



City of Richmond Design Review Board AGENDA

Wednesday, April 8, 2020 at 6:00 pm

CORONAVIRUS DISEASE (COVID-19) ADVISORY

On March 16, 2020, the Health Officer of Contra Costa County issued an Order through April 7, 2020, that directed that all individuals living in the County to shelter at their place of residence except that they may leave to provide or receive certain essential services or engage in certain essential activities and work for essential businesses and governmental services (the "Prior Shelter Order"). On March 31, 2020, the County issued Order No. HO-COVID19-03 superseding the Prior Shelter Order and extending certain terms of the Prior Shelter Order to increase social distancing, reduce person-to-person contact and extend the shelter-in-place order until 11:59 p.m. on May 3, 2020.

On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20, authorizing legislative bodies to hold public meetings via teleconferencing. Executive Order N-29-20 further provides that a legislative body that holds a meeting via teleconference and allows members of the public to observe and address the meeting telephonically or otherwise electronically, consistent with notice and accessibility requirements as set forth in the Order, shall have satisfied any requirement that the body allow members of the public to attend the meeting and offer public comment. Such a body need not make available any physical location from which members of the public may observe the meeting and offer public comment. On March 19, 2020, Governor Newsom issued a statewide shelter-in-place order.

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the meeting will be limited to the Design Review Board members, City of Richmond staff, and members of the news media. Public comment will be confined to items appearing on the agenda and will be limited to the methods provided below. Consistent with Executive Order N-29-20, **this meeting will utilize teleconferencing only.**

To participate by computer:

<https://richmond.webex.com/richmond/onstage/g.php?MTID=e52b321daf2d6e9b494e3a220c4d93b92>

Event number: 260 141 203

Event password: DRBAPRIL8

To participate by phone only:

United States Toll: +1-408-418-9388

Access code: 260 141 203

Public comments may be submitted in multiple ways:

1. Via email to drbcomments@ci.richmond.ca.us. Email must contain in the subject line **public comments – not on the agenda or public comments – agenda item #**.
2. Via mail to 450 Civic Center Plaza, 2nd Floor, Community Development, Richmond, CA 94804.
3. Via Webex from members of the public participating by computer.

To make a public comment during the electronic meeting, please join 15 minutes prior to the start time. Staff will be available to sign up speakers and can help assist with the e-meeting format.

Comments received **during the meeting and up until the public comment period on the relevant agenda item is closed**, will be read into the record and will be limited to a maximum of 3 minutes.

All comments received by the close of the public comment period will be available after the meeting as supplemental materials and will become part of the official meeting record.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the Design Review Board receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

During the pendency of the Executive Order N-29-20, the language in this Advisory portion of the agenda supersedes any language below in the meeting procedures contemplating in-person public comment.

Accessibility for Individuals with Disabilities

Upon request, the City will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service or alternative format requested at least two days before the meeting. Requests should be emailed to Soco Montore at soco_montore@ci.richmond.ca.us or submitted by phone at 510-620-6705, or TDD 510-620-6705. Requests made by mail to Soco Montore, Design Review Board meeting, 450 Civic Center Plaza, Richmond, CA 94804 must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

ALL DESIGN REVIEW BOARD MEMBERS, STAFF, AND PUBLIC WILL PARTICIPATE VIA TELECONFERENCE

Roll Call	Jonathan Livingston, Chair Jessica Fine Karlyn Neel	Kimberly Butt Michael Hannah	Brian Carter Macy Leung
Introductions	Introduction of staff members and other guests.		
Approval of Minutes	From the meeting held on March 11, 2020.		
Approval of Agenda	At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.		
Meeting Procedures	Members of the public attending a Design Review Board meeting for the first time are encouraged to read the "Meeting Procedures" information following the agenda.		
Public Forum	Anyone who wishes to address the Board on a topic that is not on the agenda must be in a written form.		
City Council Liaison Report	The City Council member serving as liaison to the Board may make a report on City Council actions of interest to the Board.		
Consent Calendar	Applications that are considered routine by Planning Staff have been placed on the consent calendar marked "CC" on the agenda with a recommendation to approve, conditionally approve, or continue the item to a date certain. The Board may act in one motion to adopt the staff recommendations on those items. Items number(s) to be considered: None.		
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, April 20, 2020.		

Public Hearing(s)

- 1. PLN19-428** **KAHAN SINGLE FAMILY RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT AND A VARIANCE FOR MINIMUM LOT SIZE TO CONSTRUCT A TWO-STORY SINGLE FAMILY RESIDENCE ON A 2,812 SQUARE FOOT PARCEL.

Location VACANT LOT ON 16TH STREET, SOUTH OF ROOSEVELT AVENUE
APN 514-162-031
Zoning RM2, MULTIFAMILY HIGH DENSITY RESIDENTIAL
Owner TOBIAS KAHAN
Applicant DANIEL DEL RIO
Staff Contact ROBERTA FELICIANO Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**

- 2. PLN18-059** **MOGHADAM RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO RECONSTRUCT A 2,436 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A 3,600 SQUARE-FOOT PARCEL.

Location 2439 FOOTHILL AVENUE
APN 549-140-014
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Applicant DARAN MOGHADAM (OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO A FUTURE MEETING**

- 3. PLN18-219** **JURUM TWO-STORY DWELLING**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ± 2,240 SQUARE FOOT SINGLE-FAMILY DWELLING IN THE TISCORNIA SPECIFIC PLAN AREA

Location 523 SANTA FE AVENUE
APN 558-184-005
Zoning TISCORNIA SPECIFIC PLAN
Owner FIRST GROUP INVESTMENTS, LLC
Applicant BRAD GUNKEL
Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO A FUTURE MEETING**

- 4. PLN20-031** **RECONSTRUCT GARAGE WITH AN ACCESSORY DWELLING UNIT**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO DEMOLISH AND RECONSTRUCT AN EXISTING GARAGE AND TO ADD AN UPPER FLOOR WITH AN ACCESSORY DWELLING UNIT (ADU).

Location 509 WASHINGTON AVENUE
APN 558-051-001
Zoning RL-1, SINGLE FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT
Applicant ANTHONY MURPHY (OWNER)
Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO A FUTURE MEETING**

Board Business **A. Staff reports, requests, or announcements**

B. Board member reports, requests, or announcements

Adjournment The next meeting of the City of Richmond Design Review Board is scheduled on **Wednesday, April 22, 2020.**

MEETING PROCEDURES

Function of a Public Hearing A public hearing is intended to inform the public of pending proposals and to enable members of the public to present relevant information and viewpoints before any Board action. The Board encourages community participation at its meetings and has established procedures that are intended to accommodate public input in a timely manner as follows.

Speaker Registration Persons wishing to speak on a particular item on the agenda must file a speaker form with the staff prior to the Board's consideration of the item. Once discussion on the agenda item begins, only those persons who have previously submitted speaker forms will be permitted to speak on the item.

Consent Calendar Applications that are considered routine by the Staff have been placed on the consent calendar with a recommendation to approve, conditionally approve, or continue the item to a date certain. The Board may act in one motion to adopt the staff recommendations on those items.

Prior to voting on the consent calendar, the Chair will ask if any member of the public wishes to speak on any of the items listed on the consent calendar. If you wish to speak, please rise and request that the agenda item be removed from the consent calendar. Items removed will be discussed in the numerical order listed in the agenda.

Public Hearing Procedure

1. Chair identifies the agenda item and explains any deviation from the standard speaker rules.
2. Staff presents a brief project summary and makes a preliminary recommendation.
3. Board members may ask questions of Staff regarding the proposal.
4. Chair opens the public hearing.
5. Applicant is invited to describe and explain the proposal.....5 minute limit.
6. Registered speakers2 minute limit.
7. Applicant may make rebuttal comments.....2 minute limit.
8. Board members may ask follow-up questions of the speakers at any time.
9. Staff presents a final summary and recommendation.
10. Board members discuss the proposal and vote to either to close or to continue the public hearing to a specific date.
11. If the public hearing is closed, Board members further discuss the proposal and vote to approve, to approve with conditions, or to deny the application.
12. Chair informs the audience of the Board's action and appeal process.

Appeals Decisions of the Design Review Board may be appealed to the City Planning Commission within ten days. Appeals must be submitted to the Planning Department's office in writing and must indicate the reasons that the Board's action should be reversed.

Legal Challenge Notice If you challenge a decision on any of the items on this agenda in court, you may be limited to only those issues you or someone else raised at any public hearing on the item challenged, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

Meeting Time Limits If all of the agenda items are not completed by **9:00 PM**, the items remaining shall be continued to the next regular meeting unless the Board votes to extend the meeting.

Staff Reports and Tentative Recommendations Copies of the Staff reports for the public hearing items on this agenda can be viewed on the City of Richmond's website at <http://www.ci.richmond.ca.us/documentcenterii.asp>. Go to Planning and Building Services > Planning Division > Boards and Commissions > Design Review Board > Reports.

Cell Phones Please silence all cell phones, pagers, and other electronic devices during the meeting.