

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, January 9, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, 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;
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- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

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

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

HELD OVER ITEMS

1. 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 a Date Uncertain

NEW ITEMS

2. DR 1104451 – Two-Story Addition at the Rear of the Residence on San Mateo Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,028 square foot two-story addition at the rear of the residence located at 2121 San Mateo Street (APN: 507-150-011). The project would add three bedrooms and two bathrooms to a ±557 square foot dwelling. SFR-3 (Single-Family Low Density Residential) Zoning District.

Robert Brown, owner; Chris Volkamer, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Hold Over To 2/27/2008

3. DR 1104475 – Two-Story Addition at the Rear of the Residence on San Jose Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±484 square foot two-story addition at the rear of the ±975 square foot dwelling located at 5203 San Jose Avenue (APN: 510-081-032). C-3 (Regional Commercial) Zoning District.

Mario Rossi, owner/applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

4. DR 1103662 – Construct New Single-Family Residence on Terrace and Vine Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,607 square foot single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.

Firas & Amina Jandali, owners/applicants

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval
To Planning Commission

5. DR 1104296 – Single-Story Addition to the Single-Family Residence on Garvin Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,200 square foot single-story addition to the existing ±1,400 square foot residence located at 1616 Garvin Avenue (APN: 529-220-007). SFR-3 (Single-Family Low Density Residential) Zoning District.

Robert and Betty Alexander, owners; Louis B. Spicer, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Hold Over To 2/27/2008

BOARD BUSINESS

6. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

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



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DESIGN REVIEW BOARD MEETING
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1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, January 23, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, Vice Chair

Design Review Board Members

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- (7) Hearing is closed;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR: 7, 8, 9, 10**

BROWN ACT (see "Public Forum" note at the end of Agenda)**HELD OVER ITEMS****1. DR 1104277 – Two-Story Addition to the Residence on Thunderhead Court**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,830 square foot two-story addition to the existing 2,034 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

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 2/27/2008

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 District and General Plan Designation.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 2/27/2008

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 2/27/2008

5. 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 6/11/2008

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 2/27/2008

NEW ITEMS**CC 7. DR 1104475 – Construct a Detached Garage in Front of the Residence on San Jose Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±484 square foot detached garage in the front of the residence located at 5203 San Jose Avenue (APN: 510-081-032). MFR-3 (Multi-Family High Density Residential) Zoning District.

Mario Rossi, owner/applicant

Staff Contact: *Kieron Slaughter*

Tentative Recommendation: Conditional Approval

CC 8. DR 1104493 – Two-Story Addition to the Residence on McLaughlin Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±99 square foot two-story addition at the rear of the residence located at 920 McLaughlin Street (APN: 523-022-019). The project would add a laundry and storage room to a 2,390 square foot dwelling. SFR-3 (Single-Family Low Density Residential) Zoning District.

Umesh Maharaj, owner/applicant

Staff Contact: *Kieron Slaughter*

Tentative Recommendation: Conditional Approval

CC 9. DR 1104304 – Two-Story Addition to the Residence on 30th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,193 square foot two-story addition at the rear of the residence located at 622 - 30th Street (APN: 518-240-022). The project would add a family room, master bedroom and master bathroom to a single-story 1,551 square foot dwelling with a two car garage. SFR-3 (Single-Family Low Density Residential) Zoning District. Mugalli & Mosleh Hugais; owner; Chuck Fields, applicant

Staff Contact: *Kieron Slaughter*

Tentative Recommendation: Conditional Approval

CC 10. DR 1104369 – Construct New Two-Story Residential Building on Panama Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new two-story residential building located at 5221 Panama Avenue (APN: 510-092-038) that would include a ±1,200 square foot single-family residence and a ±625 square foot second unit. SFR-3 (Single-Family Low Density Residential) Zoning District.

Mike Bepler, owner/applicant

Staff Contact: *Hector Lopez*

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

11. Reports of Officers, Board Members, and Staff

a. Selection of Nominating Committee for Election of Design Review Board Officers

Public Forum - Brown Act

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DESIGN REVIEW BOARD SPECIAL MEETING
CITY OF RICHMOND COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Monday, January 28, 2008, 3:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, Vice Chair

Design Review Board Members

Diane Bloom Vacant
Ted J. Smith Vacant
Don Woodrow

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APPROVAL OF AGENDA

CONSENT CALENDAR: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

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

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Staff Contact: *Hector Lopez*

Tentative Recommendation: Hold Over To 2/13/2008

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Staff Contact: *Janet Harbin*

Tentative Recommendation: Hold Over 2/27/2008

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- ROLL CALL**
 - INTRODUCTIONS**
 - APPROVAL OF MINUTES**
 - APPROVAL OF AGENDA**
 - CONSENT CALENDAR¹: 1**
-

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

HELD OVER ITEMS

None

NEW ITEM

CC 1. DR 1101974 – Chevron Energy and Hydrogen Renewal Design Review on Chevron Way

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: Recommend Approval to the Planning Commission

BOARD BUSINESS

2. Reports of Officers, Board Members, and Staff

a. Vote and Elect New Design Review Board Officers

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 can be viewed 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**

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, February 13, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, Vice Chair

Design Review Board Members

Diane Bloom Don Woodrow
Ted J. Smith

PUBLIC HEARING INFORMATION

Function of a Public Hearing: A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. 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;
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- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (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: 3, 4, 5, 6, 7

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

HELD OVER ITEMS

1. DR 1103662 – Construct New Single-Family Residence on Terrace and Vine Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,607 square foot single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.

Firas & Amina Jandali, owners/applicants

Staff Contact: *Lina Velasco*

Tentative Recommendation: Hold Over To 3/12/2008

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 ±1,830 square foot two-story addition to the existing 2,034 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

NEW ITEMS

CC 3. DR 1104451 – Two-Story Addition at the Rear of the Residence on San Mateo Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,028 square foot two-story addition at the rear of the residence located at 2121 San Mateo Street (APN: 507-150-011). The project would add three bedrooms and two bathrooms to a 557 square foot dwelling. SFR-3 (Single-Family Low Density Residential) Zoning District.

Robert Brown, owner; Chris Volkamer, applicant

Staff Contact: *Kieron Slaughter*

Tentative Recommendation: Conditional Approval

CC 4. DR 1104312 – Monument Sign on National Court

PUBLIC HEARING to consider a request for Design Review approval to construct a 10-foot high aluminum sign located at 700 / 750 National Court. (APN: 550-020-019). The project would add a multi-tenant monument sign to the existing sign program. M-2 (Light Industrial) Zoning District under the Knox Freeway Cutting Boulevard Corridor Specific Plan.

Bay Area Beverage Company, owner;

David Evans of Evan Sign Company, applicant

Staff Contact: *Kieron Slaughter*

Tentative Recommendation: Conditional Approval

CC 5. DR 1104418 – Two-Story Addition to the Residence on 33rd Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,046 square foot two-story addition to the residence located at 932 - 33rd Street (APN: 524-060-020). The proposed addition will include three bedrooms and two bathrooms. SFR-3 (Single-Family Low Density Residential) Zoning District.

David Perry & Finy Prak-Perry, owners; Rodney Smith, applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Conditional Approval

CC 6. DR 1104486 – New Balcony at the Residence on Yuba Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±250 square foot balcony on the second level at the rear of the existing residence located at 635 Yuba Street (APN: 519-080-012). SFR-3 (Single-Family Low Density Residential) Zoning District.

Richard Baker, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

CC 7. DR 1104386 – Construct New Two-Story Residence on Jenkins Way

PUBLIC HEARING to consider a request for Design Review approval to construct a new ±2,500 square foot two-story residence at 4117 Jenkins Way (APN: 408-034-007). SFR-3 (Single-Family Low Density Residential) Zoning District.

Chris Saunders, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff

a. Selection of Nominating Committee for Election of Design Review Board Officers

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.

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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, February 27, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, Vice Chair

Design Review Board Members

Diane Bloom Don Woodrow
Ted J. Smith Vacant (2)

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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

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

HELD OVER ITEMS**1. DR 1104296 – Single-Story Addition to the Single-Family Residence on Garvin Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,030 square foot single-story addition to the existing ±1,400 square foot residence located at 1616 Garvin Avenue (APN: 529-220-007). SFR-3 (Single-Family Low Density Residential) Zoning District.

Robert and Betty Alexander, owners; Louis B. Spicer, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

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 District and General Plan Designation.

Pilgrim Rest Missionary Baptist Church, owner;

Zachary Hilliard, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

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 3/26/2008

4. 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 4/23/2008

5. 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: Withdrawal

NEW ITEMS

- CC 6. DR 1104537 – Two-Story Rear Addition with Understory on Merced Street**
PUBLIC HEARING to consider a request for Design Review approval to construct a ±105 square foot two-story rear addition with understory on a ±916 square foot dwelling located at 1635 Merced Street (APN: 508-221-005). SFR-3 (Single-Family Low Density Residential) Zoning District.
Sondra Reinman, owner; Jason Kaldis, applicant
Staff Contact: Kieron Slaughter Tentative Recommendation: Conditional Approval
- CC 7. DR 1104511 – Two-Story Rear Addition to Residence on Garvin Avenue**
PUBLIC HEARING to consider a request for Design Review approval for a ±900 square-foot two-story rear addition to an existing ±1,300 square foot single-family dwelling located at 2525 Garvin Avenue (APN: 528-230-018). SFR-3 (Single-Family Low Density Residential) Zoning District.
Audry Lee, owner; Kenneth W. Klemms, applicant
Staff Contact: Kieron Slaughter Tentative Recommendation: Conditional Approval
- CC 8. DR 1104374 – Chevron Quarry Substation Replacement on Chevron Way**
PUBLIC HEARING to consider a request for Design Review approval of a proposed quarry substation building 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 internal new electrical equipment housed in the building will replace existing equipment that is located outside in three areas around the quarry. 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: Conditional Approval

BOARD BUSINESS

- 9. Reports of Officers, Board Members, and Staff**
a. Selection of Nominating Committee for Election of Design Review Board Officers

Public Forum - Brown Act

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



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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, March 12, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, Vice Chair

Design Review Board Members

Diane Bloom Don Woodrow
Ted J. Smith Vacant (2)

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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

HELD OVER ITEMS**1. DR 1103662 – Construct New Single-Family Residence on Terrace and Vine Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,607 square foot single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.

Firas & Amina Jandali, owners/applicants

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 3/26/2008

NEW ITEMS**CC 2. DR 1104579 – Construct Community Building at the Arbors Apartments on Creely Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,200 square foot, single-story community building at 5311 Creely Avenue (APN: 509-190-004). Six parking spaces will be relocated on-site to accommodate the new building. SFR-3, Single-Family Low Density Residential Zoning District.

Resources for Community Development (RCD), owner;

James Fagler of Gelfand Partners Architects, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

CC 3. DR 1104387 – Construct New Single-Family Residence on Willard Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a new 2,228 square foot single-story residence located at 319 Willard Avenue. (APN 561-201-011). SFR-3, Single-Family Low Density Residential Zoning District.

Carla Del Carpio, owner/applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 4. DR 1104582 – Addition to Existing Deck on Ocean Avenue

PUBLIC HEARING to consider a request for Design Review approval to increase the size of an existing ±160 square foot deck to ±390 square feet at the rear of an existing residence located at 853 Ocean Avenue (APN: 558-233-013). SFR-2, Single-Family Very Low Density Residential Zoning District.

Andrea Tiller, owner; Bonny Weil, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff**a. Vote and Elect New Design Review Board Officers**

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, March 26, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Vacant, Vice Chair

Design Review Board Members

Diane Bloom Don Woodrow
Ted J. Smith Vacant (2)

PUBLIC HEARING INFORMATION

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Public Hearing Procedure:

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- (2) City staff identifies project being reviewed and presents a preliminary analysis;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR: 3, 4**

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

HELD OVER ITEM**1. DR 1103662 – Construct New Single-Family Residence on Terrace and Vine Avenue**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,607 square foot single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.

Firas & Amina Jandali, owners/applicants

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 4/23/2008

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.

Napolean Diaz, owner; Bill Brobisky, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Hold Over To 4/23/2008

NEW ITEMS**CC 3. DR 1104606 – Rehabilitate the Historic New Hotel Carquinez Building on Harbour Way**

PUBLIC HEARING to consider a request for Design Review approval to rehabilitate the exterior of the New Hotel Carquinez, a historic structure, located at 400 Harbour Way (APNs: 540-420-003, -004, & -005). The rehabilitation project will include some modifications to the existing parking lot. Retail/Office/Urban High Density (City Center Specific Plan) Zoning District.

Hotel Don Associates, owner; Bridge Housing Corp., applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 4. DR 1104637 – Construct Three New Single-Family Residences on South 28th Street

PUBLIC HEARING to consider a request for a recommendation of Design Review approval to the Planning Commission for three new two-story single-family residences on a site bounded by South 28th Street to the west, South 29th Street to the east, and Interstate Highway 580 to the south (APNs: 549-201-016, -018). SFR-3 (Single-Family Low Density Residential) Zoning District.

CHDC, owner; Michael Woldemar, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Recommend Approval
To The Planning Commission

BOARD BUSINESS

5. 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 and Building Services 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 can be viewed 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, April 9, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom 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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

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

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

BROWN ACT (see "Public Forum" note at the end of Agenda)**HELD OVER ITEMS**

None

NEW ITEMS

- CC 1. DR 1104636 – Making Waves Academy Landscape Improvements on Lakeside Drive**
PUBLIC HEARING to consider a request for Design Review approval of a proposed landscaping plan for the Making Waves Academy located at 4123 and 4131 Lakeside Drive (APN: 405-371-012). M-1 (Light Industrial) Zoning District.
Making Waves Foundation, owner;
Tad Sekino of Hardison Komatsu Ivelich & Tucker, applicant
Staff Contact: Hector Rojas Tentative Recommendation: Conditional Approval
- CC 2. DR 1104591 – Addition to Existing Structure on Nevin Avenue**
PUBLIC HEARING to consider a request for Design Review approval for a ±820 square foot single-story addition to the existing structure located at 3215 & 3221 Nevin Avenue (APNs: 516-130-010 & -009). MFR-3 (Multi-Family High Density Residential) Zoning District.
Anka Behavioral Health, Inc., owner/applicant
Staff Contact: Hector Rojas Tentative Recommendation: Withdrawn
- CC 3. DR 1104565 – Addition to Single-Family Residence on Van Fleet**
PUBLIC HEARING to consider a request for Design Review approval for a ±600 square foot two-story addition to the existing 1,100 square foot residence located at 5620 Van Fleet Avenue (APN: 510-041-022). SFR-3 (Single-Family Low Density Residential) Zoning District.
Christian Storm, owner; Robert Thompson, applicant
Staff Contact: Hector Lopez Tentative Recommendation: Conditional Approval
- CC 4. DR 1102707 – Construct Two-Story Warehouse & Office Building on Goodrick Avenue**
PUBLIC HEARING to consider a request for Design Review approval for a proposed two-story ±58,000 square foot warehouse and office building located approximately 400 feet southwest of the intersection of Goodrick Avenue and Richmond Parkway (APN: 408-220-047). The project is located within the North Richmond Shoreline Specific Plan with a land use designation of Heavy Industrial and General Plan designation of Heavy Industrial/901. M-3 (Heavy Industrial) Zoning District.
Goodrick Parkway Properties, LLC, owner; David Papaka, applicant
Staff Contact: Jonelyn Whales Tentative Recommendation: Conditional Approval

BOARD BUSINESS

5. 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 and Building Services Department staff prior to the start of Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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Go to: **Planning and Building Services → Design Review Board → Staff Reports**

The Design Review Board Meeting scheduled on April 9, 2008 was cancelled.

All items will be re-noticed and heard at the next Design Review Board meeting scheduled on April 23, 2008.

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, April 23, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

PUBLIC HEARING INFORMATION

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

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 4, 5, 6, 7, 8, 9, 10, 11**

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 June 11, 2008

2. DR 1103662 – Construct New Single-Family Residence on Terrace and Vine Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,607 square foot single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District.

Firas & Amina Jandali, owners/applicants

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Approval to the Planning Commission

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: Conditional Approval

NEW ITEMS**CC 4. DR 1104607 – Construct Deck at the Rear of Residence on Heavenly Ridge Lane**

PUBLIC HEARING to consider a request for Design Review approval to construct a ±760 square foot two-level deck at the rear of the residence located at 5342 Heavenly Ridge Road (APN: 433-362-010). SFR-3 (Single-Family Low Density Residential) Zoning District.

Richard Dare, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

CC 5. DR 1103830 – Construct Mixed-Use Development on Colusa Ave.

PUBLIC HEARING to consider a request for Design Review approval to construct a mixed-use development consisting of an assembly building for a church and 23 multi-family residential apartments located at San Joaquin Street between Colusa and Modoc Avenue (APNs: 507-262-010, -011, -012, -013, 014 and 507-262-030). Knox Freeway Cutting Specific Plan Mixed-Use Zoning District.

Tom Vaughn, owner; Jeffrey Supran (Architect), applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 6. DR 1104474 – Construct New Gas Station on Barrett Avenue

PUBLIC HEARING to consider a request for Design Review approval to demolish the AM/PM Gas Station and construct a ±2,400 square foot Arco facility with a 24-hour convenience store located at 2230 Barrett Avenue (APNs: 514-100-022 and -023). MFR-3 (High Density Residential and C-2 (General Commercial) Zoning Districts.

BP West Coast Products, LLC, owners; WD Partners, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 7. DR 1104636 – Making Waves Academy Landscape Improvements on Lakeside Drive

PUBLIC HEARING to consider a request for Design Review approval of a proposed landscaping plan for the Making Waves Academy located at 4123 and 4131 Lakeside Drive (APN: 405-371-012). M-1 (Light Industrial) Zoning District.

Making Waves Foundation, owner;

Tad Sekino of Hardison Komatsu Ivelich & Tucker, applicant

Staff Contact: *Hector Rojas*

Tentative Recommendation: Conditional Approval

CC 8. DR 1104591 – Addition to Existing Structure on Nevin Avenue

PUBLIC HEARING to consider a request for Design Review approval for a ±820 square foot single-story addition to the existing structure located at 3215 & 3221 Nevin Avenue (APNs: 516-130-010 & -009). MFR-3 (Multi-Family High Density Residential) Zoning District.

Anka Behavioral Health, Inc., owner/applicant

Staff Contact: *Hector Rojas*

Tentative Recommendation: Withdrawal

CC 9. DR 1104565 – Addition to Single-Family Residence on Van Fleet

PUBLIC HEARING to consider a request for Design Review approval for a ±600 square foot two-story addition to the existing 1,100 square foot residence located at 5620 Van Fleet Avenue (APN: 510-041-022). SFR-3 (Single-Family Low Density Residential) Zoning District.

Christian Storm, owner; Robert Thompson, applicant

Staff Contact: *Hector Lopez*

Tentative Recommendation: Conditional Approval

CC 10. DR 1102707 – Construct Two-Story Warehouse & Office Building on Goodrick Avenue

PUBLIC HEARING to consider a request for Design Review approval for a proposed two-story ±58,000 square foot warehouse and office building located approximately 400 feet southwest of the intersection of Goodrick Avenue and Richmond Parkway (APN: 408-220-047). The project is located within the North Richmond Shoreline Specific Plan with a land use designation of Heavy Industrial and General Plan designation of Heavy Industrial/901. M-3 (Heavy Industrial) Zoning District.

Goodrick Parkway Properties, LLC, owner; David Papaka, applicant

Staff Contact: *Jonelyn Whales*

Tentative Recommendation: Conditional Approval

CC 11. DR 1104670 – Construct Two-Story Addition and Carport on South 19th Street

PUBLIC HEARING to consider a request for Design Review approval to construct a ±45 square-foot two-story addition for an ADA compliant elevator and to construct a carport to an existing ±2,667 square-foot single-family dwelling located at 131 South 19th Street (APN: 544-042-010). SFR-3 (Single Family Low Density Residential) Zoning District.

Olga Eaglin, owner; Mark Thomsson, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

12. Reports of Officers, Board Members, and Staff

a. May 28, 2008 Design Review Board Meeting Cancelled

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 and Building Services 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.



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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, May 14, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom 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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. 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;
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- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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If all items are not completed by 9:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

HELD OVER ITEM**1. DR 1104565 – Addition to Single-Family Residence on Van Fleet**

PUBLIC HEARING to consider a request for Design Review approval for a ±600 square foot two-story addition to the existing 1,100 square foot residence located at 5620 Van Fleet Avenue (APN: 510-041-022). SFR-3 (Single-Family Low Density Residential) Zoning District.

Christian Storm, owner; Robert Thompson, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 2. 1104709 – Temporary Modular Buildings on Technology Court**

PUBLIC HEARING to consider a request for Design Review approval for four temporary modular buildings located at 2925 Technology Court (APN 405-371-032). M-1 (Light Industrial) Zoning District.

Nomura Family Limited Partnership c/o Christopheren Nomura, owner;

Anton Jungherr of Making Waves Academy, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 3. DR 1103502 – Artisan Cove Live/Work Project 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 ±2,300 square foot community building located on the west side of the 900 block of Marina Way South, between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project will include the development of 51 live/work units and 13 industrial/commercial units on a 253,346 square feet (5.82 acres) parcel.

David M. Spatz of Marina Way Properties, LLC, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Hold Over To 6/11/2008

CC 4. PLN 08-003 – Construct Solar Installation Training Facility on Harbour Way South

PUBLIC HEARING to consider a request for Design Review approval to construct a 9 foot 6 inch ±2,548 square foot solar installation training facility in the parking area at 1414 Harbour Way South (APN: 560-181-103). M-2 (Light Industrial) Zoning District under the Knox Freeway Cutting Boulevard Corridor Specific Plan.

Orton Development, owner; Tamar Draper, Sunpower Corporation, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

- a. **Design Review Board meeting scheduled on May 28, 2008 is cancelled due to lack of a quorum -- next Design Review Board meeting will be held on June 11, 2008**

Public Forum - Brown Act

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Document Center at <http://www.ci.richmond.ca.us/documentcenterii.asp>

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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, June 11, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

PUBLIC HEARING INFORMATION

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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 1103502 – Artisan Cove Live/Work Project 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 ±2,300 square foot community building located on the west side of the 900 block of Marina Way South, between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project will include the development of 51 live/work units and 13 industrial/commercial units on a 253,346 square feet (5.82 acres) parcel.

David M. Spatz of Marina Way Properties, LLC, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Hold Over To 6/25/2008

2. DR 1103130 – 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 Date Uncertain

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 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 Date Uncertain

NEW ITEMS**CC 4. DR 1104549 – Additions to Single-Family Residence on Panama Avenue**

PUBLIC HEARING to consider a request for Design Review approval of a ±126 square foot eastern addition on the east side, plus a ±60 square foot addition on the west side of an existing 1,052 square foot single-family dwelling, and construction of a 640 square foot accessory building on the rear property line at 6101 Panama Avenue (APN: 510-121-024). SFR-3 (Low Density Residential) Zoning District.

Staff Contact: Jonelyn Whales

Tentative Recommendation: Various

CC 5. DR 1104619 – Hampton Inn Hotel on Meeker Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a four-story, 125 room hotel on the vacant lots located at 2020 Meeker Avenue (APNs: 560-170-003 & 560-170-017).

The application includes a request to exceed the allowable floor area ratio. R&D/Business and Commercial Office (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning Districts.

Harbour Gate Partners, L.P., owners; HBF Holdings, LLC, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Approval to the Planning Commission

CC 6. DR 1104464 – IMTT Facility Storage Tanks on Cutting Boulevard

PUBLIC HEARING to consider a request for Design Review approval to install three above ground storage tanks at the existing IMTT facility located at 100 Cutting Blvd. (APN: 560-290-004). Port/Maritime (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

IMTT, owner; TRC, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 7. DR 1104277 – Two-Story Addition to Single-Family Residence on Thunderhead Court

PUBLIC HEARING to consider a request for Design Review approval to construct a ±1,502 square foot two-story addition to the existing 1,366 square foot residence located at 4917 Thunderhead Court (APN: 431-411-018). SFR-3 (Low Density Residential) Zoning District.

Sal Russo, owner; Deilly Echeverri, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic relevant to the Design Review Board’s purpose that is not already on the agenda must submit a speaker form to Planning and Building Services 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.



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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, June 25, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom 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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. 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: 3, 4, 5**

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

HELD OVER ITEMS**1. DR 1104619 – Hampton Inn Hotel on Meeker Avenue**

The Design Review Board will continue the public hearing for Design Review approval to construct a four-story, 125 room hotel on the vacant lots located at 2020 Meeker Ave (APN: 560-170-003 & 560-170-017). The application includes a request to exceed the allowable floor area ratio. R&D/Business and Commercial Office (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning Districts.

Harbour Gate Partners, L.P., owners; HBF Holdings, LLC, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Approval
to the Planning Commission

2. DR 1103502 – Artisan Cove Live/Work Project 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 ±2,300 square foot community building located on the west side of the 900 block of Marina Way South, between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project will include the development of 51 live/work units and 13 industrial/commercial units on a 253,346 square feet (5.82 acres) parcel. M-2, Light Industrial Zoning District.

David M. Spatz of Marina Way Properties, LLC, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

NEW ITEMS**CC 3. PLN 08-011 – Construct Two Detached Living Units on Cutting Blvd.**

PUBLIC HEARING to consider a request for Design Review approval to construct two detached living units located at 2716 and 2716½ Cutting Blvd. (APN: 549-150-006). Medium Density Residential (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Jake Sloan, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Various

CC 4. PLN 08-012 – Two-Story Addition to Single-Family Residence on Keith Drive

PUBLIC HEARING to consider a request for Design Review approval to construct a ±900 square foot two-story addition to an existing single-family dwelling located at 3045 Keith Drive (APN: 431-155-027). SFR-3, Single Family Low Density Residential Zoning District.

Michael Chan, owner; Sorin Comnescu, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

CC 5. DR 1103912 – Construct Commercial Building in Historic District on Railroad Avenue

PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,001 square foot commercial building in the Pt. Richmond Historic District at 40 Railroad Avenue (APN: 558-122-006). C-1, (Neighborhood Commercial) Zoning District.

Gerry Feagley, owner; Andrew Butt, applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

6. Reports of Officers, Board Members, and Staff

- a. **July 9, 2008 Design Review Board meeting is cancelled due to a lack of a quorum.**

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board on a topic relevant to the Design Review Board's purpose that is not already on the agenda must submit a speaker form to Planning and Building Services 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.



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Document Center at <http://www.ci.richmond.ca.us/documentcenterii.asp>

Go to: **Planning and Building Services → Design Review Board → Staff Reports**

**DESIGN REVIEW BOARD MEETING
ON JUNE 25, 2008
CANCELLED
DUE TO A LACK OF A QUORUM**

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, July 23, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom 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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

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

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 4, 5, 6, 7, 8**

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

HELD OVER ITEMS**1. DR 1103502 – Artisan Cove Live/Work Project on Marina Way South**

The Design Review Board will continue the public hearing for Design Review permit approval to construct seven light industrial buildings ranging in size from 5,400 square feet to 14,000 square feet and a ±2,300 square foot community building located on the west side of the 900 block of Marina Way South, between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project will include the development of 51 live/work units and 13 industrial/commercial units on a 253,346 square feet (5.82 acres) parcel. M-2, Light Industrial Zoning District.

David M. Spatz of Marina Way Properties, LLC, owner/applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

2. DR 1104549 – Additions to Single-Family Residence on Panama Avenue

The Design Review Board will continue the public hearing for Design Review permit approval of construction of a 640 square foot accessory building on the rear property line at 6101 Panama Avenue (APN: 510-121-024). SFR-3 (Low Density Residential) Zoning District.

Xiu Cai Zhang, owner/applicant

Staff Contact: Jonelyn Whales

Tentative Recommendation: Denial

NEW ITEMS**3. PLN 08-011 – Legalize an Addition to the Rear Unit on Cutting Blvd.**

PUBLIC HEARING to consider a request for Design Review permit approval to legalize an addition to the rear unit located at 2716 Cutting Blvd. (APN: 549-150-006). Medium Density Residential (Knox Freeway/Cutting Boulevard Corridor Specific Plan) Zoning District.

Jake Sloan, owner/applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Recommend Denial to the
Planning Commission

CC 4. PLN 08-012 – Two-Story Addition to Single-Family Residence on Keith Drive

PUBLIC HEARING to consider a request for Design Review permit approval to construct a ±900 square foot two-story addition to an existing single-family dwelling located at 3045 Keith Drive (APN: 431-155-027). SFR-3 (Single Family Low Density Residential) Zoning District.

Michael Chan, owner; Sorin Comnescu, applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

CC 5. DR 1104603 – Construct Two-Story Residence on Golden Gate Avenue

PUBLIC HEARING to consider a request for Design Review permit approval to construct a ±2,462 square foot two-story residence located at 442 Golden Gate Avenue (APN: 558-273-006). The project would remove an existing dwelling and create a new, two-story dwelling with an attached garage. MFR-1 (Multi Family Residential) Zoning District.

Emily McCabe, owner/applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

- CC 6. DR 1103912 – Construct Commercial Building in Historic District on Railroad Avenue**
PUBLIC HEARING to consider a request for Design Review permit approval to construct a ±2,001 square foot commercial building in the Pt. Richmond Historic District at 40 Railroad Avenue (APN: 558-122-006). C-1 (Neighborhood Commercial) Zoning District.
Gerry Feagley, owner; Andrew Butt, applicant
Staff Contact: Jonelyn Whales Tentative Recommendation: Conditional Approval
- CC 7. PLN 08-016 – Construct Single-Family Dwelling on Grandview Court**
PUBLIC HEARING to consider a request for Design Review permit approval to construct a ±2,001 square foot single-family dwelling located at 540 Grandview Court (APN: 558-202-003). SFR-2 (Single-Family, Very Low Density Residential) Zoning District.
Doellstedt Vernon, owner; Pete Valentino, applicant
Staff Contact: Jonelyn Whales Tentative Recommendation: Conditional Approval
- CC 8. PLN 08-010 – Construct (2) Two-Story Single-Family Dwellings on Greenridge Drive**
PUBLIC HEARING to consider a request for Design Review permit approval to construct (2) two-story single-family dwellings on adjacent vacant parcels located at the upper end of Greenridge Drive south of Upland Drive and west of La Mirada Drive (APNs: 435-230-014 & -015). SFR-2 (Single-Family Very Low Density Residential) Zoning District.
Denham, LLC, owner; Robert Van Dale, applicant
Staff Contact: Jonelyn Whales Tentative Recommendation: Hold Over to 8/13/2008

BOARD BUSINESS

9. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

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



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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, August 27, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom 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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

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

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

HELD OVER ITEMS

None

NEW ITEMS

CC 1. PLN 08-022 – Alter Siding & Add Deck Railings & Trellises to Residence on Western Drive

PUBLIC HEARING to consider a request for Design Review permit approval to alter the siding on the east wing of the single-family residence located at 8 Western Drive (APN: 558-012-010) and add deck railings and trellises to the north and south sides plus miscellaneous alterations. SFR-2 (Single-Family Very Low Density Residential) Zoning District.

Margo Peters, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 2. PLN 08-019 – Landscape Improvements at Contractor Yard on Goodrick Avenue

PUBLIC HEARING to consider a request for Design Review permit approval for landscape improvements to a property intended for use as a heavy civil contractor yard. The project site is located at the northeast intersection of Goodrick Avenue and the Richmond Parkway (APN: 408-100-027. M-3 (Heavy Industrial) Zoning District.

Gary & Debbie Ghilotti, owners; Maggiora & Jim Ghilotti, applicants

Staff Contact: Hector Rojas

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

3. Reports of Officers, Board Members, and Staff

Public Forum - Brown Act

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



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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, September 24, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
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Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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

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

HELD OVER ITEM

1. PLN 08-022 – Alter Siding & Add Deck Railings & Trellises to Residence on Western Drive

PUBLIC HEARING to consider a request for Design Review permit approval to alter the siding on the east wing of the single-family residence located at 8 Western Drive (APN: 558-012-010) and add deck railings and trellises to the north and south sides plus miscellaneous alterations. SFR-2 (Single-Family Very Low Density Residential) zoning district.

Margo Peters, owner/applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 2. PLN 08-037 – Relocate Hazardous Waste Leachate Treatment Plant to Parr Blvd.

PUBLIC HEARING to consider a request for Design Review permit approval to relocate, from the end of Parr Blvd. to 1 Parr Blvd. (APN: 408-140-009), a hazardous waste Leachate Treatment Plant consisting of a ±4,465 square foot concrete foundation and containment pad and metal tanks no higher than 19’ 9” high). CRR (Community and Regional Recreational) zoning district.

Republic Services, owner; Bryan Dissman of C. Overaa & Co., applicant

Staff Contact: Joe Light

Tentative Recommendation: Conditional Approval

CC 3. Residential Design Guidelines for Additions to Heritage Homes - Citywide

STUDY SESSION to review the recently adopted Residential Design Guidelines for Additions to Heritage Homes (APNs: Citywide). Various zoning districts.

Staff Contact: Lina Velasco

Tentative Recommendation: No Action – Comments Only

CC 4. DR 1104490 – New Kohl’s Department Store on Central Ave at Rydin Road

STUDY SESSION to provide direction on the building and site design for the Kohl’s Department Store proposed at the property consisting of 4903 Central Avenue and 2700 Rydin Road (APNs: 560-390-018 and -013). M-1 (Industrial/Office Flex) zoning district.

L&S Properties and Central Spur Properties, owners; Oliver and Company, Inc., applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Hold Over To 10/22/2008

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

- a. **No DRB meetings will be held on October 1st, October 8th or October 15th.**
- b. **Next DRB meeting will be held on October 22, 2008.**

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 and Building Services Department staff prior to the start of Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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

Wednesday, October 8, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom 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 and Building Services 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, continue or hold the item over to a date certain. 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. Items for which the recommendation is to hold the item over may not be removed from the consent calendar by members of the public. Staff and Board members may also remove items from the consent calendar.

Public Hearing Procedure:

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their viewpoint;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

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

Appeals: Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk in writing and must state the reasons the action is considered to be in error. An appeal fee of \$150 must accompany the appeal. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

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ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR¹: 1

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

NEW ITEM

CC 1. EIR/DR 1104434 – Port of Richmond, Honda Port of Entry Project at Point Potrero

PUBLIC HEARING to consider certification of an Environmental Impact Report (EIR) and Design Review Permit approval for expansion and modification of the existing auto import activities located at 1317 Canal Blvd. (APNs 560-320-002, -016, -017), known as Marine Terminal 3. The project would expand an existing rail line, repair an existing ship berth, and provide an extension of the San Francisco Bay Trail. The Board may act on the EIR and the project or, on its own motion, vote to recommend action by the City Council.

Zoning: M-3 (Heavy Industrial) and M-4 (Marine Industrial)

Owner: Surplus Property Authority of Richmond

Applicant: Port of Richmond, Jim Matzorkis, Executive Director

Staff Contact: *Kieron Slaughter*

Recommendation: Certify the EIR and approve the project, or recommend approval to the City Council

BOARD BUSINESS

2. 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.



Design Review staff reports for this meeting can be viewed on the City of Richmond’s website

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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, October 22, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

PUBLIC HEARING INFORMATION

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

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

HELD OVER ITEMS

None

NEW ITEMS

1. EID/DR 1104490 – Kohl’s Department Store on Rydin Road and Central Avenue

PUBLIC HEARING to consider a recommendation to the Planning Commission on the Draft Mitigated Negative Declaration (MND) and Design Review Permit for the Kohl’s Department Store project located at 2700 Rydin Road and 4903 Central Avenue (APNs: 560-390-018, -013, and -020). The project consists of a new two-story ±99,011-square-foot retail building, and a ±76,008-square-foot commercial pad site. The project requires City Council adoption of the MND and approval of a General Plan Amendment, Rezoning, Zoning Ordinance Text Amendment, and Design Review Permit. M-1 (Industrial/Office Flex) zoning district.

L&S Properties and Central Spur Properties, owner; Oliver and Company, Inc., applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Recommend Conditional Approval to Planning Commission

CC 2. EID/DR 1104442 – Multi-Family Residential Development on Garrity Way

PUBLIC HEARING to consider a recommendation to the Planning Commission on the Mitigated Negative Declaration (MND) and Design Review Permit for the construction of a ±200,000 square foot multi-family residential development located at 3151 Garrity Way (APN: 405-290-069) that would include a total of 127 dwelling units over a parking podium. C-3 (Regional Commercial) zoning district.

Wasatch Advantage Group, owner; Tony Hladek, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Recommend Conditional Approval to Planning Commission

CC 3. PLN08-056 – Design Review Permit for a ±400 square foot addition and remodel to an existing single-family dwelling on 33rd Street

PUBLIC HEARING to consider a request for Design Review Permit to allow construction of a ±400 square foot addition to an existing single-family dwelling on 661 33rd Street (APN: 518-190-012). The project would permit the construction a rear addition. The Zoning District is SFR-3, Single Family: Low Density Residential District.

Daniel Ari, owner/applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

4. 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
CITY OF RICHMOND COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA 94804

Wednesday, November 12, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

PUBLIC HEARING INFORMATION

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Public Hearing Procedure:

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- (2) City staff identifies project being reviewed and presents a preliminary analysis;
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ROLL CALL**INTRODUCTIONS****APPROVAL OF MINUTES****APPROVAL OF AGENDA****CONSENT CALENDAR¹: 1, 2, 3, 4, 5, 6, 7**

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

HELD OVER ITEM**CC 1. PLN 08-022 – Alter Siding & Add Deck Railings & Trellises to Residence on Western Drive**

The Design Review Board will continue the public hearing to consider a request for Design Review Permit approval to alter the siding on the east wing of the single-family residence located at 8 Western Drive (APN: 558-012-010) and add deck railings and trellises to the north and south sides plus miscellaneous alterations. SFR-2 (Single-Family, Very Low Density Residential) zoning district.

Margo Peters, owner/applicant

Staff Contact: *Joe Light*

Tentative Recommendation: Conditional Approval

CC 2. EID/DR 1104442 – Multi-Family Residential Development on Garrity Way

PUBLIC HEARING to consider a recommendation to the Planning Commission on the Mitigated Negative Declaration (MND) and Design Review Permit for the construction of a ±200,000 square foot multi-family residential development located at 3151 Garrity Way (APN: 405-290-069) that would include a total of 127 dwelling units over a parking podium. C-3 (Regional Commercial) zoning district.

Wasatch Advantage Group, owner; Tony Hladek, applicant

Staff Contact: *Hector Lopez*

Tentative Recommendation: Recommend Conditional Approval to the Planning Commission

NEW ITEMS**CC 3. PLN 08-058 – Modular Classroom Building at Fire Training Center on Cutting Blvd.**

PUBLIC HEARING to consider a request for Design Review Permit approval to construct a ±1,440 square foot modular classroom building at the City of Richmond Fire Training Center located at 3506 Cutting Blvd. (APN: 513-171-001, -002, -003, & -007). Residential Medium Density and Neighborhood Commercial (KCSP) zoning districts.

City of Richmond, owner; Richmond Fire Department, applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Conditional Approval

CC 4. PLN 08-053 – Remodel Industrial Building on Marina Way South

PUBLIC HEARING to consider a recommendation to the Planning Commission of a Design Review and Conditional Use Permits for the purpose of remodeling an existing industrial building for tenant spaces and installing landscaping, parking, and other site improvements to the property located at 830 Marina Way South (APN: 560-190-007). R&D/Business (KCSP) zoning district.

D.R. Stephens and Company, owner;

Dan Kirby of Arc Tec Architectural Technologies, applicant

Staff Contact: *Lina Velasco*

Tentative Recommendation: Hold Over to 12/10/2008

- CC 5. PLN 08-017 – Exterior Signs at Kaiser Permanente Medical Complex on Nevin Avenue**
PUBLIC HEARING to consider a request for Design Review Permit approval for an exterior sign program refurbishment with new signs for the Kaiser Permanente Medical Complex located at 901 Nevin Avenue (APN: 538-111-001). C-B (Central Business) zoning district.
Kaiser Permanente, owner; Victor Vitale of GNU Group, applicant
Staff Contact: Hector Lopez *Tentative Recommendation: Conditional Approval*
- CC 6. PLN 08-057 – Pinole Point Final Development Plan on Giant Road**
PUBLIC HEARING to consider a request for Design Review Permit approval to construct four buildings (buildings one through four for a total of 646,000 square feet) for Phase II of a previously approved Master Development Plan located at 6501 Giant Road (APN 405-030-035) as part of the overall development plan approved for the Point Pinole Business Park. This 364 acre planned industrial business park was approved in 1996 by the City Council. The Council adopted development standards and design strategies for each phase of the business park construction and development. PA (Planned Area) zoning district and a General Plan designation of Light Industry/922.
Patrick Russell, Sares-Regis Group, owner/applicant
Staff Contact: Jonelyn Whales *Tentative Recommendation: Conditional Approval*
- CC 7. ZTC 08-4 – Study Session on the Green Building Ordinance (citywide)**
STUDY SESSION to discuss a proposal to add Section 15.04.890—Green Building requiring the new construction or renovation of certain buildings to meet environmentally preferable standards citywide.
Staff Contact: Joe Light *Tentative Recommendation: Hold Over to 12/10/2008*

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff

- a. **November 26th DRB meeting is cancelled; Next DRB meeting will be held on December 10th.**

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, December 10, 2008, 6:00 p.m.

Design Review Board Officers

Robert Avellar, Chair
Don Woodrow, Vice Chair

Design Review Board Members

Diane Bloom Ted J. Smith

PUBLIC HEARING INFORMATION

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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. PLN 08-053 – D. R. Stephens and Company, Industrial Building Remodel on Marina Way South

Design Review and Conditional Use Permits for remodeling an existing industrial building for tenant spaces and installing landscaping, parking, and other site improvements to the property located at 830 Marina Way South (APN: 560-190-007). R&D/Business (KCSP) zoning district.

D.R. Stephens and Company, owner;

Dan Kirby of Arc Tec Architectural Technologies, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Hold Over To 1/14/2009

2. PLN 08-017 – Kaiser Permanente, Exterior Signs at Medical Complex on Nevin Avenue

Design Review Permit for coordinated exterior sign program and refurbishment with new signs for the Kaiser Permanente Medical Complex located at 901 Nevin Avenue (APN: 538-111-001). Continued item from November 12, 2008. C-B (Central Business) zoning district.

Kaiser Permanente, owner; Victor Vitale of GNU Group, applicant

Staff Contact: Hector Lopez

Tentative Recommendation: Conditional Approval

3. ZTC 08-4 – Green Building Ordinance (citywide), Study Session

STUDY SESSION to discuss a proposal to add Section 15.04.890 Green Building regulations, requiring the new construction or renovation of certain types of buildings to meet environmentally preferable standards citywide.

Staff Contact: Joe Light

Tentative Recommendation: Withdrawal

NEW ITEMS

CC 4. PLN 08-069 – Richmond BART Station Parking Structure and Tenant Spaces, Macdonald Avenue

Design Review and Variance for the construction of a 762-stall parking structure with ±9,400 square feet of ground floor commercial space at the Richmond BART Station located on Macdonald Avenue between 15th and 16th Streets (APN: 540-072-018). The proposed project includes a request for a height variance to accommodate an elevator shaft. Office/Retail/Institutional (City Center Specific Plan) zoning district.

BART, owner; Richmond Community Redevelopment Agency, applicant

Staff Contact: Lina Velasco

Tentative Recommendation: Conditional Approval

CC 5. PLN 08-068 – Leticia Niles, Rebuild of Single-Family Residence on Duboce Avenue

Design Review Permit to rebuild a ±1,170 square-foot single-story dwelling destroyed by fire, located at 442 Duboce Avenue (APN: 561-192-011). SFR-3 (Single-Family Low Density Residential) zoning district.

Miguel Macias, owner; Leticia Estrada Niles, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Withdrawal

CC 6. PLN 08-070 – Cynthia Thorton, New Roof Addition to Single-Family Residence on Esmond Avenue

Design Review Permit approval to allow construction of a 15 foot high roof addition to an existing single-family dwelling located at 1700 Esmond Avenue (APN: 529-090-001). SFR-3 (Single-Family Low Density Residential) zoning district.

Cynthia Thorton, owner and applicant

Staff Contact: Kieron Slaughter

Tentative Recommendation: Conditional Approval

CC 7. PLN 08-055 – Hilltop District, Replacement of the Pylon Sign on Garrity Way

Design Review Permit and Variance in sign standards to replace the existing Hilltop District Pylon Sign located north of the Hilltop Drive exit on Interstate Highway 80 at 3189 Garrity Way (APN 405-290-068). The proposed pylon sign will include an LCD message center on both sign faces and accommodate a maximum of eight static business sign panels.

Tides Residential LLC, owner;

City of Richmond Community & Economic Development, applicant

Staff Contact: Hector Rojas

Tentative Recommendation: Recommend Conditional Approval to the City Council

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff

- a. DRB year-end recess; next DRB meeting will be held on January 14, 2009.

Public Forum - Brown Act

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