 544-240-009, 544-240-015, & 544-240-014). MFR-2, Multi-Family Medium Density Residential Zoning District; Knox Cutting Specific Plan Area

Charles Q. Fields, James J. Walton, & Ed S. Wasniowski, owners; Charles Q. Fields, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 12/13/2006

CC 7. DR 1102584 – Civic Center Renovation Phase I Project on Barrett Avenue

PUBLIC HEARING to consider a request for Design Review of the revitalization of the Richmond Civic Center buildings located at 2600 Barrett Avenue (APN: 515-210-001). The City has formulated a master plan concept for the phased renovation, retrofit and expansion of the Civic Center complex in order to accommodate future civic functions. The proposed project before the Design Review Board is the Phase I conceptual plan including renovation, seismic retrofit and expansion of the existing City Hall building; construction of a new Hall of Justice building; improvements to the Auditorium and improved landscaping to the Civic Center plaza. PC, Public and Civic Uses Zoning District.

City of Richmond, owner; Richmond Community Redevelopment Agency, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff**a. Introduction of the Canyon Oaks II project by Jonelyn Whales****Public Forum - Brown Act**

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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 8, 2006, 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

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- (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: 7, 9, 10,

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

HELD OVER ITEMS

1. DR 1102841 – Richmond Senior Housing and Retail Space on Macdonald Avenue

PUBLIC HEARING to consider a request for Design Review approval that would allow a 66 unit senior housing complex consisting of two 3 story buildings of a ±27,134 and ±31,686 square foot building with ±1,646 SF of retail space to be built at 300 – 338 and 400 – 412 Macdonald Avenue (APNs: 538-200-002, -004 and -005; 538-210-002 and -003). C1, Neighborhood Commercial Zoning District.

Richmond Labor of Love Community Development, owner; The Related Companies, applicant
Staff Contact: Joe Light

Tentative Recommendation: Denial

2. DR 1102921 – Addition to Single-Family Residence on Alameda Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story room addition at the rear of the existing residence that would contain additional living area and a ±630 square foot second dwelling unit located at 5607 Alameda Avenue (APN: 509-160-017). The applicant proposes interior modifications and reconfiguration of the existing garage. SFR-3, Single Family Low Density Residential Zoning District.

Yusuf Taj, owner; Mohammed Subhani, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 1/10/2007

3. DR 1102720 – Two-Story Addition to Single-Family Dwelling on McLaughlin Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,152 square foot two-story addition to an existing single-family dwelling located at 673 McLaughlin Street (APN: 519-010-008). SFR-3, Single-Family Low Density Residential Zoning District.

Ella McKinniss, owner; Tammy Jones, applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 1/10/2007

4. DR 1103219 – Construct Two-Story Commercial Building on Washington Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±4,900 square foot two-story commercial building on a vacant lot located at 146 Washington Avenue (APN: 558-140-008). C-1, Neighborhood Commercial Zoning District.

Roberto Varriale, owner/applicant
Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

5. DR 1101411 – Addition to Single-Family Residence above Garage on 45th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 - 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant
Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 12/13/2006

6. DR 1102661 – Construct New Single-Family Residence on Jerilynn Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new $\pm 7,042$ square foot single-family residence, including garage, carport, and attached second dwelling unit located at 6333 Jerilynn Avenue (APN: 419-195-009). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Hold Over To 12/13/2006

NEW ITEMS**CC 7. DR 1103055 – Mixed Use Condominium Development at 12th & Macdonald Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed use development that will include 237 condominium units and $\pm 24,000$ square feet of commercial space on two city blocks bounded by Macdonald Avenue to the south, Nevin Avenue to the north, 11th Street to the west and 13th Street to the east, located between 1029 and 1305 Macdonald Avenue (APNs: 540-092-016, 017, 018, 540-081-001, 002, 003, 004, 005, 020, 021, 024, 025, & 026). The project proposal includes a request for a Density Bonus with City concessions for reduced open space and alternative parking arrangement. CCSP, Office/Commercial/Institutional (City Center Specific Plan) Zoning District.

Richmond Community Redevelopment Agency, owner; AF Evans Development, Inc., applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

8. DR 1103365 – Two-Story Addition to Single-Family Dwelling on Gaynor Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ± 935 square foot two-story addition to an existing single-family dwelling located at 2200 Gaynor Avenue (APN: 529-170-037). SFR-3, Single-Family Low Density Residential Zoning District.

Mark Bucciarelli, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Denial

CC 9. DR 1103369 – Additions to Single-Family Dwelling on Merced Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ± 641 square foot basement with ± 800 square feet of living area above, and an attached ± 258 square foot one car garage located at the rear of the existing ± 730 square foot single-family dwelling located at 1543 Merced Street (APN: 508-231-005). SFR-3, Single-Family Low Density Residential Zoning District.

Reynante Asuncion, owner; Rommel Mendez, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

CC 10. DR 1103347 – Construct Accessory Structure on Bishop Street

PUBLIC HEARING to consider a request for Design Review approval to construct a $\pm 1,238$ square foot accessory structure, located at the rear of the site that would contain a built-in 2 car garage with a deck and extended living area above. The proposed structure would be located at 213 Bishop Avenue (APN: 558-053-009). SFR-2, Single-Family Very Low Density Residential Zoning District.

Nancy and Bruce Noble, owner; Jay Betts, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Hold Over To 12/13/2006

BOARD BUSINESS

11. Reports of Officers, Board Members, and Staff

- a. **Discussion of the November 22, 2006 meeting cancellation due to lack of a quorum.**

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 submit a speaker form to Planning Department staff 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, December 13, 2006, 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.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Board's consideration of the item. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called to address the Board after the project applicant has made a presentation. Anyone who wishes to address the Design Review Board on a topic that is not on the agenda and is relevant to the Design Review Board's purpose may file a speaker form with Planning Department staff at any time during the meeting and will be called to address the Board during the Public Forum portion of the meeting.

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

BROWN ACT (see "Public Forum" note at the end of Agenda)**HELD OVER ITEMS****1. DR 1103272 – Construct Mixed-Use Buildings on Macdonald Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a three-story, 35-foot high mixed-use development consisting of 27 low-income residential units, common rooms, and a ±9,575 square foot medical office building on a ±38,175 square foot parcel located at 100 & 180 Macdonald Avenue (APN: 538-181-001). C-1, Neighborhood Commercial and SFR-3, Single-Family Low Density Residential Zoning Districts.

Community Housing and Development Corp, owner; Jacobson Silverstein, Winslow Degenhardt Architects, applicant

Staff Contact: Joe Light

Tentative Recommendation: Hold Over To 1/10/2007

2. DR 1102910 – Construct 11 Residential Condominium Units on Cutting Boulevard

PUBLIC HEARING to consider a request for Design Review approval to construct 11 residential condominium units located on Cutting Boulevard between South 12th and South 13th Streets (APNs: 544-240-009, 544-240-015, & 544-240-014). MFR-2, Multi-Family Medium Density Residential Zoning District; Knox Cutting Specific Plan Area

Charles Q. Fields, James J. Walton, & Ed S. Wasniowski, owners; Charles Q. Fields, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

3. DR 1103240 – Second-Story Addition above Garage on Rheem Avenue

PUBLIC HEARING to consider a request for Design Review approval to allow a ±275 square foot second-story addition built over the garage without permits to remain with slight modifications. Some of the proposed modifications include matching exterior materials and colors, and removing the front balcony which will bring the structure into conformance with the requirements of the Zoning Ordinance. The dwelling is located at 3033 Rheem Avenue (APN: 526-220-014). SFR-3, Single Family: Low-Density Residential District.

Blanca Baeza, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 1/10/2007

4. DR 1103219 – Construct Two-Story Commercial Building on Washington Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±4,900 square foot two-story commercial building on a vacant lot located at 146 Washington Avenue (APN: 558-140-008). C-1, Neighborhood Commercial Zoning District.

Roberto Varriale, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 1/24/2007

5. DR 1101411 – Addition to Single-Family Residence above Garage on 45th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±800 square foot single-family residence addition above an existing garage located at 316 - 45th Street (APN: 517-240-004). MFR-3, Multi-Family High Density Residential Zoning District.

Hardeep Lally, owner; Paul Ruazol, applicant

Staff Contact: Joe Light

Tentative Recommendation: Denial

6. DR 1102661 – Construct New Single-Family Residence on Jerilynn Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±7,042 square foot single-family residence, including garage, carport, and attached second dwelling unit located at 6333 Jerilynn Avenue (APN: 419-195-009). SFR-3, Single-Family Low Density Residential Zoning District.

Carl Adams, owner/applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

7. DR 1103347 – Construct Accessory Structure on Bishop Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,238 square foot accessory structure, located at the rear of the site that would contain a built-in 2 car garage with a deck and extended living area above. The proposed structure would be located at 213 Bishop Avenue (APN: 558-053-009). SFR-2, Single-Family Very Low Density Residential Zoning District.

Nancy and Bruce Noble, owner; Jay Betts, applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 8. DR 1102841 – Richmond Senior Housing and Retail Space on Macdonald Avenue**

PUBLIC HEARING to consider a request for Design Review approval that would allow a 66 unit senior housing complex consisting of two 3 story buildings (±27,134 and ±31,686 square foot buildings) with ±1,646 square feet of retail space to be built at 300 – 338 and 400 – 412 Macdonald Avenue (APNs: 538-200-002, -004 and -005; 538-210-002 and -003). C1, Neighborhood Commercial Zoning District.

Richmond Labor of Love Community Development, owner; The Related Companies, applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 9. DR 1103322 – Second-Story Addition to Single-Family Residence on Roosevelt Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±239 square foot second-story addition and a ±200 square foot rear yard deck addition to an existing ±1,745 square foot single-family residence located at 4220 Roosevelt Avenue (APN: 517-060-021). SFR-3, Single-Family Low Density Residential Zoning District.

Steven and Angela Martinucci, owners/applicants

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

- CC 10. DR 1103163 – Second-Story Addition to Single-Family Residence on Esmond Avenue**
PUBLIC HEARING to consider a request for Design Review approval of a ±510 square foot second-story addition and a ±240 square foot garage to the residence located at 2869 Esmond Avenue (APN: 528-132-014). SFR-3, Single-Family Low Density Residential Zoning District.
Julio and Juana Alegria, owners; Paul Ruazol, applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 11. DR 1103469 – Construct Retail/Office Building on 23rd Street**
PUBLIC HEARING to consider a request for Design Review approval to construct a new ±2,112 square foot single-story retail/office building on an existing vacant infill lot located at 807 – 23rd Street (APN: 529-170-017). C-2, General Commercial Zoning District.
Alfredo Aguilera, owner/applicant
Staff Contact: Hector Rojas
Tentative Recommendation: Conditional Approval
- CC 12. DR 1103537 – Addition to Two-Story Dwelling on Tehama Avenue**
PUBLIC HEARING to consider a request for Design Review approval to construct a ±117 square foot addition to an existing two-story dwelling located at 5726 Tehama Avenue (APN: 508-260-016). SFR-3, Single-Family Low Density Residential Zoning District.
Heidi Goen-Salter, owner; Jason Kaldis, Applicant
Staff Contact: Jonelyn Whales
Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Reports of Officers, Board Members, and Staff

- a. **Winter Recess: Next Design Review Board meeting will be held on January 10, 2007**

Public Forum - Brown Act

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