



City of Richmond Design Review Board AGENDA

Wednesday, July 13, 2022, at 6:00 pm

CORONAVIRUS DISEASE (COVID-19) ADVISORY

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom have issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Gavin Newsom has issued executive orders that allow cities to hold public meetings via teleconferencing. Both <https://www.coronavirus.cchealth.org> and <https://www.ci.richmond.ca.us/3914/Richmond-Coronavirus-Info> provide updated coronavirus information.

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the meeting will be limited to Commissioners, 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 telephone and web conference only.**

The following provides information on how the public can participate in this meeting.

To participate by computer:

<https://zoom.us/join>

Webinar ID: 831 1145 5351

Password: planning

To participate by phone only:

United States Toll: +1-669-900-6833 or 1-253-215-8782 or 1-346-248-77599

Webinar ID: 831 1145 5351

Passcode: 47836713

Public comments may be submitted in multiple ways:

1. Via mail to Community Development, 450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804, received by 3:00 PM.
2. Via email to drbcomments@ci.richmond.ca.us received by 3:00 PM.

Written comments **MUST** contain the following in the subject line:

- 1) Open Forum for public comments for items not on the agenda, or
- 2) Public Comments – Agenda item #__ [include the agenda item number].

All such emails and letters will be posted online and emailed to the Planning Commission before the meeting is called to order. No email will be read into the record. Due to the high volume of emails received, emails that do not contain the correct identifying information in the subject line may not become part of the record.

3. Via Zoom from members of the public participating by computer or telephone.

Written comments received after 3:00 PM on the day of the meeting and up until the public comment period on the relevant agenda item is closed, will be part of the official meeting record, and will be posted online following the meeting.

All comments received by the close of the public comment period will be posted online 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** **Kimberly Butt** **Macy Leung**
 Brian Carter, Vice Chair **Michelle Hook** **Marcus L. Christeson**

Introductions Introduction of staff members and other guests.

Approval of Minutes **From the meeting held on June 22, 2022.**

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: Item No. 2

Appeal Date The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday , July 25, 2022.**

Public Hearing(s)

- 1. **PLN21-365** **HENRIQUEZ NEW SINGLE-FAMILY RESIDENCE**
 Description **(CONTINUED FROM JUNE 22, 2022) PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A SINGLE-FAMILY DWELLING ON A VACANT PARCEL AND TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A VARIANCE TO THE MINIMUM LOT SIZE.**
- Location **ADJACENT TO 380 SANFORD AVENUE**
- APN **561-201-018**
- Zoning **RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT**
- Applicant **JESUS HENRIQUEZ (OWNER)**
- Staff Contact **ALEX LOPEZ** Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**

- 2. PLN22-140 (CC) TWO-STORY DECK**
 Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A DECK GREATER THAN 4 FEET IN HEIGHT FROM THE GROUND (8 FEET PROPOSED).
 Location 1565 MERCED STREET
 APN 508-231-011
 Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Owner THUPTEN TSERING
 Applicant GUSTAVO OROZCO
 Staff Contact LYDIA ELIAS Recommendation: **CONDITIONAL APPROVAL**
- 3. PLN22-194 TARGET EXPANSION**
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A DRIVE-UP SERVICE AREA AND EXPAND AN EMPLOYEE AREA IN THE GARDEN CENTER SPACE THAT WILL BE DEMOLISHED.
 Location 4500 MACDONALD AVE
 APN 517-280-015-2
 Zoning CM-3, COMMERCIAL MIXED-USE, COMMERCIAL EMPHASIS
 Owner BOULDER BRIDGE III DEV CORP
 Applicant JOHN DIETRICH, TARGET STORES
 Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO A FUTURE MEETING**
- 4. PLN21-023 SUPPORTIVE AND FAMILY APARTMENTS**
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO REHABILITATE AN EXISTING 2-STORY PUBLIC OFFICE BUILDING AND TO CONSTRUCT A NEW 5-STORY BUILDING FOR A TOTAL OF 135 AFFORDABLE RESIDENTIAL UNITS. THE PROJECT WOULD INVOLVE A REQUEST FOR A GENERAL PLAN AMENDMENT AND REZONING FROM PCI (PUBLIC, CULTURAL, AND INSTITUTIONAL) TO CM-3 (COMMERCIAL MIXED-USE), AND A CONDITIONAL USE PERMIT FOR CONCESSIONS AND INCENTIVES UNDER THE STATE DENSITY BONUS LAW.
 Location 100 38TH STREET
 APN 517-340-004
 Zoning PCI (PUBLIC, CULTURAL, AND INSTITUTIONAL)
 Owner CONTRA COSTA COUNTY
 Applicant EDEN HOUSING, INC.
 Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO JULY 27, 2022**

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, July 27, 2022.**

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 speakers 2 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.