

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

Wednesday, January 10, 2007, 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

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

INFORMATIONAL ITEM

1. 9900011 – Proposed Green Principles and Conditions

INFORMATIONAL ITEM to review draft standard Green Building conditions and requirements for large scale commercial and City sponsored building projects. **This item will not be presented tonight and will be discussed at a future meeting, date to be determined.**

Staff Contact: Joe Light

HELD OVER ITEMS

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 3/14/2007

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 2/28/2007

4. 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: Conditional Approval

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: Recommend Conditional Approval
To Planning Commission

6. 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

NEW ITEMS**CC 7. DR 1103385 – Addition to Single-Story Residence and Accessory Structure on Cutting Blvd**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±881 square foot addition onto an existing single-story residence located at 2716 & 2716 ½ Cutting Boulevard (APN: 549-150-006). The existing residence will be elevated to become the second floor and the addition will be the new ground floor. The project also includes a new detached 2-car garage and a ±187 square foot addition to the existing detached second dwelling unit. MFR-2, Multi-Family Medium Density Residential Zoning District.

Jake Sloan, owner; Charles Brown, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 8. DR 1103246 – 16 Building Trade Studio Live/Work Units on Ohio Avenue

PUBLIC HEARING to consider a request for Design Review approval of 16 live/work units, 27 parking spaces, a driveway, and landscaping on five parcels (Parcels A through E) totaling ±46,250 square feet. Parcel A is located on the northwest corner of Ohio Avenue and Eighth Street (APN: 538-410-021), and the contiguous Parcels B, C, D, and E are located on the north side of Ohio Avenue between Eighth Street and Harbour Way South (APNs: 538-420-004, 538-420-022, 538-420-001, and 538-430-018). Light Industrial (Knox Cutting Specific Plan) Zoning District.

Raymond Knox, Helga Gruber, Kathy Rogers, Alexa Wilkie, Beth Gerstein, Karen Bowen, Tom Lawrence, Karen Sprague, and Kyle and Natalia Reicher, owners; Kathryn A. Rogers, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

BOARD BUSINESS

9. Reports of Officers, Board Members, and Staff

- a. **Discussion of the January 24, and February 14, 2007 meetings cancellations and proposed Special Design Review Board meeting on January 31, 2007**
- b. **Proposed Design Review Process Modifications – Q&A with Richard Mitchell**

Public Forum - Brown Act

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

Wednesday, January 31, 2007, 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

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

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

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

HELD OVER ITEMS**1. DR 1103219 – Construct Two-Story Commercial Building on Washington Ave.**

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

2. DR 1102710 – Construct 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 4/25/2007

NEW ITEMS**CC 3. DR 1103580 – Construct Residential Duplex on 17th Street**

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±2,729 square foot residential duplex located at 640 – 17th Street (APN: 514-290-036). MFR-1, Multi-Family Residential Zoning District.

Carlos Guerrero, owner/applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 4. DR 1103450 – Review Design of Second Dwelling Unit on Ventura Street

PUBLIC HEARING to consider a request for Design Review approval of an existing second dwelling unit built without prior design review located at 727 Ventura Street (APN: 523-053-009). SFR-3, Single-Family Low Density Residential Zoning District.

Robert Onweller, owner/applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 5. DR 1103589 – Construct Two-Story Addition to Single-Family Dwelling on Gertrude Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,104 square foot two-story addition to an existing single-family dwelling located at 407 Gertrude Avenue (APN: 561-181-026). SFR-3, Single-Family Low Density Zoning District.

Rafael Castaneda, owner/applicant

Staff Contact: *Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 6. DR 1103081 – Construct Two-Story Addition to Single-Family Dwelling on Chanslor Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,884 square foot two-story addition to an existing single-family dwelling located at 2514 Chanslor Avenue (APN: 515-380-020). SFR-3, Single-Family Low Density Zoning District.

Larry White, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 2/28/2007

CC 7. DR 1103620 – Construct Two-Story Addition to Single-Family Residence on Cutting Blvd.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,923 square foot two-story addition to an existing single-family residence located at 2729 Cutting Blvd. (APN: 549-081-010). Residential Medium Density (Knox Cutting Specific Plan) Zoning District.

Jose Castillo, owner; Daniela DiNucci, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 8. DR 1103590 – Rehabilitate Historic Winter’s Building on 11th Street

PUBLIC HEARING to consider a request for Design Review approval to rehabilitate the exterior ground level façade of the historic Winter’s Building located at 339 – 11th Street (APN: 540-091-011). The rehabilitation will include the repair and, in some cases, the replication of missing ornamental plaster work and storefronts. Retail/Office/Institutional (City Center Specific Plan) Zoning District.

Richmond Community Redevelopment Agency, owner;

East Bay Center for the Performing Arts, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 9. DR 1103610 – Demolish and Replace Existing Single-Family Residence on Cherry Street

PUBLIC HEARING to consider a request for Design Review approval to demolish the existing residence and construct a new ±2,073 square foot one-story residence located at 1354 Cherry Street (APN: 561-261-025). SFR-3, Single-Family Low Density Residential Zoning District.

Jose Serrano, owner/applicant

Staff Contact: Lamont Thompson

Tentative Recommendation: Conditional Approval

INFORMATIONAL ITEM**10. 9900011 – Proposed Green Principles and Conditions**

INFORMATIONAL ITEM to review draft standard Green Building conditions and requirements for large scale commercial and City sponsored building projects.

Staff Contact: Joe Light

BOARD BUSINESS

11. 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, February 28, 2007, 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

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- ROLL CALL**
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 7, 8
-

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

INFORMATIONAL ITEM

1. Richmond General Plan Update Visioning Process – Status Update (6pm – 7pm)

PRESENTATION updating the Design Review Board on the General Plan visioning process, including the discussion of land use phototypes and development alternatives for the General Plan Update Program. **No staff report**

Staff Contact: Lori Reese-Brown

Tentative Recommendation: No Formal Action – Provide Comments Only

HELD OVER ITEMS

2. DR 1103246 – 16 Building Trade Studio Live/Work Units on Ohio Avenue

PUBLIC HEARING to consider a request for Design Review approval of 16 live/work units, 27 parking spaces, a driveway, and landscaping on five parcels (Parcels A through E) totaling ±46,250 square feet. Parcel A is located on the northwest corner of Ohio Avenue and Eighth Street (APN: 538-410-021), and the contiguous Parcels B, C, D, and E are located on the north side of Ohio Avenue between Eighth Street and Harbour Way South (APNs: 538-420-004, 538-420-022, 538-420-001, and 538-430-018). Light Industrial (Knox Cutting Specific Plan) Zoning District.

Raymond Knox, Helga Gruber, Kathy Rogers, Alexa Wilkie, Beth Gerstein, Karen Bowen, Tom Lawrence, Karen Sprague, and Kyle and Natalia Reicher, owners; Kathryn A. Rogers, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 4/11/2007

3. DR 1102910 – Construct 11 Residential Condominium Units on Cutting Blvd.

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

4. DR 1103081 – Construct Two-Story Addition to Single-Family Dwelling on Chanslor Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,884 square foot two-story addition to an existing single-family dwelling located at 2514 Chanslor Avenue (APN: 515-380-020). SFR-3, Single-Family Low Density Zoning District.

Larry White, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

5. DR 1103590 – Rehabilitate Historic Winter’s Building on 11th Street

PUBLIC HEARING to consider a request for Design Review approval to rehabilitate the exterior ground level façade of the historic Winter’s Building located at 339 – 11th Street (APN: 540-091-011). The rehabilitation will include the repair and, in some cases, the replication of missing ornamental plaster work and storefronts. Retail/Office/Institutional (City Center Specific Plan) Zoning District.

Richmond Community Redevelopment Agency, owner;
East Bay Center for the Performing Arts, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

NEW ITEMS**6. DR 1103502 – Construct Light Industrial Live/Work Buildings on Marina Way South**

PUBLIC HEARING to consider a request for Design Review approval to construct seven light industrial buildings ranging in size from ±5,400 square feet to ±14,000 square feet and a community building located on the west side of the 900 block of Marina Way South, between Wright Avenue and Regatta Blvd (APN: 560-260-003). The project will include the development of 64 independent light industrial units with 49 of these units as live/work units. M-2, Light Industrial Zoning District.

David Spatz, owner/applicant
Staff Contact: David Barbary

Tentative Recommendation: Direct Applicant to Make Additional Revisions
and Return to the Board for Review

CC 7. DR 1103597 – Construct Two-Story Office Building on Cutting Blvd.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±4,953 square foot two-story office building on a vacant lot located at 2901 Cutting Blvd. (APN: 549-071-025). Neighborhood Commercial (Knox Cutting Specific Plan Area) Zoning District.

Helen H. Yu, owner; and Bob Wirth, applicant
Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 8. DR 1103676 – Addition to Single-Family Residence on Dunn Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±472 square foot addition to the existing single-family residence located at 1530 Dunn Avenue (APN: 530-180-005). The project includes raising the roofline of the existing residence to convert the attic into living space. SFR-3, Low- Density Residential Zoning District.

Marisol & Julio Rodriguez, owners; Brenda Muñoz, applicant
Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

9. Macdonald Avenue Street Improvements

DISCUSSION of the design phase of improvements for Richmond's historic downtown segment of Macdonald Avenue from 19th Street (near BART Overcrossing) to Garrard Boulevard (Richmond Parkway). C-B, Central Business; and C-1, Neighborhood Commercial Zoning Districts.

City of Richmond, owner; Craig Murray, Richmond Community Redevelopment Agency, applicant
Staff Contact: Lamont Thompson

Tentative Recommendation: No Formal Action – Provide Comments Only

BOARD BUSINESS

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Public Forum - Brown Act

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

HELD OVER ITEMS**1. DR 1102921 – Addition to Single-Family Residence on Alameda Ave.**

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: Withdrawal

2. DR 1103620 – Construct Two-Story Addition to Single-Family Residence on Cutting Blvd.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,923 square foot two-story addition to an existing single-family residence located at 2729 Cutting Blvd. (APN: 549-081-010). Residential Medium Density (Knox Cutting Specific Plan) Zoning District.

Jose Castillo, owner; Daniela DiNucci, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

3. DR 1103580 – Construct Residential Duplex on 17th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±2,729 square foot residential duplex located at 640 – 17th Street (APN: 514-290-036). MFR-1, Multi-Family Residential Zoning District.

Carlos Guerrero, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 4. DR 1102584 – Richmond Civic Center Revitalization on Barrett Ave.**

PUBLIC HEARING to consider a request for Design Review approval of the revitalization plan for 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. The proposed project before the Design Review Board is Phase I design drawings which include renovation, seismic retrofit and expansion of the existing City Hall building; improvements to the Auditorium and landscaping in the Civic Center plaza. PC, Public and Civic Uses Zoning District and Public and Institutional/964 General Commercial/922.

City of Richmond, owner; Richmond Community Redevelopment Agency and

Harley Searcy, representative for Richmond Civic Center Partners, LLC, applicants

Staff Contact: Jonelyn Whales

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

- CC 5. DR 1103418 – Construct New Firehouse at the Richmond Chevron Refinery**
- PUBLIC HEARING to consider a request for Design Review approval to construct a new ±22,896 square foot single-story concrete masonry firehouse building and emergency communications facility located immediately south of the intersection of Standard Avenue and Scofield Avenue (APN: 561-100-040) within the Richmond Chevron Refinery. M-3, Heavy Industrial Zoning District.
John Jensen, representative for Chevron Products Company, owner;
John Parezo, Cal-Am Planning & Design Group, applicant
Staff Contact: David Barbary
- Tentative Recommendation: Conditional Approval
- CC 6. DR 1102705 & 06 – Construct Two Buildings at Macdonald Ave. and 15th Street**
- PUBLIC HEARING to consider a request for Design Review approval to construct two buildings that would have a total of eight residential condominium units and one retail tenant space on the corner of Macdonald Avenue and 15th Street (APNs: 540-150-002, 540-150-025, 540-150-026). Office / Retail / and/or Urban High Density Residential, City Center Specific Plan Area.
Chi Nguyen, owner/applicant
Staff Contact: Hector Rojas
- Tentative Recommendation: No Formal Action
Receive and Review Comments Only
- CC 7. DR 1102583 – Construct Detached Second Dwelling Unit on Humphrey Ave.**
- PUBLIC HEARING to consider a request for Design Review approval to construct a new detached ±638 square foot second dwelling unit above a new ±714 square foot garage located at 2886 Humphrey Avenue (APN: 528-180-024). SFR-3, Single-Family Low-Density Residential Zoning District.
Jorge Ruiz, owner; Hector De Leon, applicant
Staff Contact: David Barbary
- Tentative Recommendation: Hold Over To 4/11/2007
- CC 8. DR 1103518 – Construct Detached Second Dwelling Unit on Gaynor Ave.**
- PUBLIC HEARING to consider a request for Design Review approval to construct a new detached ±555 square foot single-story second dwelling unit located at 2427 Gaynor Avenue (APN: 528-180-024). SFR-3, Single-Family Low Density Residential Zoning District.
Harjit Bains, owner; Maxwell Beaumont, applicant
Staff Contact: David Barbary
- Tentative Recommendation: Conditional Approval

BOARD BUSINESS

9. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic 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, April 11, 2007, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Vacant, 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: 5**

BROWN ACT (see "Public Forum" note at the end of Agenda)**HELD OVER ITEMS****1. DR 1100433 – Target Store at Macdonald 80 Shopping Center**

PUBLIC HEARING to consider a request for Design Review approval of the Target Store/Macdonald 80 Regional Shopping center building architecture for Pads A, B, C, and F, landscaping, and parking field configuration 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

2. DR 1103246 – 16 Building Trade Studio Live/Work Units on Ohio Avenue

PUBLIC HEARING to consider a request for Design Review approval of 16 live/work units, 27 parking spaces, a driveway, and landscaping on five parcels (Parcels A through E) totaling ±46,250 square feet. Parcel A is located on the northwest corner of Ohio Avenue and Eighth Street (APN: 538-410-021), and the contiguous Parcels B, C, D, and E are located on the north side of Ohio Avenue between Eighth Street and Harbour Way South (APNs: 538-420-004, 538-420-022, 538-420-001, and 538-430-018). Light Industrial (Knox Cutting Specific Plan) Zoning District.

Raymond Knox, Helga Gruber, Kathy Rogers, Alexa Wilkie, Beth Gerstein, Karen Bowen, Tom Lawrence, Karen Sprague, and Kyle and Natalia Reicher, owners; Kathryn A. Rogers, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 4/25/2007

3. DR 1103081 – Construct Two-Story Addition to Single-Family Dwelling on Chanslor Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,884 square foot two-story addition to an existing single-family dwelling located at 2514 Chanslor Avenue (APN: 515-380-020). SFR-3, Single-Family Low Density Zoning District.

Larry White, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

4. DR 1102583 – Construct Detached Second Dwelling Unit on Humphrey Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a new detached ±638 square foot second dwelling unit above a new ±714 square foot garage located at 2886 Humphrey Avenue (APN: 528-180-024). SFR-3, Single-Family Low-Density Residential Zoning District.

Jorge Ruiz, owner; Hector De Leon, applicant

Staff Contact: David Barbary

Tentative Recommendation: Conditional Approval

NEW ITEM

CC 5. DR 1103747 – Addition to Existing Single-Family Dwelling

PUBLIC HEARING to consider a request for Design Review approval to construct a ±973 square foot two-story addition to an existing single-family dwelling located at 2217 Carlson Boulevard (APN 507-200-014). SFR-3, Low Density Residential Zoning District.

Walter J. Clegg & Mary V. Reid, owners; Ron Bogley (Architect), applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

6. Reports of Officers, Board Members, and Staff

a. Nominate and elect Vice Chair

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, April 25, 2007, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

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 CALENDAR: 4, 5, 6, 7, 8, 9, 10, 11

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

HELD OVER ITEMS

1. DR 1103246 – 16 Building Trade Studio Live/Work Units on Ohio Avenue

PUBLIC HEARING to consider a request for Design Review approval of 16 live/work units, 27 parking spaces, a driveway, and landscaping on five parcels (Parcels A through E) totaling ±46,250 square feet. Parcel A is located on the northwest corner of Ohio Avenue and Eighth Street (APN: 538-410-021), and the contiguous Parcels B, C, D, and E are located on the north side of Ohio Avenue between Eighth Street and Harbour Way South (APNs: 538-420-004, 538-420-022, 538-420-001, and 538-430-018). Light Industrial (Knox Cutting Specific Plan) Zoning District.

Raymond Knox, Helga Gruber, Kathy Rogers, Alexa Wilkie, Beth Gerstein, Karen Bowen, Tom Lawrence, Karen Sprague, and Kyle and Natalia Reicher, owners;

Kathryn A. Rogers, applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Hold Over To 5/23/2007

2. DR 1102705 & 06 – Construct Two Buildings on Macdonald Avenue & 15th Street

PUBLIC HEARING to consider a request for Design Review approval to construct two buildings that would have a total of eight residential condominium units and one retail tenant space on the corner of Macdonald Avenue & 15th Street (APNs: 540-150-002, 540-150-025, 540-150-026).

Office / Retail / and/or Urban High Density Residential, City Center Specific Plan Area.

Chi Nguyen, owner/applicant

Staff Contact: *Hector Rojas*

Tentative Recommendation: Recommend Conditional Approval to Planning Commission

3. DR 1102710 – Construct 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 5/23/2007

NEW ITEMS

CC 4. DR 1103840 – Trainmaster’s Building Bank at Garrard Blvd. & W. Richmond Avenue

PUBLIC HEARING to consider a request for Design Review approval to consider modifications to the existing Trainmaster’s Building and site, located at the northwest corner of Garrard Blvd. and West Richmond Avenue (no APN), for a bank use. The improvements to the building include new lighting, a wood porch, and an accessible ramp. The site improvements include landscaping, a new ATM kiosk, parking, and lighting. PC, Public and Civic Zoning District.

City of Richmond, owners; Mechanic’s Bank, applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Conditional Approval

- CC 5. DR 1102806R – Nevin Court Townhomes Design Revisions at Nevin Avenue & First Street**
PUBLIC HEARING to consider a request for Design Review approval to revise the previously approved design for eleven (11) townhomes situated on a ±14,450 square foot lot located at the southwest corner of Nevin Avenue & 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
- CC 6. DR 1103782 – Construct Second-Story Deck on San Mateo Street**
PUBLIC HEARING to consider a request for Design Review approval to construct a ±150 square foot second-story deck at the rear of the existing residence located at 1919 San Mateo Street (APN: 507-130-011). SFR-3, Low Density Residential Zoning District.
Leigh Costain, owner; Joshua Tomlinson, Dialogue Design-Build, applicant
Staff Contact: Lina Velasco Tentative Recommendation: Conditional Approval
- CC 7. DR 1103796 – Additions & Alterations to Residential Dwelling Units on Western Drive**
PUBLIC HEARING to consider a request for Design Review approval to construct a ±392 square foot two-story addition to an existing single-family dwelling located in the rear of the property and to alter the exterior of the existing nonconforming second unit located in the front at 399 & 401 Western Drive (APN: 558-191-001). SFR-2, Single-Family Very Low Density Residential Zoning District.
Andrea L. Biren and Richard F. Beal, owners; Judith Mattingly (Architect), applicant
Staff Contact: Hector Lopez Tentative Recommendation: Conditional Approval
- CC 8. DR 1103757 – Construct Second Dwelling Unit on Meadowbrook Drive**
PUBLIC HEARING to consider a request for Design Review approval to construct a ±640 square foot second detached dwelling unit on a ±25,300 square foot lot located at 4450 Meadowbrook Drive (APN: 431-301-025). SFR-3, Low-Density Residential Zoning District.
Mohammadali Askarbiuki, owner/applicant
Staff Contact: Hector Lopez Tentative Recommendation: Conditional Approval
- CC 9. DR 1103731 – Construct New Two-Story Residence on Virginia Avenue**
PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,818 square foot two-story residence located on Virginia Avenue (unaddressed, APN: 544-162-020) and to allow uncovered parking on the front half of the lot. SFR-3, Low Density Residential Zoning District.
RRP, LLC, owners; Pete Peterson, applicant
Staff Contact: Jonelyn Whales Tentative Recommendation: Hold Over To 5/9/2007
- CC 10. DR 1103787 – Addition to Single-Family Residence on Lowell Avenue**
PUBLIC HEARING to consider a request for Design Review approval to add ±994 square feet to an existing ±1,002 square foot residence located at 2639 Lowell Avenue (APN: 527-160-016). SFR-3, Low Density Residential Zoning District.
Juan Rodriguez, owner; Brenda Munoz, applicant
Staff Contact: Hector Lopez Tentative Recommendation: Hold Over To 5/9/2007

CC 11. DR 1103864 – Construct New Single-Story Second Dwelling Unit on Kern Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new detached±637 square foot single-story second dwelling unit located at 936 Kern Street (APN: 523-093-018). SFR-3, Low Density Residential Zoning District.

Sedigheh Forbati, owner; Brenda Munoz, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 5/9/2007

BOARD BUSINESS

12. Reports of Officers, Board Members, and Staff

- a. Joint Design Review Board and Planning Commission General Plan Visioning Process Presentation, May 3, 2007, 7pm-8pm, City Council Chambers**

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, May 9, 2007, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

PUBLIC HEARING INFORMATION

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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.

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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;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR: 4, 5, 6, 7, 8**

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

HELD OVER ITEMS**1. DR 1103731 – Construct New Two-Story Residence on Virginia Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±1,818 square foot two-story residence located on Virginia Avenue (unaddressed, APN: 544-162-020) and to allow uncovered parking on the front half of the lot. SFR-3, Low Density Residential Zoning District.

RRP, LLC, owners; Pete Peterson, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

2. DR 1103864 – Construct New Single-Story Second Dwelling Unit on Kern Street

PUBLIC HEARING to consider a request for Design Review approval to construct a new detached ±637 square foot single-story second dwelling unit located at 936 Kern Street (APN: 523-093-018). SFR-3, Low Density Residential Zoning District.

Sedigheh Forbati, owner; Brenda Munoz, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

3. DR 1103787 – Addition to Single-Family Residence on Lowell Avenue

PUBLIC HEARING to consider a request for Design Review approval to add ±994 square feet to an existing ±1,002 square foot residence located at 2639 Lowell Avenue (APN: 527-160-016). SFR-3, Low Density Residential Zoning District.

Juan Rodriguez, owner; Brenda Munoz, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 4. DR 1103829 – Addition to Existing Light Manufacturing Facility on Potrero Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±6,000 square foot addition to an existing ±10,000 square foot manufacturing building located 1130 Potrero Avenue (APN 544-351-004, -005, and -026). Knox Cutting Specific Plan Area (Mixed-Use) and Light Industrial Zoning District.

Bill Cygan, owner; Eric L. Cox, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Hold Over To 5/23/2007

CC 5. DR 1103836 – Addition to Existing Residential Dwelling Unit on Roosevelt Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±594 square foot two-story addition to a ±1,511 square foot existing single-family dwelling located at 4220 Roosevelt Avenue (APN: 517-060-021). SFR-3, Single-Family Low Density Residential Zoning District.

Steven Martinucci, owner; Leticia Estrada (Architect), applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

- CC **6. DR 1103872 – Construct Detached Garage & Second Dwelling Unit on Esmond Avenue**
PUBLIC HEARING to consider a request for Design Review approval to construct a ±484 square foot detached garage with a ±506 square foot second dwelling unit in the rear yard of the single-family residence located at 2337 Esmond Avenue (APN: 528-162-013). The exterior materials and colors of the proposed accessory structure will match those of the existing residence. MFR-1, Multi-Family Residential Zoning District.
Noe Beltran, owner; Brenda Munoz, applicant
Staff Contact: Lina Velasco Tentative Recommendation: Conditional Approval
- CC **7. DR 1103928 – Roof Modifications & Addition to Single-Family Residence on Ocean Avenue**
PUBLIC HEARING to consider a request for Design Review approval to modify the roof and convert area of the existing 3rd floor structure, windows, and deck of the residence located at 841 Ocean Avenue (APN: 558-233-006) to capture ±254 square feet of additional living space. SFR-2, Very Low Density Residential Zoning District.
Deborah Reynolds, owner; Anne-Catrin Schultz, applicant
Staff Contact: Lina Velasco Tentative Recommendation: Conditional Approval
- CC **8. DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue**
PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use complex, consisting of five (5) apartments on the second and third floors of the proposed ±5,592 square foot building above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APN: 528-010-005, -006, -007, & -008). MFR-1, Multi-Family Residential and C-2, General Commercial Zoning District.
David Townsend, owner; Darryl Debor (Architect), applicant
Staff Contact: Jonelyn Whales Tentative Recommendation: Conditional Approval

BOARD BUSINESS

9. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic 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, May 23, 2007, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

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: 4, 5, 6, 7

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

HELD OVER ITEMS

1. DR 1103246 – 16 Building Trade Studio Live/Work Units on Ohio Avenue

PUBLIC HEARING to consider a request for Design Review approval of 16 live/work units, 27 parking spaces, a driveway, and landscaping on five parcels (Parcels A through E) totaling ±46,250 square feet. Parcel A is located on the northwest corner of Ohio Avenue and Eighth Street (APN: 538-410-021), and the contiguous Parcels B, C, D, and E are located on the north side of Ohio Avenue between Eighth Street and Harbour Way South (APNs: 538-420-004, 538-420-022, 538-420-001, and 538-430-018). Light Industrial (Knox Cutting Specific Plan) Zoning District.

Raymond Knox, Helga Gruber, Kathy Rogers, Alexa Wilkie, Beth Gerstein, Karen Bowen, Tom Lawrence, Karen Sprague, and Kyle and Natalia Reicher, owners;

Kathryn A. Rogers, applicant

Staff Contact: Lina Velasco Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

2. DR 1102710 – Construct 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 6/27/2007

3. DR 1103829 – Addition to Manufacturing Building on Potrero Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±6,000 square foot addition to an existing ±10,000 square foot manufacturing building located at 1130 Potrero Avenue (APN: 544-351-004, 005, and 026), and to consider a ±1,440 square foot office building on a 35,700 square foot site. M-2, Light Industrial Zoning District.

Bill Cygan, owner; Eric L. Cox, RSE c/o Kembcon Corp., applicant

Staff Contact: Hector Lopez Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 4. DR 1103906 – Addition to the United Parcel Service (UPS) Building on Atlas Road

PUBLIC HEARING to consider a request for Design Review approval to construct a ±7,452 square foot addition to an existing ±131,648 square foot industrial building located at 1601 Atlas Road (APN 405-270-011). M-2, Light Industrial Zoning District.

United Parcel Service, owner; Associated Builders of Fresno, Inc., Susan Bane, applicant

Staff Contact: Hector Rojas Tentative Recommendation: Conditional Approval

CC 5. DR 1103976 – Addition to Single-Family Residence on Tunnel Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±120 square foot addition to an existing single-family residence located at 311 Tunnel Avenue (APN: 558-110-019). The existing house is a contributing structure to the Point Richmond Historic District. MFR-1, Multi-Family Residential Zoning District.

Glenna Mote-Yates, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 6. DR 1102861 – Construct new Single-Family Residence with Garage on East Scenic Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±3,554 square foot single-family residence with a ±567 square foot garage on the vacant lot located at 60 East Scenic Avenue (APN: 556-151-006). SFR-2, Very Low Density Single-Family Residential Zoning District.

Michael O'Mahony, owner; David S. Vaughan, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 7. DR 1103891 – Construct Detached Second Dwelling Unit on Humboldt Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±640 square foot detached second dwelling unit located at 977 Humboldt Street (APN: 523-024-006). MFR-1, Multi-Family Residential Zoning District.

Candido and Paula Gutierrez, owners; Brenda Munoz, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 6/13/2007

BOARD BUSINESS

8. 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, June 13, 2007, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

PUBLIC HEARING INFORMATION

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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.

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

ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR :

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

HELD OVER ITEMS

1. DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use complex, consisting of five (5) apartments on the second and third floors of the proposed ±5,592 square foot building above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APN: 528-010-005, -006, -007, & -008). MFR-1, Multi-Family Residential and C-2, General Commercial Zoning District.

David Townsend, owner; Darryl Debor (Architect), applicant

Staff Contact: Jonelyn Whales Tentative Recommendation: Hold Over To July 11, 2007

2. DR 1103881 – Construct Detached Second Dwelling Unit on Humboldt Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±640 square foot detached second dwelling unit located at 977 Humboldt Street (APN: 523-024-006). MFR-1, Multi-Family Residential Zoning District.

Candido and Paula Gutierrez, owners; Brenda Munoz, applicant

Staff Contact: Jonelyn Whales Tentative Recommendation: Conditional Approval

3. DR 1103872 – Construct Detached Garage & Second Dwelling Unit on Esmond Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±484 square foot detached garage with a ±506 square foot second dwelling unit in the rear yard of the single-family residence located at 2337 Esmond Avenue (APN: 528-162-013). The exterior materials and colors of the proposed accessory structure will match those of the existing residence. MFR-1, Multi-Family Residential Zoning District.

Noe Beltran, owner; Brenda Munoz, applicant

Staff Contact: Lina Velasco & Hector Rojas Tentative Recommendation: Conditional Approval

4. DR 1103787 – Addition to Single-Family Residence on Lowell Avenue

PUBLIC HEARING to consider a request for Design Review approval to add ±994 square feet to an existing ±1,002 square foot residence located at 2639 Lowell Avenue (APN: 527-160-016). SFR-3, Low Density Residential Zoning District.

Juan Rodriguez, owner; Brenda Munoz, applicant

Staff Contact: Hector Lopez Tentative Recommendation: Conditional Approval

NEW ITEMS

None

BOARD BUSINESS

5. 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, June 27, 2007, 6:00 p.m.

Design Review Board Officers

Eileen Whitty, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

PUBLIC HEARING INFORMATION

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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.

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Public Hearing Procedure:

- (1) Chair opens the hearing;
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- (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: 3, 4, 5, 6**

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

HELD OVER ITEMS

1. DR 1102710 – Construct 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 August 22, 2007

2. DR 1102861 – Construct new Single-Family Residence with Garage on East Scenic Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±3,554 square foot single-family residence with a ±567 square foot garage on a vacant lot located at 60 East Scenic Avenue (APN: 556-151-006). SFR-2, Very Low Density Single-Family Residential Zoning District.

Michael O'Mahony, owner; David S. Vaughan, applicant

Staff Contact: Lina Velasco Tentative Recommendation: Conditional Approval

NEW ITEMS

3. DR 1103944 – Revise Approved Design of Apartment Complex on Contra Costa Ave.

PUBLIC HEARING to consider a request for Design Review approval that would modify the previously approved design of an eight-unit apartment complex on a ±15,000 square foot parcel located at 234 Contra Costa Avenue at the intersection of Vacca Street and Golden Gate Avenue (APN: 558-263-004). MFR-1, Multi-Family Residential Zoning District.

Anthony Murphy, owner; Ming Lee, applicant

Staff Contact: Joe Light Tentative Recommendation: Conditional Approval

4. DR 1103987 – Second Story Addition to Single-Family Residence on South 50th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±228 square foot second story addition to the back of a single-family residence located at 366 South 50th Street (APN: 513-318-013). Residential Low-Density (Knox Cutting Specific Plan) Zoning District.

Juan C. Mancheno, owner/applicant

Staff Contact: Hector Lopez Tentative Recommendation: Conditional Approval

5. DR 1104021 – Two-Story Office Addition to Warehouse Building on West Ohio Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story ±3,940 square foot office addition to an existing warehouse building located at 506 West Ohio Avenue (APN: 550-020-020). Other site improvements include parking and landscaping. Light Industrial (Knox Cutting Specific Plan) Zoning District.

National Court Properties, owner; Lourdes Garica, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

6. DR 1103730 – Two-Story Addition to Single-Family Dwelling on San Benito Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±724 square foot two-story addition to the back of a single-family dwelling located at 1828 San Benito Street (APN: 507-070-021). SFR-3, Single-Family Low Density Residential Zoning District.

Alex Mangubi, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

7. Reports of Officers, Board Members, and Staff

- a. DRB meeting scheduled on July 11, 2007 will be cancelled.
- b. Next DRB meeting will be held on July 25, 2007.

Public Forum - Brown Act

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

Wednesday, July 25, 2007, 6:00 p.m.

Design Review Board Officers

Vacant, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

PUBLIC HEARING INFORMATION

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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 ITEMS**CC 1. DR 1103581 – Construct Two-Story Second Dwelling Unit on 22nd Street**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±390 square foot second dwelling unit above the existing accessory structure located at 759 22nd Street (APN: 529-192-007). SFR-3, Single-Family Low Density Residential Zoning District.

Genaro Raya Sanchez, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 2. DR 1104107 – Addition to the Church on South 43rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3, Low Density Residential Zoning and General Plan Designations.

Pilgrim Rest Missionary Baptist Church, owner; Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional approval

CC 3. DR 1103895 – Construct Mixed-Use Building on San Pablo Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±9,000 square foot mixed-use building (residential and commercial) over a basement level 8-car garage. The project consists of five (5) residential units with ±4,700 square feet of commercial space (offices and ground level retail) on a ±5,900 square foot lot located at 10879 San Pablo Avenue (APN: 508-340-001). C-2, General Commercial Zoning District.

Athan Magganas, owner; Sharad Lal, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

CC 4. DR 1104032 – Construct Mixed-Use Senior Housing Development on Cutting Blvd.

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use development consisting of twenty-three (23) low-income senior restricted units and ±4,235 square feet of ground floor commercial at the properties located at 3601 and 3627 Cutting Boulevard (APNs: 513-152-001 and 513-152-002). The project would require approval of a density bonus and exception to the off-street parking requirements. Neighborhood Commercial (Knox Cutting Specific Plan) Zoning District.

Eastbay Community Development Corp., owner;

Durrelle S. Ali, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To August 8, 2007

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

a. Vice Chairman's appointment of Nominating Committee

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 8, 2007, 6:00 p.m.

Design Review Board Officers

Vacant, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

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- (10) The Chair informs the audience of the Board's action.

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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk 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: 3, 4, 5, 6, 7**

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

HELD OVER ITEMS**1. DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use complex, consisting of five apartments on the second and third floors of the proposed ±5,592 square foot building above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APNs: 528-010-005, -006, -007, & -008). MFR-1 (Multi-Family Residential) and C-2 (General Commercial) Zoning Districts.

David Townsend, owner; Darryl Debor (Architect), applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 9/12/2007

2. DR 1104032 – Construct Mixed-Use Senior Housing Development on Cutting Blvd.

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use development consisting of twenty-three (23) low-income senior restricted units and ±4,235 square feet of ground floor commercial at the properties located at 3601 and 3627 Cutting Boulevard (APNs: 513-152-001 and 513-152-002). The project would require approval of a density bonus and exception to the off-street parking requirements. Neighborhood Commercial (Knox Cutting Specific Plan) Zoning District.

Eastbay Community Development Corp., owner;

Durrelle S. Ali, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 8/22/2007

NEW ITEMS**CC 3. DR 1104109 – Second-Story Addition to Detached Garage on Rheem Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±640 square foot second-story addition to the existing detached garage located at 3107 Rheem Avenue (APN: 526-220-012). The proposed second dwelling unit consists of two bedrooms, 1 full bathroom, kitchen, and great room. SFR-3 (Low Density Residential) Zoning District.

Norman Garver, owner; Stan Ginn (Design Consultant), applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 4. DR 1104111 – Addition to Single-Family Residence on Dimm Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±500 square foot addition at the rear of the existing ±1,500 square foot residence located at 415 Dimm Street (APN: 519-271-012). The addition consists of a second dwelling unit, provision of an additional parking space in the front yard, and a second-story roof deck that will serve the main residence. SFR-3 (Low Density Residential) Zoning District.

Giuseppe Salvato, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

CC 5. DR 1103979 – Construct Three Dwellings on Espee Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct three proposed dwellings with reduced front setbacks because of an irregularly shaped lot located at 247 Espee Avenue (APN: 540-182-008). The project applicant has also applied for a variance to reduce the front setback to allow development of the dwellings within the City Center Specific Plan Area; Urban High Density Zoning District.

Napolean Diaz, owner; Bill Brobisky, applicant

Staff Contact: *Jonelyn Whales* Tentative Recommendation: Recommend Conditional Approval to the Planning Commission

CC 6. DR 1103947 – Construct Self Storage Facility on West Ohio Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±85,864 square foot Self Storage facility with ±2,110 square feet of office and living space for an on-site manager, plus ±83,764 square feet of storage area divided into 618 units on a 1.43 acre triangular-shaped parcel. The applicant is also proposing to add a second floor to the front building (Bldg. B) in the future, during the second phase of the project. The site is located at 300 West Ohio Street (APN: 550-050-021). M-2 (Light Industrial) Zoning and General Plan Designations.

West Ohio Ave Land Co., Inc., owner;

Chris Patchin of Cubix Construction Company, applicant

Staff Contact: *Jonelyn Whales* Tentative Recommendation: Conditional Approval

CC 7. DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road

PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts.

FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant

Staff Contact: *Jonelyn Whales* Tentative Recommendation: Hold Over To 8/22/2007

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff**a. Nominate and Vote to Elect New Chair and Vice Chair****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, August 22, 2007, 6:00 p.m.

Design Review Board Officers

Vacant, Chair
Robert Avellar, Vice Chair

Design Review Board Members

Diane Bloom Donald Woodrow
Ted J. Smith Jonathan Livingston

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.

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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR: 7, 8, 9**

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

HELD OVER ITEMS**1. DR 1102710 – Construct 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 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 9/26/2007

2. DR 1104032 – Construct Mixed-Use Senior Housing Development on Cutting Blvd.

PRESENTATION AND STUDY SESSION to discuss the construction of a mixed-use development consisting of twenty-four (24) low-income senior restricted units and ±6,549 square feet of ground floor commercial at the properties located at 3601 and 3627 Cutting Boulevard (APNs: 513-152-001 and 513-152-002). The project would require approval of a density bonus and exceptions to the off-street parking requirements, floor area ratio, and site coverage. Neighborhood Commercial (Knox Cutting Specific Plan) Zoning District.

Eastbay Community Development Corp., owner;

Durrelle S. Ali, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: No Action – Comments Only

3. DR 1103581 – Construct Two-Story Second Dwelling Unit on 22nd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±390 square foot second dwelling unit above the existing accessory structure located at 759 22nd Street (APN: 529-192-007). SFR-3 (Single-Family Low Density Residential) Zoning District.

Genaro Raya Sanchez, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

4. DR 1104107 – Addition to the Church on South 43rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3 (Single-Family Low Density Residential) Zoning and General Plan Designations.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 9/26/2007

5. DR 1103895 – Construct Mixed-Use Building on San Pablo Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±9,000 square foot mixed-use building (residential and commercial) above a basement level 8-car garage. The project consists of five (5) residential units with ±4,700 square feet of commercial space (offices and ground level retail) on a ±5,900 square foot lot located at 10879 San Pablo Avenue (APN: 508-340-001). C-2 (General Commercial) Zoning District.

Athan Magganas, owner; Sharad Lal, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

6. DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road

PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts.

FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Hold Over To 9/12/2007

NEW ITEMS**CC 7. DR 1104131 – Replace Single-Family Dwelling Exterior Siding on Lobos Court**

PUBLIC HEARING to consider a request for Design Review approval to replace the exterior siding on a single-family dwelling located at 233 Lobos Court (APN: 558-243-010). The applicant proposes to change the dwelling's existing vertical wood siding to stucco. SFR-2 (Single-Family Very Low Density Residential) Zoning District.

Jose Luis Corral, owner/applicant

Staff Contact: *Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 8. DR 1103130 – Construct Two-Story Single-Family Residence on Tremont Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a \pm 2,400 square foot two-story residence located on Tremont Avenue between Contra Costa Avenue and California Street in the Tiscornia Estates planning area (APN: 558-282-020). SFR-3 (Single-Family Low Density Residential) Zoning District and General Plan designation.

Robert Clear, owner; Stuart Littell of Stuart Construction, applicant;

L2 Studio of San Francisco, architect

Staff Contact: *Janet Harbin*

Tentative Recommendation: Conditional Approval

CC 9. DR 1102841R – Richmond Senior Housing & Commercial Building on Macdonald Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a \pm 1,600 square foot commercial building located at 300 Macdonald Avenue (APN: 538-200-002). C-1 (Neighborhood Commercial) Zoning District.

Macdonald Housing Partners, owner/applicant

Staff Contact: *Joe Light*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS**10. Reports of Officers, Board Members, and Staff****a. Nominate and Vote to Elect New Chair and Vice Chair****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, September 12, 2007, 6:00 p.m.

Design Review Board Officers
Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members
Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

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

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

STUDY SESSION

1. Proposed Richmond Residential Design Guidelines (20 minutes)

PRESENTATION of the draft Richmond Residential Design Guidelines, proposed for additions and alterations to single-family dwellings, complements the revised zoning regulations and the residential design review procedures of the Richmond Planning Code. The purpose of the Design Guidelines is to provide certainty and predictability in the design review process through the establishment of uniform citywide decision-making criteria for all residential projects within the City's thirty-seven neighborhoods. These guidelines will provide project sponsors, neighbors, and the general public with clear documentation of the City's design objectives and expectations.

Presented by: John Miki of Opticos Design, Inc. (Consultant)

Staff Contact: Richard Mitchell

HELD OVER ITEMS

2. DR 1103979 – Construct Three Dwellings on Espee Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct three proposed dwellings with reduced front setbacks because of an irregularly shaped lot located at 247 Espee Avenue (APN: 540-182-008). The project applicant has also applied for a variance to reduce the front setback to allow development of the dwellings within the City Center Specific Plan Area; Urban High Density Zoning District.

Napoleon Diaz, owner; Bill Brobisky, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 9/26/07

3. DR 1104107 – Addition to the Church on South 43rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3 (Single-Family Low Density Residential) Zoning and General Plan Designations.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 9/26/07

4. DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road

PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts.

FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 10/10/07

NEW ITEMS**CC 5. DR 1103947 – Construct Self Storage Facility on West Ohio Street**

PUBLIC HEARING to consider a request for Design Review approval to construct an ±85,864 square foot Self Storage facility, with ±2,110 square feet of office/living space for an on-site manager, creating 618 self-storage units on 1.43 acres. The applicant is also proposing to add a second floor in the future to the front building (Bldg. B). The site is located at 300 West Ohio Avenue (APN: 550-050-021). M-2 (Light Industrial) Zoning and General Plan Designations.

West Ohio Ave Land Co., Inc., owner;

Chris Patchin of Cubix Construction Company, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 6. DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use complex, consisting of five (5) apartments on the second and third floors of the proposed building (±5,592 square feet) above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APN: 528-010-005). C-2 (General Commercial) Zoning and General Plan Designations.

David Townsend, owner; Darryl Debor (Architect), applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Hold Over To 9/26/07

CC 7. DR 1104032 – Construct Mixed-Use Senior Housing Development on Cutting Blvd.

PUBLIC HEARING to consider recommending Design Review approval to the Planning Commission to construct a mixed-use development consisting of twenty-four (24) low-income senior restricted rental housing units and ±6,549 square feet of ground floor commercial at the properties located at 3601 and 3627 Cutting Boulevard (APNs: 513-152-001 and 513-152-002). The project would require approval of a density bonus and exceptions to the off-street parking requirements, floor area ratio, and site coverage. Neighborhood Commercial (Knox Cutting Specific Plan) Zoning District.

Eastbay Community Development Corp., owner/applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Hold Over To 9/26/07

CC 8. DR 1104205 – Construct Two-Story Addition on Lincoln Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,115 square foot two-story addition at the rear of the residence located at 2707 Lincoln Avenue (APN: 528-110-017). SFR-3 (Low Density Residential) Zoning District.

Geardo Ortega, owner; Brenda Munoz, applicant

Staff Contact: *Kieron Slaughter*

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, September 26, 2007, 6:00 p.m.

Design Review Board Officers
Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members
Diane Bloom Vacant
Ted J. Smith Vacant
Donald Woodrow

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Public Hearing Procedure:

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

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

HELD OVER ITEMS

1. DR 1103947 – Construct Self Storage Facility on West Ohio Street

PUBLIC HEARING to consider a request for Design Review approval to construct an ±85,864 square foot Self Storage facility, with ±2,110 square feet of office/living space for an on-site manager, creating 618 self-storage units on 1.43 acres. The applicant is also proposing to add a second floor in the future to the front building (Bldg. B). The site is located at 300 West Ohio Avenue (APN: 550-050-021). M-2 (Light Industrial) Zoning and General Plan Designations.

West Ohio Ave Land Co., Inc., owner;

Chris Patchin of Cubix Construction Company, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

2. DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use complex, consisting of five (5) apartments on the second and third floors of the proposed building (±5,592 square feet) above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APN: 528-010-005). C-2 (General Commercial) Zoning and General Plan Designations.

David Townsend, owner; Darryl Debor (Architect), applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

3. DR 1104032 – Construct Mixed-Use Senior Housing Development on Cutting Blvd.

PUBLIC HEARING to consider recommending Design Review approval to the Planning Commission to construct a mixed-use development consisting of twenty-four (24) low-income senior restricted rental housing units and ±6,549 square feet of ground floor commercial at the properties located at 3601 and 3627 Cutting Boulevard (APNs: 513-152-001 and 513-152-002). The project would require approval of a density bonus and exceptions to the off-street parking requirements, floor area ratio, and site coverage. Neighborhood Commercial (Knox Cutting Specific Plan) Zoning District.

Eastbay Community Development Corp., owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Varies

4. DR 1104107 – Addition to the Church on South 43rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3 (Single-Family Low Density Residential) Zoning and General Plan Designations.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 10/24/2007

5. DR 1103130 – Construct Two-Story Single-Family Residence on Tremont Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,400 square foot two-story residence located on Tremont Avenue between Contra Costa Avenue and California Street in the Tiscornia Estates planning area (APN: 558-282-020). SFR-3 (Single-Family Low Density Residential) Zoning District and General Plan designation.

Robert Clear, owner; Stuart Littell of Stuart Construction, applicant;

L2 Studio of San Francisco, architect

Staff Contact: Janet Harbin

Tentative Recommendation: Hold Over To 10/10/2007

6. DR 1103979 – Construct Three Dwellings on Espee Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct three proposed dwellings with reduced front setbacks because of an irregularly shaped lot located at 247 Espee Avenue (APN: 540-182-008). The project applicant has also applied for a variance to reduce the front setback to allow development of the dwellings within the City Center Specific Plan Area; Urban High Density Zoning District.

Napoleon Diaz, owner; Bill Brobisky, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 10/24/2007

NEW ITEMS**CC 7. DR 1104174 – Construct Two-Story Warehouse and Office Building on Goodrick Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story ±7,520 square foot warehouse and office building located at 2780 Goodrick Avenue (APN: 408-082-020). M-3, Heavy Industrial Zoning District.

Johns-Fahy, LLC, owner; Gardener's Guild, Inc., applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over to 10/10/2007

CC 8. DR 1104110 – Two-Story Addition to Single-Family Residence on 30th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±895 square foot second-story addition to a single-family residence located at 333 30th Street (APN: 516-171-005). MFR-3, Multi-Family High Density Residential Zoning District.

Wayne Chang, owner; Jason Tran, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 9. DR 1104245 – Construct Two-Story Mixed-Use Building on Macdonald Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story mixed-use building located at 3405 Macdonald Avenue (APN 516-192-012). C-2, General Commercial Zoning District.

Ramon Ramirez, owner/applicant

Staff Contact: Hector Rojas

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 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.

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

Wednesday, October 10, 2007, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members

Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

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.

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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;
- (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 CALENDAR: 4, 5, 6

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

HELD OVER ITEM

1. DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road

PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts.

FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Hold Over to 11/14/07

2. DR 1103130 – Construct Two-Story Single-Family Residence on Tremont Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,400 square foot two-story residence located on Tremont Avenue between Contra Costa Avenue and California Street in the Tiscornia Estates planning area (APN: 558-282-020). SFR-3 (Single-Family Low Density Residential) Zoning District and General Plan designation.

Robert Clear, owner; Stuart Littell of Stuart Construction, applicant;

L2 Studio of San Francisco, architect

Staff Contact: *Janet Harbin*

Tentative Recommendation: Hold Over to 10/24/07

3. DR 1104174 – Construct Two-Story Office Building & Restroom/Shelter on Goodrick Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a two-story ±6,920 square foot two-story office building and 600 square foot restroom/shelter located at 2780 Goodrick Avenue (APN: 408-082-020). M-3, Heavy Industrial Zoning District.

Johns-Fahy, LLC, owner; Gardener's Guild, Inc., applicant

Staff Contact: *Hector Rojas*

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 4. DR 1104189 – Chevron Pre-Fabricated Steel Warehouse within the Refinery

PUBLIC HEARING to consider a request for Design Review approval to construct an 80 foot by 150 foot pre-fabricated steel warehouse that would be approximately 27 feet high located at 841 Chevron Way (APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). The proposed warehouse would be situated within the Refinery's property boundary and would not be visible to persons located off site. M-2 (Light Industrial) and M-3 (Heavy Industrial) Zoning Districts.

Chevron Products Company, owner; John Jensen, applicant

Staff Contact: *Lamont Thompson*

Tentative Recommendation: Conditional Approval

CC 5. DR 1104313 – Second Story Addition to Single-Family Residence on Sanderling Island

PUBLIC HEARING to consider a request for Design Review approval to construct a ±153 square foot second level at the front of the residence located at 1302 Sanderling Island (APN: 560-410-043). SFR-3 (Single-Family Low Density Residential) Zoning District.

Thomas Bachman, owner/applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Withdrawal

CC 6. DR 1104193 – Building Façade and Site Improvements on San Pablo Avenue

PUBLIC HEARING to consider a request for Design Review approval of building façade and site improvements to the shared parking lot at the properties located at 12432 and 12440 San Pablo Avenue (APNs: 519-010-014 & -015). C-2 (General Commercial) Zoning District.

David Bailey, owner; Thomas E. Wright, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Hold Over to 10/24/07

BOARD BUSINESS

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

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Design Review staff reports for this meeting are available online at:

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

Wednesday, October 24, 2007, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members

Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

PUBLIC HEARING INFORMATION

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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:

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- (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 CALENDAR: 5, 6, 7**

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

HELD OVER ITEMS**1. DR 1103130 – Construct Two-Story Single-Family Residence on Tremont Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,400 square foot two-story residence located on Tremont Avenue between Contra Costa Avenue and California Street in the Tiscornia Estates planning area (APN: 558-282-020). SFR-3 (Single-Family Low Density Residential) Zoning District and General Plan designation.

Robert Clear, owner; Stuart Littell of Stuart Construction, applicant;

L2 Studio of San Francisco, architect

Staff Contact: Janet Harbin

Tentative Recommendation: Conditional Approval

2. DR 1104193 – Building Façade and Site Improvements on San Pablo Avenue

PUBLIC HEARING to consider a request for Design Review approval of building façade and site improvements to the shared parking lot at the properties located at 12432 and 12440 San Pablo Avenue (APNs: 519-010-014 & -015). C-2 (General Commercial) Zoning District.

David Bailey, owner; Thomas E. Wright, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

3. DR 1104107 – Addition to the Church on South 43rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3 (Single-Family Low Density Residential) Zoning and General Plan Designations.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 12/12/2007

4. DR 1103979 – Construct Three Dwellings on Espee Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct three proposed dwellings with reduced front setbacks because of an irregularly shaped lot located at 247 Espee Avenue (APN: 540-182-008). The project applicant has also applied for a variance to reduce the front setback to allow development of the dwellings within the City Center Specific Plan Area; Urban High Density Zoning District.

Napolean Diaz, owner; Bill Brobisky, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 12/12/2007

NEW ITEMS**CC 5. DR 1103384 – Construct Industrial Building on Giant Road**

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±48,000 square foot industrial building located at 6501 Giant Road (APN: 405-030-036) as part of the overall development plan approved for the Point Pinole Business Park, including a business park, open space and trail, and residential land uses. PA (Planned Area) Zoning District.

Hermann Welm, owner; Stephen Mincey (Architect) applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

CC 6. DR 11103698 – Construct Two-Story Duplex on Carlos Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±3,800 square foot two-story duplex located at 5640 Carlos Avenue (APN: 509-180-008). The proposed project would include provision of five (5) parking spaces, and a maximum building height of 27' – 9". MFR-1 (Multi-Family Residential) Zoning District.

Saovanee Singharlangpon, owner; Guy Supawit (Designer), applicant

Staff Contact: *Hector Lopez*

Tentative Recommendation: Hold Over To 11/14/2007

CC 7. DR 1104136 – Construct Accessory Structure on Roosevelt Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±576 square foot accessory structure that would include a garage and a hobby room located at 4323 Roosevelt Avenue (APN: 518-370-012). SFR-3 (Single-Family Low Density Residential) Zoning District.

Michael Stanley, owner/applicant

Staff Contact: *Hector Lopez*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff

- a. **Report from Board Member Woodrow and discussion to finalize letter from Board to Planning Director.**

Public Forum - Brown Act

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

Wednesday, November 14, 2007, 6:00 p.m.

Design Review Board Officers
Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members
Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

PUBLIC HEARING INFORMATION

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Public Hearing Procedure:

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- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (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 CALENDAR: 4, 5, 6, 7

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

HELD OVER ITEMS

1. DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road

PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts.

FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Hold Over To 12/12/2007

2. DR 11103698 – Construct Two-Story Duplex on Carlos Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±3,800 square foot two-story duplex located at 5640 Carlos Avenue (APN: 509-180-008). The proposed project would include provision of five (5) parking spaces, and a maximum building height of 27' – 9". MFR-1 (Multi-Family Residential) Zoning District.

Saovanee Singharlangpon, owner; Guy Supawit (Designer), applicant

Staff Contact: *Hector Lopez*

Tentative Recommendation: Hold Over to a Date Uncertain

3. DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use complex, consisting of five (5) apartments on the second and third floors of the proposed building (±5,592 square feet) above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APN: 528-010-005). C-2 (General Commercial) Zoning and General Plan Designations.

David Townsend, owner; Darryl Debor (Architect), applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 4. DR 1104378 – Two-Story Addition to Existing Deck at Residence on Dimm Street

PUBLIC HEARING to consider a request for Design Review approval to construct a split-level deck at the rear of the residence located at 567 Dimm Street (APN: 519-222-003). The project would add a multi-level deck over 6 feet in height. SFR-3 (Single-Family Low Density Residential) Zoning District.

Linda Donner, owner; Stan Gina, applicant

Staff Contact: *Kieron Slaughter*

Tentative Recommendation: Conditional Approval

CC 5. DR 1104344 – Construct Single-Story Residence on Sanford Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,700 square foot single-story single-family residence located on Sanford Avenue between Kelsey and Filbert Streets (APN: 561-192-034). SFR-3 (Single-Family Low Density Residential) Zoning District.

Gustavo Perez, owner; Roberto Pena, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

CC 6. DR 1104032 – Easterhill Senior Housing Mixed-Use Development on Cutting Blvd.

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use development consisting of 24 low-income senior restricted dwelling units and ±6,350 square feet of ground floor commercial space at the properties located at 3601-3627 Cutting Boulevard (APNs: 513-152-001 & 513-152-002). Neighborhood Commercial (Knox Cutting Specific Plan) Zoning District.

Eastbay Community Development Corp., owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 7. DR 1104419 – Richmond Ford Assembly Plant Solar Panels Installation on Harbour Way S.

PUBLIC HEARING to consider a request for Design Review approval to install solar panels on the Richmond Ford Assembly Plant building located at 1414 - 1422 Harbour Way South (APN: 560-181-103 & -104). Mixed Use (Knox Cutting Specific Plan) Zoning District.

Orton Development, Inc., owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

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

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

Wednesday, November 28, 2007, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members

Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

PUBLIC HEARING INFORMATION

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

BROWN ACT (see "Public Forum" note at the end of Agenda)**NO HELD OVER ITEMS****NEW ITEMS****1. DR 1104388 – Replace Church Steeple on Hilltop Drive**

PUBLIC HEARING to consider a request for Design Review approval to construct a fiberglass steeple on top of the church located at 4555 Hilltop Drive (APN: 426-330-002). The project would replace the damaged steeple. SFR-3 (Single-Family Low Density Residential) Zoning District.

First Baptist Church of El Sobrante, owner; Milton Clem, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

2. DR 1104277 – Two-Story Addition to the Residence on Thunderhead Court

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,034 square foot two-story addition to the 2,100 square foot residence located at 4917 Thunderhead Court (APN: 431-411-018). SFR-3 (Single-Family Low Density Residential) Zoning District.

Sal Ruso, owner; Doug Davis, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

3. DR 1104442 – Study Session for Mixed-Use Building on Garrity Way

STUDY SESSION for a proposed mixed-use building consisting of 100 residences and ±1,500 square feet of commercial space, on the vacant lot, located at 3151 Garrity Way (APN: 405-290-069). C-3 (Regional Commercial) Zoning District.

Wasatch Advantage Group, owner; Tony Hladek, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Hold Over to a Date Uncertain

BOARD BUSINESS

4. 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 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.

 Design Review staff reports for this meeting are available in the City of Richmond's website Document Center at <http://www.ci.richmond.ca.us/documentcenterii.asp>
Go to: **Planning and Building Services → Design Review Board → Staff Reports**

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

Wednesday, December 12, 2007, 6:00 p.m.

Design Review Board Officers
Robert Avellar, Chair
Jonathan Livingston, Vice Chair

Design Review Board Members
Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

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.

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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 7**

BROWN ACT (see "Public Forum" note at the end of Agenda)**HELD OVER ITEMS****1. DR 1103130 – Construct Two-Story Single-Family Residence on Tremont Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,400 square foot two-story residence located on Tremont Avenue between Contra Costa Avenue and California Street in the Tiscornia Estates planning area (APN: 558-282-020). SFR-3 (Single-Family Low Density Residential) Zoning District and General Plan designation.

Robert Clear, owner; Stuart Littell of Stuart Construction, applicant;

L2 Studio of San Francisco, architect

Staff Contact: Janet Harbin

Tentative Recommendation: Hold Over To 1/23/2008

2. DR 1104107 – Addition to the Church on South 43rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3 (Single-Family Low Density Residential) Zoning and General Plan Designations.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 1/23/2008

3. DR 1103979 – Construct Three Dwellings on Espee Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct three proposed dwellings with reduced front setbacks because of an irregularly shaped lot located at 247 Espee Avenue (APN: 540-182-008). The project applicant has also applied for a variance to reduce the front setback to allow development of the dwellings within the City Center Specific Plan Area; Urban High Density Zoning District.

Napolean Diaz, owner; Bill Brobisky, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 1/23/2008

4. DR 1102710 – Construct 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 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 1/23/2008

5. DR 1104277 – Two-Story Addition to the Residence on Thunderhead Court

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,034 square foot two-story addition to the 2,100 square foot residence located at 4917 Thunderhead Court (APN: 431-411-018). SFR-3 (Single-Family Low Density Residential) Zoning District.

Sal Ruso, owner; Doug Davis, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Hold Over To 1/9/2008

6. DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road

PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts.

FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Hold Over To 1/23/2008

NEW ITEMS**CC 7. DR 1101974 – Chevron Energy and Hydrogen Renewal Project on Chevron Way**

CANCELLED: PUBLIC HEARING to receive comments and make a recommendation to the Planning Commission about Chevron Products Company's proposed process units, supporting infrastructure and buildings' design as it relates to the Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way (APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003) in Richmond, California. The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, and install new equipment in order to increase the Refinery's ability to produce gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, and add environmental controls. M-2 (Light Industrial); M3 (Heavy Industrial); and CRR (Community & Regional Recreational) Zoning Districts.

Chevron Products Company, owner; Bob Chamberlin, applicant

Staff Contact: *Lamont Thompson*

Tentative Recommendation: Cancelled

BOARD BUSINESS**8. Reports of Officers, Board Members, and Staff****Public Forum - Brown Act**

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