

ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR

FIRST DRAFT OF AGENDA

NEW ITEMS

1. DR 00-29R Revised Design Review Plans

PUBLIC HEARING to consider a revised landscape mitigation condition of previous Design Review approval at 1040 Canal Blvd. (APN 560-310-030). M-4 District.
V. Guercio, National Gypsum, owner/applicant

2. DR 01-03 Proposal To Build A Gas Station, Convenience Store & Car Wash

PUBLIC HEARING to consider a proposal to construct a gas station, convenience store, car wash, and general retail stores at 12323 & 12341 San Pablo Ave. (APN 517-090-018, 019, 020). C-2 District.
KMS Convenience Marts, LLC, owner; Donald Foster, applicant

3. DR 00-138 Proposal To Build Apartment Building & Parking Structure

PUBLIC HEARING to consider a proposal construct a 5-unit apartment building and parking structures at 4585 Hilltop Dr. (APN 426-330-008). SFR-1 District.
Trinity Apostolic Faith Church owner/applicant

4. DR 00-139 Proposal To Build Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,565 SF single-family dwelling at 316 Alamo Ave. (APN 561-191-001). SFR-3 District.
Carl Adams, owner/applicant

5. **DR 00-148 Proposal To Add Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±383 SF addition to an existing ±1,081 SF single-family dwelling at 446 Marina Way South (APN 544-232-012). SFR-3 District.
Michael Davenport, owner/applicant

6. **DR 00-151 Proposal To Build Single-Family Dwelling**

PUBLIC HEARING to consider proposal to construct a new ±2,990 SF single-family dwelling at Tewksbury Ave. (APN 558-262-004). MFR-2 District.
Pascual Castilla, owner; Stephen Belton, applicant

BOARD BUSINESS

7. Reports of Officers, Board Members

Public Forum - Brown Act

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INTRODUCTIONS
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CONSENT CALENDAR:**

HELD OVER ITEMS

1. DR 00-110 Proposal To Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 11/8/00 to consider a proposal to construct a new single-family dwelling at 642-644 5th St. (APN 534-201-027). SFR-3 District.
Charles Boney, owner/applicant

2. DR 00-145 Proposal To Add To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/10/01 to consider a proposal to construct a new ±1,200 SF single-family detached dwelling at 559 9th St. (APN 534-320-008). MFR-1 District.
Charles Fuller, owner; Shermon Workmon, applicant

3. DR 00-146 Proposal To Construct Dwelling With An Attached Lot

PUBLIC HEARING to consider a proposal to construct a ±4,000 SF dwelling with an attached ±21,630 SF hillside lot at 5755 Skyview Pl. (APN 433-492-003). SFR-3 District and CRR.
Jose Montes, owner/applicant

NEW ITEMS

4. DR 01-5 Proposal To Construct Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,300 SF single-family dwelling at 1205 South 56th St. (APN 508-422-001). MFR-1 District.
Stephen A. Bittner, owner; Stan Ginn, applicant

5. **DR 01-6 Revised Design To Add Additions To Single-Family Dwelling**

PUBLIC HEARING to consider a revised approved design to construct a ±680 SF addition and add balconies to an existing single-family dwelling at 141 Bishop Ave. (APN 558-063-010). SFR-3 District.

John & Aracely Knox, owner; Leticia Niles, applicant

6. **DR 01-8 Proposal To Add Addition to Single-Family Dwelling**

PUBLIC HEARING to consider a proposal construct a ±373 SF addition to an existing single-family dwelling at 3720 Nevin Ave. (APN 517-201-002). MFR-3 District.

Ving He, owner/applicant

7. **DR 01-9 Proposal To Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,250 SF single-family dwelling at 410 Duboce Ave. (APN 561-192-006). SFR-3 District.

Pablo Chavez, owner; Stan Ginn, applicant

8. **DR 00-84 Proposal To Construct 21 Apartment Units**

PUBLIC HEARING to consider a proposal to construct 21 apartment units on a ±34,116 SF vacant site at 5120 Sacramento Ave. (APN 510-094-001, 510-094-002, 510-094-019, 510-094-020, 510-094-021, 510-094-022). High Density Residential (Knox Cutting Specific Plan)/Multi-Family Residential District.

David Spatz, owner/applicant

9. **DR 00-136 Proposal To Add Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct an addition of a ±250 SF office area, a ±350 SF family room, and a ±300 SF second floor bedroom to an existing single family dwelling at 5507 Modoc Ave. (APN 507-120-014). SFR-3 District.

Mr. & Mrs. Patron, owner; Cerletti Construction Inc., applicant

BOARD BUSINESS

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CONSENT CALENDAR:

HELD OVER ITEMS

1. DR 00-139 Proposal To Build Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/24/01 to consider a proposal to construct a ±1,565 SF single-family dwelling at 316 Alamo Ave. (APN 561-191-001). SFR-3 District.
Carl Adams, owner/applicant

2. DR 00-148 Proposal To Add Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/24/01 to consider a proposal to construct a ±383 SF addition to an existing ±1,081 SF single-family dwelling at 446 Marina Way South (APN 544-232-012). SFR-3 District.
Michael Davenport, owner/applicant

3. DR 00-151 Proposal To Build Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/24/01 to consider proposal to construct a new ±2,990 SF single-family dwelling at Tewksbury Ave. (APN 558-262-004). MFR-2 District.
Pascual Castilla, owner; Stephen Belton, applicant

NEW ITEMS

4. **DR 01-04 Proposal To Construct An Industrial Building**

PUBLIC HEARING to consider a proposal to construct a ±9,500 SF industrial building at 235 South 1st St. (APN 550-050-012). M-2 District.
CP Shades Inc., owner; Thomas Knott, applicant

5. **DR 01-10 Proposal To Add An Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±750 SF addition to single-family dwelling at 981 Lassen St. (APN 523-022-005). MFR-1 District.
Santokh Lal, owner; Michael Spexarth, applicant

6. **DR 00-111 Proposal To Construct An Industrial Building**

PUBLIC HEARING to consider a proposal to construct a ±20,000 SF industrial building at 400 W. Ohio Ave. (APN 550-050-017). M-2 District.
Roberto Contreras, owner/applicant

7. **DR 00-142 Proposal To Construct A Detached Garage To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±400 SF detached garage at 542 Hayes St. (APN 515-170-013). MFR-1 District.
Kim O. Johnson, owner/applicant

BOARD BUSINESS

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CONSENT CALENDAR:

HELD OVER ITEMS

1. DR 00-148 Proposal To Add Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 2/21/01 to consider a proposal to construct a ±383 SF addition to an existing ±1,081 SF single-family dwelling at 446 Marina Way South (APN 544-232-012). SFR-3 District.

Michael Davenport, owner/applicant

2. DR 01-9 Proposal To Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 2/14/01 to consider a proposal to construct a ±2,250 SF single-family dwelling at 410 Duboce Ave. (APN 561-192-006). SFR-3 District.

Pablo Chavez, owner; Stan Ginn, applicant

NEW ITEMS

3. DR 00-44 Proposal To Add Addition To Motel Office

PUBLIC HEARING to consider a proposal to construct a ±200 SF addition to a motel office, replace flat roof with pitched roof, and reconfigure parking layout at 12572 San Pablo Ave. (APN 523-051-027). C-2 District.

Ramesh Patel, owner; Shermon Workmon, applicant

4. **DR 00-125 Proposal To Add A Two-Story Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±425 SF two-story addition to a single-family dwelling at 669 41st St. (APN 518-070-007). SFR-3 District.
Daniel L. Vigil, owner; David Rodriguez, applicant

5. **DR 00-1127R Proposal To Construct A Laundromat An A Commercial Building**

PUBLIC HEARING to consider a proposal to construct a laundromat and a ±4775 SF commercial building at 1100 23rd St. (APN 527-180-016). C-2 District.
Paul Lee, owner; Stan Ginn, applicant

6. **DR 01-16 Proposal To Add An Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to consider a ±342 SF addition to a single-family dwelling at 4121 Barrett Ave. (APN 517-050-009). MFR-3 District.
Jim Carter, owner/applicant

7. **DR 01-17 Proposal To Add Second-Story Residential Unit To Commercial Building**

PUBLIC HEARING to consider a proposal to add a ±2600 SF second-story residential unit to an existing commercial building at 1088 - 1090 23rd St. (APN 527-190-002). C-2 District.
Majio Kolahdooz, owner/applicant

8. **DR 01-18 Proposal To Build A New Garage And Convert Old One To Living Space**

PUBLIC HEARING to consider a proposal to construct a ±400 SF garage and convert existing garage to living area at 717 Harrison Dr. (APN 408-053-001). SFR-3 District.
Y.G. Cooper, owner/applicant

9. **DR 01-19 Proposal To Add Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±888 SF addition to a single-family dwelling at 3401 Ohio Ave. (APN 513-042-012). SFR-3 District.
Ora N. Jackson, owner ; Louis B. Spicer, Jr., applicant

10. **DR 01-20 Proposal To Construct A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,723 SF two-story, single family residents on a vacant lot at 501 6th St. (APN 534-021-006). SFR-3 District.
Allie Ruth Sanders, owner; Shermon Workmon, applicant

11. **DR 01-22 Proposal To Construct A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1800 SF single-family dwelling including a two-car garage at 200 Barrett Ave. (APN 538-050-002). SFR-3 District.
Matias Grimoldi/Kompremos, owner; Stan Ginn, applicant

12. **DR 01-23 Proposal To Construct An Addition & Remodel A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to remodel and addition to an existing ±839 SF single-family dwelling; to include construction of a second-story with the addition of 1 bedroom and 1 bathroom for an added ±683 SF at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.
Ali Erami, owner/applicant

BOARD BUSINESS

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Public Forum - Brown Act

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CONSENT CALENDAR:

HELD OVER ITEMS

1. DR 00-139 Proposal To Build Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 2/21/01 to consider a proposal to construct a ±1,565 SF single-family dwelling at 316 Alamo Ave. (APN 561-191-001). SFR-3 District.
Carl Adams, owner/applicant

2. DR 01-22 Proposal To Construct A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/14/01 to consider a proposal to construct a ±1800 SF single-family dwelling including a two-car garage at 200 Barrett Ave. (APN 538-050-002). SFR-3 District.
Matias Grimoldi/Kompremos, owner; Stan Ginn, applicant

NEW ITEMS

3. DR 00-147 Proposal To Construct An Office Building

PUBLIC HEARING to consider a proposal to construct a 40' tall, ±81,400 SF office building at the southwest corner of Marina Bay Parkway and Meeker Ave. (APN 560-181-091). C-2 District.
Goldsmith & Mancini, owner/applicant

4. **DR 01-01 Proposal To Legalize An Upstairs Addition**

PUBLIC HEARING to consider a proposal to legalize a ±234 SF upstairs addition and a ±450 SF attached garage at 4747 Cypress Ave. APN 509-310-026). SFR-3 District.
Paul Rodgers, owner/applicant

5. **DR 01-02 Proposal To Legalize A Second Story Addition And Half Bath**

PUBLIC HEARING to consider a proposal to legalize a second story room addition and half bath of ±384 SF at 4753 Cypress Ave. (APN 509-310-025). SFR-3 District.
Evenlyn & Paul Rodgers, owner/applicant

6. **DR 01-15 Proposal To Construct An Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±800 SF addition to a single-family dwelling at 1817 Chanslor Ave. (APN 540-210-020). MFR-1 District.
Mitchell Jamerson, owner/applicant

7. **DR 01-20 Proposal To Construct A Two Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1723 SF single-family dwelling at 853 6th St. (APN 534-021-006). SFR-3 District.
Allie Ruth Sanders, owner; Shermon Workmon, applicant

8. **DR 01-24 Proposal To Construct Two Light Industrial Buildings**

PUBLIC HEARING to consider a proposal to construct two ±30,000 SF tilt-up buildings for 8 units of light industrial use on two vacant corner lots at 7th St. & Hensley St. (APN 561-319-008 & 561-319-009). M-2 District.
GMB Realty Corp., owner

9. **DR 01-26 Proposal To Construct An Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±425 SF addition to a single-family dwelling at 3833 Hidden Springs Ct. (APN 431-420-030). SFR-3 District.
Calvin Walker Sr., owner/applicant

10. **DR 01-28 Proposal To Construct An Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±350 SF addition to the rear of a single-family dwelling at 520 43rd St. (APN 517-070-012). SFR-3 District.
Darrell Williams, owner; Steve Swason, applicant

BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

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INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

HELD OVER ITEMS

1. DR 00-148 Proposal To Add Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/14/01 to consider a proposal to construct a ±383 SF addition to an existing ±1,081 SF single-family dwelling at 446 Marina Way South (APN 544-232-012). SFR-3 District.

Michael Davenport, owner/applicant

Tentative Recommendation: Remove For Renoticing

2. DR 01-19 Proposal To Add Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/14/01 to consider a proposal to construct a ±888 SF addition to a single-family dwelling at 3401 Ohio Ave. (APN 513-042-012). SFR-3 District.

Ora N. Jackson, owner ; Louis B. Spicer, Jr., applicant

Tentative Recommendation: Conditional Approval

3. DR 01-23 Proposal To Construct An Addition & Remodel A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/14/01 to consider a proposal to remodel and addition to an existing ±839 SF single-family dwelling; to include construction of a second-story with the addition of 1 bedroom and 1 bathroom for an added ±683 SF at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.

Ali Erami, owner/applicant

Tentative Recommendation: Hold Over Until 4/25/01

NEW ITEMS

4. DR 01-4R Proposal To Review Final Landscape, Signage And Building Plans

PUBLIC HEARING to consider a proposal to review Final Landscape, Signage and Building Plans for a previously approve industrial building at 235 South 1st St. (APN 550-050-012). M-2 District. C. P. Shades, owner; Thomas Knott, applicant

Tentative Recommendation: Approval

5. DR 01-21 Proposal To Convert Temporary Trailer Offices To Five Buildings

PUBLIC HEARING to consider a proposal to convert temporary trailer offices to five buildings totaling ±23,040 SF with an additional 3,600 SF of commercial coaches for industrial office space at the Chevron Richmond Refinery at 841 Chevron Wy. (APN 561-100-001). Chevron Oil, owner/applicant

Tentative Recommendation: Conditional Approval

6. DR 01-27 Proposal To Convert A Duplex Into A Single-Family Home

PUBLIC HEARING to consider a proposal to convert a duplex building into a single-family dwelling with a second story addition to accommodate a new kitchen, bedroom, and bath at 1642-1644 Butte St. (APN 508-282-020). SFR-3 District. Aaron Davidman, owner/applicant

Tentative Recommendation: Approval

7. DR 01-29 Proposal To Construct A Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,570 single-family dwelling on a vacant parcel located on the SE corner of High St. at Pacific Ave. (APN 558-170-011). SFR-2 District. Toula Silver, owner; Jay Betts, applicant

Tentative Recommendation: Conditional Approval

8.. DR 01-31 Proposal To Construct A Two-Story Addition

PUBLIC HEARING to consider a proposal to construct a ±2,712 SF, two-story addition to the administrative office building of Levin-Richmond Terminal Corporation at 402 Wright Ave. (APNs 560-250-026; 560-380-008). Port/Maritime, Knox-Cutting Specific Plan. Levin-Richmond Terminal Corp., owner; Michael Woldemar & Associates, applicant

Tentative Recommendation: Conditional Approval

9. **DR 01-33 Proposal To Construct A Triplex**

PUBLIC HEARING to consider a proposal to construct a triplex (3-unit apartment building) on a vacant lot at the corner of So. 30th St. and Cutting Blvd. (APN 549-193-009). C-1 District. Johnnie & Leasha Fort III, owner; Shermon Workmon, applicant

Tentative Recommendation: Approval

10. **DR 01-34 Proposal To Construct A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,500 SF single-family dwelling with an attached double-car garage at 1613 Hoffman Ave. (APN 544-332-016). SFR-3 District. Jimmy Allen, owner; Shermon Workmon, applicant

Tentative Recommendation: Conditional Approval

11. **DR 01-38 Proposal To Add A Two-Level Covered Patio**

PUBLIC HEARING to consider a proposal to add a ±840 SF two-level covered patio to a 2,130 SF single-family dwelling at 1548 Solitude Ln. (APN 431-420-030). SFR-3 District. Graig & Anita Cudney, owner; Warren Bean, applicant

Tentative Recommendation: Approval

12. **ZA 01-5 Proposal For Monument Entry And Building Directional Signs**

PUBLIC HEARING to consider a proposal for a sign program for the Harbour Bay Properties development per conditions of approval of CU 00-17 for Monument Entry and Building Directional signs at 860 Harbour Way So. (APN 560-260-005). R & D/Business, Knox-Cutting Specific Plan. BayWest Properties, LLC, owner; Aberthan West, applicant

Tentative Recommendation: Approval

BOARD BUSINESS

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Public Forum - Brown Act

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HELD OVER ITEMS

1. DR 01-5 Proposal To Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 2/14/01 to consider a proposal to construct a ±2,300 SF single-family dwelling at 1205 South 56th St. (APN 508-422-001). MFR-1 District.
Stephen A. Bittner, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

2. DR 00-127R Proposal To Construct A Laundromat And A Commercial Building

PUBLIC HEARING HELD OVER FROM 3/14/01 to consider a proposal to construct a laundromat and a ±4775 SF commercial building at 1100 23rd St. (APN 527-180-016). C-2 District.
Paul Lee, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

3. DR 01-23 Proposal To Construct An Addition & Remodel A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 4/11/01 to consider a proposal to remodel and addition to an existing ±839 SF single-family dwelling; to include construction of a second-story with the addition of 1 bedroom and 1 bathroom for an added ±683 SF at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.
Ali Erami, owner/applicant

Tentative Recommendation: Conditional Approval

4. DR 01-24 Proposal To Construct Two Light Industrial Buildings

PUBLIC HEARING HELD OVER FROM 3/28/01 to consider a proposal to construct two ±30,000 SF tilt-up buildings for 8 units of light industrial use on two vacant corner lots at 7th St. & Hensley St. (APN 561-319-008 & 561-319-009). M-2 District.
GMB Realty Corp., owner

Tentative Recommendation: Conditional Approval

5. DR 01-28 Proposal To Construct An Addition To A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/28/01 to consider a proposal to construct a ±350 SF addition to the rear of a single-family dwelling at 520 43rd St. (APN 517-070-012). SFR-3 District. Darrell Williams, owner; Steve Swason, applicant

Tentative Recommendation: Conditional Approval

NEW ITEMS

6. DR 00-23 Proposal To Construct A Three Building Light Industrial Office Complex

PUBLIC HEARING to consider a proposal to construct a 3-Building Light Industrial Office Complex totaling ±350,800 SF on a ±22.47 acre site at the south terminus of Collins Ave. at Giant Highway in Richmond (APNs 408-060-014, 016). M-2 Light Industrial District; Heavy Industry North Shoreline Specific Plan.

Pleasant Creek Industries, owner; Panattoni Construction, applicant

Tentative Recommendation: Conditional Approval

7. DR 00-90R Proposal To Add An Addition To A Single-Family Dwelling

PUBLIC HEARING to consider a proposed 2-bedroom ±449 SF addition to an existing single-family dwelling at 2350 McBryde Ave. (APN 528-090-003). SFR-3 District.

Hari Narayan, owner/applicant

Tentative Recommendation: Conditional Approval

8. DR 00-110R Proposal To Construct A Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±1,700 SF single-family dwelling at 642-644 5th St. (APN 534-201-027). SFR-3 District.

Charles Boney, owner/applicant

Tentative Recommendation: Conditional Approval

9. DR 00-118 Proposal To Reface Facades Of Six Commercial Building

PUBLIC HEARING to consider a proposal to reface facades of six commercial buildings at 1001-1029 Macdonald Ave., on the north side of Macdonald Ave. between Harbour Way & 11th St. (APNs 540-091-011, 012, 013, 014, 015, 016). CB District.

Richmond Redevelopment Agency, applicant

Tentative Recommendation: Approval

10. **DR 01-35 Proposal To Construct Canopy And Enclose High Loading Docks**

PUBLIC HEARING to consider a proposal to construct canopy and enclose existing 42" high loading docks at Palecek Warehouse at 350 Carlson Blvd.(APN 513-010-002). M-2 District.
Joseph Conwill, owner; Ed Hardin, applicant

Tentative Recommendation: Approval

11. **DR 01-37 Proposal To Add An Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±614 SF addition to a single-family dwelling at 2210 Maine Ave. (APN 544-182-005). SFR-3 District.
Thomas Castaneda, owner/applicant

Tentative Recommendation: Conditional Approval

12. **DR 01-39 Proposal To Construct A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new single family resident on a vacant lot at Sanford Ave. (APN 561-192-024). SFR-3 District.
Edson Camacho, owner/applicant

Tentative Recommendation: Conditional Approval

13. **DR 01-40 Proposal To Add Additions To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 2nd floor addition and convert the existing 1st floor bedroom to a family room at 5908 San Jose Ave. (APN 510-031-015). SFR-3 District.
Ofelia Roque, owner; Rollie Rosete, applicant

Tentative Recommendation: Conditional Approval

14. **DR 01-42 Proposal To Construct A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new single family residence, garage and driveway at 385 Pacific Ave. (APN 558-203-013). R-1 Additive District (Tiscornia Estate Plan).
Don & Priscilla Felt, owners; Marcy Jones, applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. **Reports of Officers, Board Members**

Public Forum - Brown Act

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APPROVAL OF AGENDA

CONSENT CALENDAR: 4, 5, 7

HELD OVER ITEMS

1. DR 01-21 Convert Temporary Trailer Offices To Five Buildings

PUBLIC HEARING HELD OVER FROM 4/11/01 to consider a proposal to convert temporary trailer offices to five buildings totaling ±23,040 SF with an additional 3,600 SF of commercial coaches for industrial office space at the Chevron Richmond Refinery at 841 Chevron Wy. (APN 561-100-001).

Chevron Oil, owner/applicant

Tentative Recommendation: Hold Over To 5/23/01

2. DR 01-27 Convert A Duplex Into A Single-Family Home

PUBLIC HEARING HELD OVER FROM 4/11/01 to consider a proposal to convert a duplex building into a single-family dwelling with a second story addition to accommodate a new kitchen, bedroom, and bath at 1642-1644 Butte St. (APN 508-282-020). SFR-3 District.

Aaron Davidman, owner/applicant

Tentative Recommendation: Application Withdrawn

3. DR 00-118 Reface Facades Of Six Commercial Building

PUBLIC HEARING HELD OVER FROM 4/25/01 to consider a proposal to reface facades of six commercial buildings at 1001-1029 Macdonald Ave., on the north side of Macdonald Ave. between Harbour Way & 11th St. (APNs 540-091-011, 012, 013, 014, 015, 016). CB District.

Richmond Redevelopment Agency, applicant

Tentative Recommendation: Approval

NEW ITEMS

4. **DR 01-41 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a $\pm 1,700$ SF two-story addition to a $\pm 1,095$ SF one-story single-family residence at 969 Humboldt St. (APN 523-024-007). MFR-1 District. Jose Martinez, owner; Jose Rodriguez, applicant

Tentative Recommendation: Conditional Approval

5. **DR 01-43 Flat Roof Conversion**

PUBLIC HEARING to consider a proposal for a conversion of a flat roof to a pitched roof $\pm 2,278$ SF at 4420-4422 Macdonald Ave. (APN 517-280-004). C-3 District. Joseph Gupta, owner; Robert E. Grewer, applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-44 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story $\pm 2,450$ SF single-family dwelling at 1435 Santa Clara St. (APN 508-122-015). MFR-1 District. KI Won Pak, owner/applicant

Tentative Recommendation: Deny Without Prejudice

7. **DR 01-46 Commercial Fence Height Exception**

PUBLIC HEARING to consider a proposal to construct a commercial fence in excess of the 8 foot height limit at 262 Marina Way. (APN 540-140-028). Edward Hegarty, owner; Tom Cusack

Tentative Recommendation: Conditional Approval

8. **DR 01-148 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 383 SF room addition to an existing $\pm 1,081$ SF single-family dwelling at 446 Marina Way South (APN 544-232-012). SFR-3 District. Michael Davenport, owner/applicant

Tentative Recommendation: Remove For Renoticing

BOARD BUSINESS

9. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

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APPROVAL OF AGENDA

CONSENT CALENDAR: 2, 3, 4, 5, 6,

HELD OVER ITEM

1. DR 00-127R New commercial building and laundromat

PUBLIC HEARING HELD OVER FROM 5/25/01 to consider a proposal to construct a laundromat and a ±4775 SF commercial building at 1100 23rd St. (APN 527-180-016). C-2 District.

Paul Lee, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

NEW ITEMS

2 DR 01-48 Construction of detached second dwelling unit

PUBLIC HEARING to consider a proposal to construct a ±639 SF detached second dwelling unit at 2362 Lincoln Ave. (APN 528-161-007). MFR-1 District.

Jose G. Lopez, owner/applicant

Tentative Recommendation: Conditional Approval

3. DR 01-49 Addition of an accessory structure to a single-family lot

PUBLIC HEARING to consider a proposal to construct a ±256 SF accessory structure addition on a single-family residential lot at 315 Golden Gate Ave. (APN 558-170-060). MFR-1 District.

Richard E. Smith, owner/applicant

Tentative Recommendation: Hold Over to 6/13/01

4. **DR 01-51 Construct a three-story single-family dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,374 SF three-story single-family dwelling with a ±541SF two car garage at 5 Crest Ave. (APN 556-170-028). SFR-2 District.

Edward L. Fenolio, owner/applicant

Tentative Recommendation: Conditional Approval

5. **DR 01-54 Proposal to change a flat roof to a pitch roof**

PUBLIC HEARING to consider a proposal to change a flat roof on an existing carport to a pitch roof at 1334 Carlson Blvd. (APN 508-070-022). SFR-3 District.

Coverton & Evelyn Mulder owner/applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-55 Addition to a commercial print shop**

PUBLIC HEARING to consider a proposal to add an addition of ±2,000 SF to a commercial printing shop at 807 23rd St. (APN 529-170-017). C-2, General Commercial District.

Antonio Gregorio, owner; Michael Rowen, applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

7. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

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APPROVAL OF AGENDA

CONSENT CALENDAR: 5, 6, 7, 8, 9, 10, 12

HELD OVER ITEMS

1. DR 01-42 Proposal To Construct A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 4/25/01 to consider a proposal to construct a new single family residence, garage and driveway at 385 Pacific Ave. (APN 558-203-013). R-1 Additive District (Tiscornia Estate Plan).

Don & Priscilla Felt, owners; Marcy Jones, applicant

Tentative Recommendation: Conditional Approval

2. DR 01-21 Convert Trailer Offices To Five Buildings With An Addition of Commercial Coaches For Industrial Office Space

PUBLIC HEARING HELD OVER FROM 5/9/01 to consider a proposal to convert temporary trailer offices to five buildings totaling ±23,040 SF with an additional 3,600 SF of commercial coaches for industrial office space at the Chevron Richmond Refinery at 841 Chevron Wy. (APN 561-100-001). Chevron Oil, owner/applicant

Tentative Recommendation: Conditional Approval

3. DR 01-44 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/9/01 to consider a proposal to construct a two-story ±2,450 SF single-family dwelling at 1435 Santa Clara St. (APN 508-122-015). MFR-1 District.

KI Won Pak, owner/applicant

Tentative Recommendation: Denial

4. **DR 01-49 Addition of An Accessory Structure To A Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/23/01 to consider a proposal to construct a ±256 SF accessory structure addition on a single-family residential lot at 315 Golden Gate Ave. (APN 558-170-060). MFR-1 District.

Richard E. Smith, owner/applicant

Tentative Recommendation: Conditional Approval

NEW ITEMS

5. **DR 01-14 New 5-Unit Apartment Project With Covered Parking**

PUBLIC HEARING to consider a proposal to construct a 5-unit apartment project totaling ±6,072 SF including covered parking on a vacant parcel on Tewksbury Ave. at Clarence St. (APN 558-263-005). MFR-1 District.

Roland Mireles, owner; Warren Callister, Architect, applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-36 Addition to Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a new addition to a single-family dwelling at 1821 San Benito St. (APN 507-060-011). SFR-3 District.

Steve Winfield, owner; Anthony Pham, applicant

Tentative Recommendation: Conditional Approval

7. **DR 01-45 Demolition of Commercial Building And Construction of A Duplex**

PUBLIC HEARING to consider the demolition of a boarded up commercial building and a proposal to construct a ±1,364 SF each duplex at 2913 Ohio Ave. (APN 513-031-003). SFR-3 District.

William Belford, owner; George Swallow & Associates, applicant

Tentative Recommendation: Conditional Approval

8. DR 01-50 Additions to Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct additions of ±132 SF to the first floor, and ±600 SF to the second story of a single-family dwelling at 5304 Tehama Ave. (APN 508-200-027). SFR-3 District.

Jose Garcia, owner; Michael Spexarth, applicant

Tentative Recommendation: Conditional Approval

9. DR 01-52 Construction of Warehouse And Office Building

PUBLIC HEARING to consider a proposal to construct a new warehouse/manufacturing and office building of ±61,750 SF at 2785 Goodrick Ave. (APN 408-220-040). M-3 District.

Goodrick Parkway Properties, owner; Jonathan Pearlman, applicant

Tentative Recommendation: Conditional Approval

10. DR 01-56 Proposal To Change A Flat Roof To A Pitch Roof

PUBLIC HEARING to consider a proposal to change an existing flat roof to a pitch roof at 3111 Groom Dr. (APN 414-063-034). SFR-3 District.

Vatisha Ingram Johnson, owner; Mu K. Lim, applicant

Tentative Recommendation: Approval

11. DR 01-58 Addition of Living Space And Tandem Parking

PUBLIC HEARING to consider a proposal to add ±726 SF of living space to an existing one unit apartment and introduce ±860 SF of tandem parking to achieve two parking spaces per unit at 607 South 29th St. (APN 549-201-014 & 015). SFR-3 District.

Adrian Guzman, owner; Stephen C. Montel, applicant

Tentative Recommendation: Denial

12. DR 01-59 New 5-Unit Apartment Building

PUBLIC HEARING to consider a proposal to construct a new ±5,300 SF 5-unit apartment building on a vacant lot between Cottage and W. Richmond Aves. on the south side of Santa Fe Ave. (APN 558-140-017). MFR-1 District.

Y.G. & Mary Lou Cooper; Jay Betts, applicant

Tentative Recommendation: Hold over To 6/27/01

BOARD BUSINESS

13. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

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

HELD OVER ITEM

1. DR 01-59 New 5-Unit Apartment Building

**PUBLIC HEARING HELD OVER FROM 6/13/01 to consider a proposal to construct a new ±5,300 SF 5-unit apartment building on a vacant lot between Cottage and W. Richmond Aves. on the south side of Santa Fe Ave. (APN 558-140-017). MFR-1 District.
Y.G. & Mary Lou Cooper; Jay Betts, applicant**

NEW ITEMS

2. DR 01-57 Construction of Detached Second Dwelling Unit

**PUBLIC HEARING to consider proposed construction of a 615 SF detached second dwelling unit in a single-family residential district at 1710 Rheem Ave. (APN 530-140-002). SFR-3 District.
Arcides Moran, owner/applicant**

Tentative Recommendation: Conditional Approval

3. DR 01-60 Addition to Single-Family Dwelling

**PUBLIC HEARING to consider a proposal to construct a ±435 addition to an existing ±760 SF single-family dwelling at 514 Sanford Ave. (APN 561-211-018). SFR-3 District.
Jose Marquez, owner/applicant**

Tentative Recommendation: Conditional Approval

4. DR 01-62 Addition to Single-Family Dwelling

PUBLIC HEARING to consider a proposed addition for a family room and master bedroom at 3030 O'Brien Rd. (APN 414-234-005). SFR-3 District.
Shawn Blair, owner/applicant

Tentative Recommendation: Approval

5. DR 01-63 Construct Single-Family Dwelling

PUBLIC HEARING to consider a proposed single-family dwelling on a vacant lot with with living space of 2,359 SF, a garage 561 SF, and a deck 290 SF at 1519 Barth Ave. (APN 419-192-014). SFR-2 District.
Robert Clear, owner; Stuart D. Littell, applicant

Tentative Recommendation: Conditional Approval

6. DR 01-66 Additions to Commercial Building

PUBLIC HEARING to consider a proposal for an addition of a Free Standing canopy roof measuring 40' x 135' and a plant building addition totaling 10,000 SF to The Lumber Company at 100 W. Cutting Blvd. (APN 560-290-002). Maritime/Industrial/Commercial Mixed Use, KCSP.
Channel Lumber Company, owner; FDH Consultants, applicant

Tentative Recommendation: Conditional Approval

7. DR 01-68 Construction of Retail Nursery And Store

PUBLIC HEARING to consider a proposal to construct a new Magic Gardens (4,900 SF), retail nursery garden center and propagation facility and construction of a new facility for The Urban Farmers Store (7,250 SF), a landscape irrigation store at 2000 San Joaquin Ave. (APN 507-251-007). C-2 District.
Huntington West LLC, owner; Aerin Moore, Magic Gardens, applicant

Tentative Recommendation: Conditional Approval

8. **DR 01-72 Additions to Single-Family Dwelling**

PUBLIC HEARING to consider a proposed addition to a first floor and second story addition at 2201 Carlson Blvd. (APN 507-200-012-7). SFR-3 District.
John Allen, owner/applicant

Tentative Recommendation: Conditional Approval

9. **DR 00-145R Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,245 SF single-family detached dwelling at 559 9th St. (APN 534-320-008). MFR-1 District.
Charles Fuller, owner; Shermon Workmon, applicant

Tentative Recommendation: Approval

10. **DR 01-148 Legalize Additions to Single-Family Dwelling**

PUBLIC HEARING to consider legalizing construction of a ±383 SF addition to an existing ±1,081 SF single-family dwelling at 446 Marina Way South (APN 544-232-012). SFR-3 District.
Michael Davenport, owner/applicant

Tentative Recommendation: Denial

BOARD BUSINESS

11. Reports of Officers, Board Members

12. Election of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

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CONSENT CALENDAR:

HELD OVER ITEMS

1. DR 01-36 Addition to Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/13/01 to consider a proposal to add a new 490 SF addition to a single-family dwelling at 1821 San Benito St. (APN 507-060-011). SFR-3 District. Steve Winfield, owner; Anthony Pham, applicant

2. DR 01-50 Additions to Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/13/01 to consider a proposal to construct additions of ±132 SF to the first floor, and ±600 SF to the second story of a single-family dwelling at 5304 Tehama Ave. (APN 508-200-027). SFR-3 District. Jose Garcia, owner; Michael Spexarth, applicant

3. DR 01-58 Addition of Living Space And Tandem Parking

PUBLIC HEARING HELD OVER FROM 6/13/01 to consider a proposal to add ±726 SF of living space to an existing one unit apartment and introduce ±860 SF of tandem parking to achieve two parking spaces per unit at 607 South 29th St. (APN 549-201-014 & 015). SFR-3 District. Adrian Guzman, owner; Stephen C. Montel, applicant

NEW ITEMS

4. **ZA 01-14 Proposal For 20 SF Sign**

PUBLIC HEARING to consider a proposed 20 SF sign program at 400 W. Ohio Ave. (550-050-017-7). M-2 Light Industrial District.
Robert Contreras, owner/applicant

Tentative Recommendation: Conditional Approval

5. **DR 00-84 Landscape And Building Elevation Components Review**

PUBLIC HEARING to review revised landscape and building elevation components to DR 00-84 required by DRB conditions of approval 7 thru 9 for the 21-unit apartment project at 5120 Sacramento Ave. (APN 510-094-002, -001). High Density Residential, KCSP
David Spatz, owner/applicant

Tentative Recommendation: Approval

6. **DR 01-23 Proposal To Remodel And Add On To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposed addition and remodeling of an existing 839 SF single-family house; to include construction of a second story with the addition of 1 bedroom and 1 bathroom for an added 683 SF at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.
Ali Erami, owner/applicant

Tentative Recommendation: Remove For Renoticing

7. **DR 01-65 Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposed ±1,240 SF addition to a single-family dwelling at 2977 De Anza Dr. (APN 431-122-014). SFR-3 District
William Hoggatt, owner/applicant

Tentative Recommendation: Conditional Approval

8. DR 01-67 Additions To A Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal for an addition of 116 SF to the first floor of the existing dwelling and a 337 SF second story addition at 1525 Solitude Ln. (APN 433-401-004). SFR-3 District.

James & Sharon Burns, owner; Shermon Workmon, applicant

Tentative Recommendation: Conditional Approval

9. DR 01-70 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 1,680 SF single-family dwelling on a vacant lot at 911 Pennsylvania Ave. (APN 534-063-014). SFR-3 District.

Jaime Chavez, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

10. DR 01-71 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 1,680 SF single-family dwelling in the 300 Block of Duboce Ave. (APN 561-191-026). SFR-3 District.

Jaime Chavez, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

11. DR 01-77 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construction a \pm 2,100 SF single-family dwelling on a 2,500 SF lot with tandem parking in the 400 Block on South 21st St. (APN 544-191-007). SFR-3 District.

Vicente Jimenez, owner; Benjamin C. Felix, applicant

Tentative Recommendation: Hold Over To 8/8/01

12. DR 01-79 Addition To A Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a \pm 365 SF addition tp a single-family detached dwelling at 974 Carlson Blvd. (APN 509-350-012). SFR-3 District.

Joan Waters, owner; Mary K. Bull-Ransom, applicant

Tentative Recommendation: Hold Over To 8/8/01

BOARD BUSINESS

13. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

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CONSENT CALENDAR: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

HELD OVER ITEM

1. DR 01-63 Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/27/01 to consider a proposed single-family dwelling on a vacant lot with with living space of 2,359 SF, a garage 561 SF, and a deck 290 SF at 1519 Barth Ave. (APN 419-192-014). SFR-2 District.
Robert Clear, owner; Stuart D. Littell, applicant

NEW ITEMS

2. DR 01-23 Construct Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 2,308.19 SF two-story single-family dwelling at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.
Ali Erami, owner/applicant

Tentative Recommendation: Conditional Approval

3. DR 01-32 Construct Single-Family Dwelling

PUBLIC HEARING to consider a proposal construct a ±3,7750 SF single-family dwelling including an attached 3 car garage at 5009 Sweetwood Dr. (APN 431-212-014). SFR-3 District. Harsap Singh, owner; Ruben Blanco, applicant

Tentative Recommendation: Conditional Approval

4. **DR 01-40R New Addition And Conversion To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 850 SF 2nd floor addition and convert the existing 1st floor bedrooms into a family room at 5908 San Jose Ave. (APN 510-031-015).

SFR-3 District

Ofelia Roque, owner; Rollie F. Rosete, applicant

Tentative Recommendation: Approval

5. **DR 01-61 Construction of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 1660.5 SF residence with a 200 SF garage at 37 2nd St. (APN 538-350-015). SFR-3 District.

J. Bruce Taylor, owner; Frank Hughes, applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-73 Placement of Two Manufactured Duplex Buildings**

PUBLIC HEARING to consider a proposal to place two manufactured duplex buildings, 4 units @ 923 SF each, at 2 6th St. (APN 538-400-034). MFR-1 District.

Kip Pearson, owner/applicant

Tentative Recommendation: Conditional Approval

7. **DR 01-74 New Addition And Alterations To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±368 SF addition and alterations to a ±144 SF existing single-family dwelling at 3927 Ohio Ave. (APN 513-072-004). SFR-3 District

Jose Carlos Garcia, owner/applicant

Tentative Recommendation: Approval

8. **DR 01-75 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 498 SF addition to an existing dwelling and add 48 SF to an existing shed at 3109 Lowell Ave. (APN 526-230-012). SFR-3 District.

Martin F. Espinon, applicant/owner

Tentative Recommendation: Conditional Approval

9. **DR 01-76 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 388 SF sunroom addition to a 1,234 SF exist single-family dwelling at 21 Laurel Ln. (APN 431-050-004). SFR-3 District.
Robert Bankey, owner/applicant

Tentative Recommendation: Approval

10. **DR 01-82 New Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±685 addition to the rear of an existing single-family dwelling at 1421 Hayes St. (APN 527-021-019). SFR-3 District.
Martin Serralde, owner/applicant

Tentative Recommendation: Conditional Approval

11. **DR 01-83 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 2-story 1,094 SF addition to a 1,099 SF existing single-family dwelling at 4421 Meadowbrook Dr. (APN 431-302-010). SFR-3 District.
Esther Gutierrez, owner/applicant

Tentative Recommendation: Approval

12. **DR 01-85 Landscape Improvements And Parking Reconfiguration**

PUBLIC HEARING to consider a proposal to construct a ±3,100 SF of landscape improvements and parking reconfiguration for Safeway Inc.'s Bottling Plant at 1921 San Joaquin St. (APN 509-251-004;- 005). C-2 District.
Safeway Inc., owner; Raymond S. Plock, applicant

Tentative Recommendation: Conditional Approval

13. **DR 01-88 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider construction of a 2-story 818 SF addition to a 1,159 SF existing single-family dwelling at 5426 Clinton Ave. (APN 519-060-004). SFR-3 District.
Eben Twombly, owner/applicant

Tentative Recommendation: Approval

14. **DR 00-116 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider construction of a ±665 SF addition to the Chevron Service Station at 2234 Macdonald Ave. (APN 514-033-002;-003;-004). C-2 District.

Gurinderjit S. Dhillon, owner; Benjamin Turner, applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

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CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

HELD OVER ITEMS

1. DR 01-36 Addition to Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 7/11/01 to consider a proposal to add a new 490 SF addition to a single-family dwelling at 1821 San Benito St. (APN 507-060-011). SFR-3 District. Steve Winfield, owner; Anthony Pham, applicant

2. DR 01-77 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 7/11/01 to consider a proposal to construction a ±2,100 SF single-family dwelling on a 2,500 SF lot with tandem parking in the 400 Block on South 21st St. (APN 544-191-007). SFR-3 District. Vicente Jimenez, owner; Benjamin C. Felix, applicant

3. DR 01-79 Addition To A Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 7/11/01 to consider a proposal to construct a ±365 SF addition to a single-family detached dwelling at 974 Carlson Blvd. (APN 509-350-012). SFR-3 District. Joan Waters, owner; Mary K. Bull-Ransom, applicant

NEW ITEMS

4. **DR 01-64 Construction Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,840 SF single-family dwelling on a vacant lot between Clinton and Roosevelt Avenues on 40th St. (APN 518-080-013). SFR-3 District.

Maria E. Del Toro, owner; Pogelio Del Toro, applicant

Tentative Recommendation: Conditional Approval

5. **DR 01-80 Construction Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 400 SF addition to a ±1,140 SF existing single-family dwelling at 223 South 13th St. (APN 544-120-005-1). Residential Low Density, Knox Freeway/Cutting Specific Plan

Juan Carlos De Leon, owner/applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-84 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 796 SF second story addition to and existing 1,567 SF single-family dwelling at 3228 Annapolis Ave. (APN 414-152-010). SFR-3 District

Erska Lee Barnett, owner/applicant

Tentative Recommendation: Conditional Approval

7. **DR 01-86 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 722 SF two story addition to an existing 1,170 SF single-family dwelling at 5432 Panama Ave. (APN 510-152-002). SFR-3 District.

Andrew Shaifer, owner; Sherman Workmon, applicant

Tentative Recommendation: Conditional Approval

8. DR 01-87 New Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±373 SF addition to the rear of an existing single-family dwelling at 4310 Florida Ave. (APN 513-102-002). SFR-3 District.
Dorothy Holms, owner/applicant

Tentative Recommendation: Conditional Approval

9. DR 01-89 Construction Of Light Industrial Building

PUBLIC HEARING to consider a proposal to construct a ±4,100 SF light industrial building at 617 Ohio Ave. (APN 538-400-005). Light Industry, Knox Freeway/Cutting Specific Plan.
Phillip R. Erickson, owner/applicant

Tentative Recommendation: Hold Over To 9/12/01

10. DR 01-91 Proposal To Convert Storage Space And Deck Addition

PUBLIC HEARING to consider a proposal to convert 149 SF of existing storage space to a study with roof modification and an addition of a 65 SF deck to an existing dwelling at 3454 Fleetwood Dr. (APN 431-303-013). SFR-3 District
Hafizullah Sami, owner/applicant

Tentative Recommendation: Conditional Approval

11. DR 01-95 Proposal To Construct Rental Unit

PUBLIC HEARING to consider a proposal to construct a ±1,000 SF rental unit with 4 parking spaces at 37 Terrace Ave. (APN 558-081-016). MFR-2 District.
David Dolberg, owner/applicant

Tentative Recommendation: Conditional Approval

12. DR 01-101 New Construction Of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,140 SF dwelling, with a ±440 SF attach garage at 720 Pennsylvania St. (APN 513-102-002). SFR-3 District.
Deevend Ralal, owner/applicant

Tentative Recommendation: Conditional Approval

13. **DR 01-102 To Construct A Gable Roof In Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a Hip roof at the rear of a single-family dwelling into a gable roof to facilitate use of attic space for habitable area at 7 Montana St. (APN 556-142-001). MFR-2 District.

Shoshana Rosenberg, owner/applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

14. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

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CONSENT CALENDAR: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

HELD OVER ITEM

1. DR 00-116 Expansion of Service Station To Add Convenient Store

PUBLIC HEARING HELD OVER FROM 7/25/01 to consider construction of a ±814 SF addition to the Chevron Service Station at 2234 Macdonald Ave. (APN 514-033-002;-003;-004). C-2 District. Gurinderjit S. Dhillon, owner; Benjamin Turner, applicant

NEW ITEMS

2. DR 01-23 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,157 SF single-family dwelling in place of the existing +772 SF, one story, single-family dwelling at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.
Ali Erami, owner/applicant

Tentative Recommendation: Conditional Approval

3. DR 01-94 New Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal construct a 396 SF addition to an existing 1,877 SF single-family dwelling at 528 Key Blvd. (APN 519-220-017). SFR-3 District.
Marguerite Goyne, owner/applicant

Tentative Recommendation: Conditional Approval

4. **DR 01-96 Storage Area Addition To Woodworking Shop**

PUBLIC HEARING to consider a proposal to construct a 1,800 SF storage area to an existing 2,200 SF woodworking shop at 249 South 2nd St. (APN 550-071-030, -024). M-2 District.
Dino Depiano, owner; Jay Betts, applicant

Tentative Recommendation: Conditional Approval

5. **DR 01-97 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±434 SF addition to an existing single-family dwelling at 5018 Reid Court (APN 513-396-030). MFR-1 District.
Willie & Barbara Hopkins; Maurice V. Harris, applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-98 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±520 SF addition to an existing single-family dwelling at 6109 Tehama Ave. (APN 508-320-001). SFR-3 District.
Chung Kim, owner; William Coburn, architect

Tentative Recommendation: Conditional Approval

7. **DR 01-99 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±390 SF addition to an existing ±1000 SF dwelling at 539 3rd St. (APN 534-271-032). MFR-1 District.
Vivian Yearby, owner; Ricky Dumas, applicant

Tentative Recommendation: Conditional Approval

8. **DR 01-100 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 360 SF addition to an existing 1,043 SF single-family dwelling at 2872 Howard St. (APN 526-321-003). SFR-3 District.
Manuel Vera, owner/applicant

Tentative Recommendation: Conditional Approval

9. **DR 01-103 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 473 SF addition to an existing 1,400 SF single-family residence at 3080 JoAnn Dr. (APN 414-073-005). SFR-3 District.
Bishwendu Paul, owner/applicant

Tentative Recommendation: Conditional Approval

10. **DR 01-104 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 2 story ±640 SF addition to the rear of an existing single-family dwelling at 658 20th St. (APN 529-281-018). MFR-1 District.
Pizano Trinidad, owner; Kaneshka Salehi, applicant

Tentative Recommendation: Hold Over To 9/26/01

11. **DR 01-109 Proposal For New Community Center And Park**

PUBLIC HEARING to consider a proposal for a new ±4,600 SF community center and park at 6th and Virginia Ave. (APNs 550-161-027; 550-162-029; 550-191-022; 550-181-021; 550-182-017). Residential Low Density & Community & Regional Recreational (CRR); Knox/Cutting Specific Plan (KCSP)

City of Richmond, owner; Dennis Fox, applicant

Tentative Recommendation: Conditional Approval

12. **DR 00-124 Proposal For Drive-Thru Restaurant**

PUBLIC HEARING to consider a proposal to construct a ±2,152 SF drive-thru restaurant at 100-106 Macdonald Ave. (APNs 538-181-001-002). C-1 Neighborhood Commercial District.
Najeeb Al Najar, owner; Ali Agrama, applicant

Tentative Recommendation: Hold Over To 9/26/01

BOARD BUSINESS

13. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 5, 6, 8, 9, 10, 11, 12

HELD OVER ITEMS

1. DR 01-32 Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 7/25/01 to consider a proposal to construct a ±3,775 SF single-family dwelling including an attached 3 car garage at 5009 Sweetwood Dr. (APN 431-212-014). SFR-3 District.

Harsap Singh, owner; Ruben Blanco, applicant

Tentative Recommendation: Deny Without Prejudice

2. DR 01-84 New Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 8/8/01 to consider a proposal to construct a 796 SF second story addition to and existing 1,567 SF single-family dwelling at 3228 Annapolis Ave. (APN 414-152-010). SFR-3 District

Erska Lee Barnett, owner/applicant

Tentative Recommendation: Approval

3. DR 01-89 Construction Of Light Industrial Building

PUBLIC HEARING HELD OVER FROM 8/8/01 to consider a proposal to construct a ±4,100 SF light industrial building at at 617 Ohio Ave. (APN 538-400-005). Light Industry, Knox Freeway/Cutting Specific Plan.

Phillip R. Erickson, owner/applicant

Tentative Recommendation: Conditional Approval

4. DR 01-104 New Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 8/22/01 to consider a proposal to construct a 2 story ±640 SF addition to the rear of an existing single-family dwelling at 658 20th St. (APN 529-281-018). MFR-1 District.

Pizano Trinidad, owner; Kaneshka Salehi, applicant

Tentative Recommendation: Deny Without Prejudice

NEW ITEMS

CC 5. **DR 01-81 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 70 SF 1st floor addition and a 1,400 SF 2nd story addition to a single-family residence at 4316 McGlothen Way (APN 408-021-006), SFR-3 District.

Sam Dickson, owner/applicant

Tentative Recommendation: Conditional Approval

CC 6. **DR 01-101R Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±1,580 SF single-family dwelling and a ±440 garage on a vacant lot at 720 Pennsylvania St. (APN 534-131-007). SFR-3 District. Deevend Ralal, owner/applicant

Tentative Recommendation: Conditional Approval

7. **DR 01-105 Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 1 story ±1,200 SF single-family dwelling unit with attached garage at Bissel Ave. near 2nd St. (APN 538-161-020). SFR-3 District. Carl Adams, owner/applicant

Tentative Recommendation: Deny Without Prejudice

CC 8. **DR 01-106 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a 240 SF 1st story and a ±525 SF 2nd story addition to a single-family dwelling at 5504 Clinton Ave. (APN 519-070-010). SFR-3 District. Ravi Short, owner/applicant

Tentative Recommendation: Conditional Approval

CC 9. **DR 01-107 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 547 SF addition to an existing 1,142 SF single-family dwelling at 638 Yuba St. (APN 520-160-003). SFR-3 District.

Jim Stukey, owner; Galen Wilcox, applicant

Tentative Recommendation: Conditional Approval

CC 10. DR 01-108 Construct New Triplex

PUBLIC HEARING to consider a proposal to construct a new ±3,191 SF triplex at Chanslor Ave. between Harbour Way South and 11th St. (APN 540-300-004). MFR-1 District.
Dan Pasquini, owner; Jay Betts, applicant

Tentative Recommendation: Hold Over To 10/10/01

CC 11. DR 01-110 Construct New Garage To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new 600 SF garage at an existing single-family detached residence at 3621 Esmond Ave. (APN 524-030-016). SFR-3 District.
Mark Edwards, owner/applicant

Tentative Recommendation: Conditional Approval

CC 12. DR 01-114 Construct Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 1,722 SF residence with a 495 SF garage at 619 2nd St. (APN 534-222-008). SFR-3 District.
Jaime Chavez, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

13. Reports of Officers, Board Members

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

HELD OVER ITEMS

1. DR 01-23 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 8/22/01 to consider a proposal to construct a ±2,157 SF single-family dwelling in place of the existing +772 SF, one story, single-family dwelling at 5821 San Jose Ave. (APN 510-115-023). SFR-3 District.
Ali Erami, owner/applicant

2. DR 00-124 Proposal For Drive-Thru Restaurant

PUBLIC HEARING HELD OVER FROM 8/22/01 to consider a proposal to construct a ±2,152 SF drive-thru restaurant at 100-106 Macdonald Ave. (APNs 538-181-001-002). C-1 Neighborhood Commercial District.
Najeeb Al Najar, owner; Ali Agrama, applicant

NEW ITEMS

3. DR 00-116 Addition To Service Station

PUBLIC HEARING to consider a proposal to construct a 665 SF addition to the Chevron Service Station at 2234 Macdonald Ave. (APN 514-033-002; 003; 004). C-2 District.
Gurinderjit S. Dhillon, owner; Benjamin Turner, applicant

Tentative Recommendation: Conditional Approval

4. DR 01-112 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal construct a ±700 SF addition to a single-family dwelling at 775 Yuba St. (APN 523-073-010). SFR-3 District.

Anne Danko & Howard Banford, owners; Gary Earl Parsons, applicant

Tentative Recommendation: Conditional Approval

5. DR 01-113 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 1 story ±432 SF addition to the north side of an existing single-family dwelling at 3824 Hidden Springs Ct. (APN 431-420-028). SFR-3 District.

Keith & Kathy Layton, owners; Jeffrey Rice, applicant

Tentative Recommendation: Conditional Approval

6. DR 01-115 Extension of Deck

PUBLIC HEARING to consider a proposal to extend an attached deck to the rear of an existing single-family dwelling at 14 Powder Ball Ct. (APN 433-361-010). SFR-3 District.

John Lechner, owner/applicant

Tentative Recommendation: Conditional Approval

7. DR 01-116 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,000 SF addition to a single-family dwelling at 833 32nd St. (APN 524-130-010). SFR-3 District.

Larry Bruderer/Richard Clinton, owners; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

8. DR 01-120 Proposal To Convert Service Station Into Laundromat

PUBLIC HEARING to consider a proposal to convert an auto service station into a laundromat with an addition of 1,326 SF at 1034 13th St. (APN 530-170-001). C-2 District.

Sungkim, owner/applicant

Tentative Recommendation: Conditional Approval

9. **DR 01-121 Construct And Add To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a partial 1st floor ±90 SF, and 2nd story ±955 SF addition to an existing single-family dwelling at 3033 Rheem Ave. (APN 526-220-014). SFR-3 District.

Blanca Baeza, owner; Ricardo A. Magana, applicant

Tentative Recommendation: Conditional Approval

10. **DR 01-122 Proposal To Install New Balcony And Stairway**

PUBLIC HEARING to consider a proposal to install a new balcony and stairway to serve an attached 2nd dwelling unit at 530 Santa Fe Ave. (APN 558-182-003; 004, 009). SFR-2 District.

Rod Satre & Bonita Satre Daly, owners

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

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INTRODUCTIONS

APPROVAL OF MINUTES

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

HELD OVER ITEMS

1. DR 01-105 Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 9/12/01 to consider a proposal to construct a 1 story ±1,200 SF single-family dwelling unit with attached garage at Bissell Ave. near 2nd St. (APN 538-161-020). SFR-3 District.
Carl Adams, owner/applicant

2. DR 01-108 Construct New Triplex

PUBLIC HEARING HELD OVER FROM 9/12/01 to consider a proposal to construct a new ±3,191 SF triplex at Chanslor Ave. between Harbour Way South and 11th St. (APN 540-300-004). MFR-1 District.
Dan Pasquini, owner; Jay Betts, applicant

3. DR 01-114 Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 9/12/01 to consider a proposal to construct a 1,722 SF residence with a 495 SF garage at 619 2nd St. (APN 534-222-008). SFR-3 District.
Jaime Chavez, owner; Paul Hafen, applicant

NEW ITEMS

4. DR 00-84L Final Landscape Review

PUBLIC HEARING to consider review of revised landscape and building elevation components to DR 00-84 required by Design Review Board conditions of approval 7/9/01 for the 21-unit apartment project at 5120 Sacramento Ave. (APN 510-094-002, -001, -19, -020, -021, 022). High Density Residential, Knox Cutting Specific Plan (KCSP)

David Spatz, owner/applicant

Tentative Recommendation: Removed

5. DR 01-119 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 1,965 SF dwelling with a ±397 SF garage on a vacant lot on the east side of 3rd St., south of Ripley Ave. (APN 534-280-012). MFR-1 District.

Jose Reyes, owner; Richard Camponuevo, applicant

Tentative Recommendation: Conditional Approval

6. DR 01-123 Additions To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 460 SF addition and 80 SF deck to a single-family residence at 626 34th St. (APN 518-280-021). SFR-3 District.

Elizabeth T. Ortiz, owner; Jarvis Moore, applicant

Tentative Recommendation: Conditional Approval

7. DR 01-125 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±3,100 SF single-family dwelling at 3375 Brentwood Ave. (APN 433-510-018). SFR-1 District.

Mary Jordan, owner; Shermon Workmon, applicant

Tentative Recommendation: Conditional Approval

8. DR 01-126 Conversion of Carport Into Two-car Garage

PUBLIC HEARING to consider a proposal to convert a single-car carport into a 345 SF enclosed two-car garage at 2741 Sheldon Dr. (APN 431-142-003). SFR-3 District.

Vivgilio Archibold & Jilma Rodriguez

Tentative Recommendation: Conditional Approval

9. **DR 01-127 Hobby/Storage Room Addition To Detached Garage**

to a PUBLIC HEARING to consider a proposal to construct a 189 SF hobby/storage room addition detached garage in the rear of 682 7th St. (APN 534-131-002). SFR-3.
Antonio Tirado, owner; Doug Clapper, applicant

Tentative Recommendation: Conditional Approval

10. **DR 01-128 Addition of Second Dwelling Unit In Rear Yard of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 615 SF secondary dwelling unit in rear yard of existing single-family dwelling at 1727 Rheem Ave. (APN 530-090-017). SFR-3 District.
Jaime Gonzalez, owner/applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

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Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

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CONSENT CALENDAR: 4, 5, 6, 7, 8, 10, 11, 12, 13, 14

HELD OVER ITEMS

1. **DR 01-32 Construct Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/12/01 to consider a proposal to construct a ±3,775 SF single-family dwelling including an attached 3 car garage at 5009 Sweetwood Dr. (APN 431-212-014). SFR-3 District.

Harsap Singh, owner; Ruben Blanco, applicant

2. **DR 00-116 Addition To Service Station**

PUBLIC HEARING HELD OVER FROM 9/26/01 to consider a proposal to construct a 665 SF addition to the Chevron Service Station at 2234 Macdonald Ave. (APN 514-033-002; 003; 004). C-2 District.

Gurinderjit S. Dhillon, owner; Benjamin Turner, applicant

3. **DR 01-121 Construct And Add To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/26/01 to consider a proposal to construct a partial 1st floor ±90 SF, and 2nd story ±955 SF addition to an existing single-family dwelling at 3033 Rheem Ave. (APN 526-220-014). SFR-3 District.

Blanca Baeza, owner; Ricardo A. Magana, applicant

NEW ITEMS

4. DR 00-84L Review of Final Landscape Plan

PUBLIC HEARING to consider review of final landscape plan to DR 00-84L required by Design Review Board conditions of approval 7/9/01 for the 21-unit apartment project at 5120 Sacramento Ave. (APN 510-094-002, -001, -019, -020, -021, 022).
High Density Residential, Knox Cutting Specific Plan (KCSP)
David Spatz, owner/applicant

Tentative Recommendation: Conditional Approval

5. DR 01-111 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±2,079 SF single-family dwelling at 418 Bissell Ave. (APN 538-310-003). SFR-3 District.
Genove Martinez, owner/applicant

Tentative Recommendation: Conditional Approval

6. DR 01-124 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a ±460 SF addition to a sing-family dwelling at 1910 Dunn Ave. (APN 530-200-007). SFR-3 District.
Cheryl Cardenas, owner; Phil Woolworth, applicant

Tentative Recommendation: Conditional Approval

7. DR 01-129 Demolish Building, Relocate Building To Site And Build Garage

PUBLIC HEARING to consider a proposal to demolish existing building at 10837 San Pablo Ave., Richmond and relocate El Cerrito Mill & Lumber building currently located at 10812 San Pablo Ave., to the site of the demolished building and construct a new underground parking garage at 10837 San Pablo Ave. (APN 508-332-015). C-2 District
Vital Properties, owner/applicant

Tentative Recommendation: Conditional Approval

8. **DR 01-130 Sun Room Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add ±600 SF sun room to the rear of an existing single-family dwelling at 4409 McGlothen Wy. (APN 408-022-002). SFR-3 District.

George & Elizabeth Segovia, owners; Jeff Bostrom, applicant

Tentative Recommendation: Conditional Approval

9. **DR 01-131 Patio Enclosure Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a ±256 SF patio enclosure addition to the rear of a single-family dwelling at 365 So. 42nd St. (APN 513-133-024). MFR-1 District.

Geraldine Morgan, owner; Jeff Bostrom, applicant

Tentative Recommendation: Deny Without Prejudice

10. **DR 01-132 Patio Enclosure Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±299 SF patio enclosure at 737 So. 47th St. (APN 513-398-016). SFR-3 District.

Joe Robinson, owner; Jeff Bostrom, applicant

Tentative Recommendation: Approve

11. **DR 01-133 Two Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,232 SF 2 story addition at 4477 Whitecliff Wy. (APN 431-192-003). SFR-3 District.

Emmanuel Hernandez, owner/applicant

Tentative Recommendation: Conditional Approval

12. **DR 01-135 New Single-family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,200 single-family dwelling at 333 Sanford Ave. (APN 561-192-036). SFR-3 District.

Majid Kolahdooz, owner/applicant

Tentative Recommendation: Continue to 11/14/01

13. **DR 01-137 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2600 SF single-family dwelling with a 560 SF garage at the intersection of California St. and Pacific Ave. (APN 558-194-008). Tiscornia Estate Specific Plan.

Bill English & Suzi Damilano, owners; Jay Betts, applicant

Tentative Recommendation: Conditional Approval

14. **DR 01-145 Replace Flat Roof With Pitch Roof**

PUBLIC HEARING to consider a proposal to replace a flat roof with a pitched roof on an existing ±1,941 SF single-family dwelling at 2908 Moyers Rd. (APN 414-094-001). SFR-3 District.

Paul Woish, owner; Cerletti Construction, applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

15. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

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CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

HELD OVER ITEMS

1. DR 01-108 Construct New Triplex

PUBLIC HEARING HELD OVER FROM 10/10/01 to consider a proposal to construct a new ±3,191 SF triplex at Chanslor Ave. between Harbour Way South and 11th St. (APN 540-300-004). MFR-1 District.

Dan Pasquini, owner; Jay Betts, applicant

2. DR 01-119 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/10/01 to consider a proposal to construct a 1,965 SF dwelling with a ±37 SF garage on a vacant lot on the east side of 3rd St., south of Ripley Ave. (APN 534-280-012). MFR-1 District.

Jose Reyes, owner; Richard Camponuevo, applicant

3. DR 01-135 New Single-family Dwelling

PUBLIC HEARING HELD OVER FROM 10/24/01 to consider a proposal to construct a ±1,200 single-family dwelling at 333 Sanford Ave. (APN 561-192-036). SFR-3 District.

Majid Kolahdooz, owner/applicant

NEW ITEMS

4. **DR 01-156 Construct Metal Building for Temporary Equipment Storage**

PUBLIC HEARING to consider a proposal to construct a ±4,000 SF metal building for temporary equipment storage supporting the Richmond-San Rafael Bridge retrofit project at 1322 Canal Blvd. (APN 560-320-010). M-4 Marine Industrial District
Port of Richmond/ City of Richmond. Owner/applicant

Tentative Recommendation: Conditional Approval

5. **DR 01-64R Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±1750 SF single-family dwelling at 40th St. (APN 518-080-013). SFR-3 District.

Maria & Rogelio Del Toro, owner; Sherman Workmon, applicant

Tentative Recommendation: Conditional Approval

6. **DR 01-138 Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1302 SF single-family dwelling, with a ±253 SF single car garage, and 20.5' x 10.5' carport at 636 1st St. (APN 534-222-016). SFR-3 District.

Victor S. Hernandez, owner; Sherman Workmon, applicant

Tentative Recommendation: Conditional Approval

7. **DR 01-139 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add ±700 SF to an existing single-family dwelling at 633 43rd St. (APN 518-360-005). SFR-3 District.

Sam Y. Tang, owner/applicant

Tentative Recommendation: Conditional Approval

8. **DR 01-140 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a construction of a ±288 SF rear addition to a single-family dwelling at 263 S. 35th St. (APN 513-054-011). SFR-3 District.
Odilio Velasquez, owner/applicant

Tentative Recommendation: Conditional Approval

9. **DR 01-141 Garage Addition and Second-Story Storage Room**

PUBLIC HEARING to consider a proposal to add ±968 SF at the rear of a single car garage attached to a dwelling with a second-story storage room over the garage at 2705 Pine Ave. (APN 527-072-002). SFR-3 District.
Peter Bakke, owner/applicant

Tentative Recommendation: Conditional Approval

10. **DR 01-142 Addition to Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add ±701 SF to a single-family dwelling with master bedroom over a family room addition at 1344 Santa Clara St. (APN 508-111-002). SFR-3 District.

Walter Oishi, owner/applicant

Tentative Recommendation: Conditional Approval

11. **DR 01-143 Construct Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±6,700 SF single-family dwelling at 5830 Knobcone Ct. (APN 435-300-014). SFR-1 District.
Pinhas Nagar, owner/applicant

Tentative Recommendation Conditional Approval:

12. **DR 01-144 Add Secondary-Story To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±420 SF second story addition above an existing patio at the rear of a single-family dwelling at 3123 Moyers Rd. (APN 414-062-020). SFR-3 District.
Myrtis Ruth Manning, owner; Sherron Workmon, applicant

Tentative Recommendation Conditional Approval:

13. **DR 01-148 Redo Front Porch And Add Unit To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to remove and reconfigure front porch steps 15' in height and add a ±420 SF second dwelling unit within the existing unconditioned area on the ground floor of a single-family dwelling at 968 Lassen St. (APN 523-023-027). SFR-3 District.
Amelia Manalastas, owner; Craig Henritz, applicant

Tentative Recommendation Conditional Approval:

BOARD BUSINESS

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

HELD OVER ITEMS

1. DR 01-32 Construct Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/24/01 to consider a proposal to construct a ±3,775 SF single-family dwelling including an attached 3 car garage at 5009 Sweetwood Dr. (APN 431-212-014). SFR-3 District.

Harsap Singh, owner; Ruben Blanco, applicant

Tentative Recommendation: Deny Without Prejudice

2. DR 01-111 New Single-Family Dwelling

PUBLIC HEARING HELD OVER 10/24/01 to consider a proposal to construct a new ±2,079 SF single-family dwelling at 418 Bissell Ave. (APN 538-310-003). SFR-3 District.

Genove Martinez, owner/applicant

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 3. DR 00-92R To Modify The Roof of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to modify the roof of an existing single-family dwelling at 407 Carlston St. (APN 519-260-013). SFR-3 District.

Miroslav Sajjan, Owner/applicant

Tentative Recommendation: Conditional Approval

4. **DR 01-117 To Construct A Coin-operated Laundry Facility**

PUBLIC HEARING to consider a proposal to construct a new ±2,870 SF coin-operated laundry facility and a ±810 SF commercial store at 1100 23rd St. (APN 527-180-016). C-2 District.
Paul Lee, owner; Stan Ginn, applicant

Tentative Recommendation: Deny Without Prejudice

CC 5. **DR 01-120R Commercial Building Being Converted Into Laundromat**

PUBLIC HEARING to consider a proposal for renovations to enlarge a commercial building being converted from an auto repair use to a laundromat ±4,255 SF at 1034 13th St. (APN 530-170-001). C-2 District.
Sung Kim, owner/applicant

Tentative Recommendation: Conditional Approval

CC 6. **DR 01-146 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add ±950 SF to a single-family dwelling at 123 Marina Way (APN 540-260-014). MFR-1 District.
Cornelius Sawyer, owner; Workmon & Associates, applicant

Tentative Recommendation: Conditional Approval

CC 7. **DR 01-147 Legalization Of A Carport Addition**

PUBLIC HEARING to consider the legalization of a ±657 SF carport addition to a single-family dwelling at 387 S. 37th St. (APN 513-152-027). Residential Low Density District Knox Cutting Specific Plan Area.
Francisco Xavier Parralès, owner; Jesse Workmon, applicant

Tentative Recommendation: Conditional Approval

CC 8. **DR 01-152 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add ±430 SF to the rear of an existing single-family dwelling at 155 So. 17th St. (APN 544-033-010). SFR-3 District.
Elieser Gonzales, owner/applicant

Tentative Recommendation: Conditional Approval

CC 9. DR 01-153 Additions To Duplex

PUBLIC HEARING to consider a proposal to construct a ±150 SF addition to the first floor of an existing duplex, and the construction of a new ±620 SF studio over a new 30' x 20' three (3) car garage at 32 & 34 Nicholl Ave. (APN 558-101-009). MFR-1 District.

J.C. & Wendy Miller, & Ellen Meyers, owners; Jay Betts, applicant

Tentative Recommendation: Conditional Approval

BOARD BUSINESS

10. Reports of Officers, Board Members

Public Forum - Brown Act

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

ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

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

HELD OVER ITEM

1. **DR 01-144 Add Secondary-Story To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 11/14/01 to consider a proposal to add a ±420 SF second story addition above an existing patio at the rear of a single-family dwelling at 3123 Moyers Rd. (APN 414-062-020). SFR-3 District.

Myrtis Ruth Manning, owner; Shermon Workmon, applicant

NEW ITEMS

2. **ZA 01R-14 A Directory Sign And An Address Sign**

PUBLIC HEARING to consider a proposal to erect a 12 SF directory sign and a ±23 SF address sign at 400 W. Ohio Ave. (APN 550-050-020). M-2 District.

Robert Contreras, owner/applicant

Tentative Recommendation: Conditional Approval

3. **DR 01-151 Construction Of Dwelling Unit Above Garage**

PUBLIC HEARING to consider a proposal to construct a ±600 SF dwelling unit above garage at 5727-29 Bayview Dr. (APN 509-130-017). MFR-1 District.

Al Amin, owner; Bertrand Factora, applicant

Tentative Recommendation: Conditional Approval

4. DR 01-155 Construction Of Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a ±360 SF patio enclosure addition to a single family dwelling at 3033 Jo Ann Dr. (APN 414-081-003). SFR-3 District.

Charles Mondy, owner; Alex Vasilieff Apex Construction, applicant

Tentative Recommendation: Conditional Approval

5. DR 01-157 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to a construct a ±2,200 SF single-family dwelling at 1521 Bonita Rd. (APN 419-192-009). SFR-3 District.

Patrick Geoghogan, owner/applicant

Tentative Recommendation: Conditional Approval

6. DR 01-159 Construction Of Hotel

PUBLIC HEARING to consider a proposal to construct a 88 unit, 4 story hotel ±50,000 SF at So. Garrity Way, 600" east of Blume Dr. (APN 405-290-063). C-3 District.

Manchester Hotel Inc., owner; Mahendra Bhukhan, applicant

Tentative Recommendation: Conditional Approval

7. DR 01-160 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±375 SF master bedroom addition in the rear yard at 633 18th St. (APN 514-290-012). MFR-1 District.

Rudi Reyes, owner; Roberto Borja, applicant

Tentative Recommendation: Conditional Approval

8. DR 01-161 Construction Of Accessory Structure For Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±715 SF accessory structure for a second dwelling unit over a two-car garage at 420 40th St. (APN 517-160-011). MFR-3 District.

Sergio Detraujo, owner; Brett Clavio, applicant

Tentative Recommendation: Conditional Approval

9. **DR 01-162 Rear Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±450 SF rear addition to a single-family dwelling at 4328 Florida Ave (APN 513-102-004). SFR-3 District.
Leonel & Maribel Jerez, owners/applicants

Tentative Recommendation: Conditional Approval

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