

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1,2

NEW ITEMS

CC 1. DR 99-2 - Second- story addition

PUBLIC HEARING to consider a proposal to construct a 755 S.F. second-story addition to a single-family dwelling at 743 26th St. (APN 528-260-015). SFR-3 District.
Salvador Villalobos, owner. STAFF RECOMMENDATION: Conditional Approval

CC 2. DR 99-3 - Rear family room addition

PUBLIC HEARING to consider proposal to construct a 291 S.F. rear family room addition to a single-family dwelling at 3619 Roosevelt Ave. (APN 518-300-015). SFR-3 District.
Charles Stacy, owner STAFF RECOMMENDATION: Conditional Approval

3. RZ 99-3 - Study session - Seacliff Estates Subdivision

PRESENTATION to review architectural and design features of a proposed 152-unit single family development at Brickyard Cove and Sandpiper Spit on ± 33 acre. PA District.
William & Mary Bottoms, owners; Sun Cal Companies of No Calif, applicant (presentation only, no staff report)

COMMISSION BUSINESS

4. Explanation/Discussion of Brown Act

5. Reports of Officers, Commissioners and Staff

Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning

Commission meeting. A three-minute-per-speaker time limit shall apply.

Legal Challenge Notice: 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 any public hearing on the item challenged, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR:

NEW ITEMS

1. DR 99-3 (RZ 99-3) - Seacliff Estates

PUBLIC HEARING to consider Seacliff Estates subdivision, a Planned Area rezoning proposal for a 152 lot, single-family project on a 32.9 acre site north and east of the intersection of Brickyard Cove Road and Sandpiper Spit (APN 560-330-035, -036; 560-340-041). PA District.

Bottoms Family Trust, owner; SunCal NC, applicant

STAFF RECOMMENDATION: *Conditional Approval

2. DR 99-5 (CU 99-25) - Convert warehouse & shop space to church

PUBLIC HEARING to consider proposed design of Methodist Church of Samoa on one acre at the southern end of Espee Avenue (APN 540-410-002 & 015). MFR-1 District.

Methodist Church of Samoa, owner; Dennis Fox, Fox Design Group, applicant

STAFF RECOMMENDATION: *Conditional Approval

3. DR 99-13 - Remodel Service Station

PUBLIC HEARING to consider proposed redevelopment of an abandoned service station at SE corner of Harbour Way & Cutting Boulevard (APN 550-292-021). M-2 District.

Ali Amidy, owner; Bailey Neff, applicant

STAFF RECOMMENDATION: Conditional Approval

4. 858.HP Ord - Historic Preservation Policy

RECOMMENDATION to the City Council on an Historic Preservation Policy Resolution regarding applications for alterations and additions to buildings that are contributing structures in Historic Districts listed on the National Register of Historic Places.

City of Richmond, applicant

STAFF RECOMMENDATION: Approval

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COMMISSION BUSINESS

5. Reports of Officers, Board Members

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Public Forum - Brown Act

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APPROVAL OF MINUTES

APPROVAL OF AGENDA

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

1. DR 99-21 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add 240 SF to the rear of residence at 309 Ponderosa Ct. (433-422-030). SFR-3. Allen & Barbara Wong, owners; Jose Gressel, applicant.

2. DR 99-26 - Roof Equipment

PUBLIC HEARING to consider a proposal to replace industrial chiller on the roof of Berlex Bldg. C with screening on \pm 4,500 SF of the roof area at 15049 San Pablo Ave. (405-050-029). M-1 Industrial/Office District. Berlex, owner; Dowler-Gruman, applicant.

3. DR 99-27 - Storage Area

PUBLIC HEARING to consider a proposal for research building storage area addition (\pm 4,700 SF) at the south side of Berlex Building C at 15049 San Pablo Ave. (405-050-029). M-1 Industrial/Office District. Berlex, owner; Dowler-Gruman, applicant.

4. DR 99-28 - Remodel & Add Signage

PUBLIC HEARING to consider proposal to remodel and add signs to existing restaurant at 1217 Macdonald Ave. (540-018-026). C-B District. Kentucky Fried Chicken, owner; Looker & Hunt Architects, applicant.

5. DR 99-29 - Office

PUBLIC HEARING to consider a proposal to construct a 360 SF office and install planting and fencing at 636 23rd St. at Grant Avenue, SE corner (515-010-029). C-2 District. Majid Kolahdooz, owner/applicant.

6. DR 99-30 - Dwelling Addition

PUBLIC HEARING to consider a proposal to revise and add 260 SF to a previously approved single-family dwelling (CD 98-18) at the NE side of Western Drive between Santa Fe & Garfield Aves. (558-182-008). SFR-2. Caroline & Dennis Rydgren, owners; Jonathan Livingston, applicant.

7. DR 99-31 - Construct Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,300 single-family dwelling on a ±5,000 SF lot at 720 Pennsylvania Ave. (534-131-007). SFR-3. Martin Garcia, owner/applicant.

8. DR 99-32 - Modified Industrial Building

PUBLIC HEARING to consider a proposal to modify previously approved ±40,000 SF industrial building at 505 Canal Blvd. (560-310-043). M-1. C.D. Barlow, owner/applicant.

9. DR 99-33 - Deck Addition

PUBLIC HEARING to consider a proposal to add a 9' by 21' deck at the rear of residence at 5437 Van Fleet Ave. (510-104-018). SFR-3. Derrick Gonzales, owner/applicant.

10. DR 99-36 - Revised Parking Lot

PUBLIC HEARING to consider proposal for parking lot design and lighting changes to CU 98-55 for proposed Red And White Fleet ferry parking at foot of Harbour Way at Sheridan Park (560-270-056). City of Richmond, owner; Richmond Redevelopment Agency, applicant.

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BOARD BUSINESS

11. Reports of Officers, Board Members

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APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1,2,3,4,5 & 6

HELD OVER ITEMS

- CC 1. DR 99-28 - Remodel & Add Signage for KFC

PUBLIC HEARING TO BE REHEARD FROM 8/25/99 to consider proposal to remodel a franchise eatery at 1203 Macdonald Avenue (540-081-026). C-B District. Looker & Hunt Architects, applicant; Tricon Global Restaurants. Owner.

STAFF RECOMMENDATION: Conditional Approval

- CC 2. DR 99-32 - Tech Center II

PUBLIC HEARING HELD OVER FROM 8/25/99 to consider a proposal to modify previously approved ±40,000 SF industrial building at 505 Canal Blvd. (560-310-043). M-1. C.D. Barlow, owner/applicant.

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

- CC 3. DR 99-49 - Construct Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±1900 SF single-family dwelling at 4415 Center Avenue (513-092-010). SFR-3 District. Carlos Valero, applicant; Dhirendra Gir, owner.

STAFF RECOMMENDATION: Conditional Approval

- CC 4. DR 99-50 - Construct Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±1800 SF single-family dwelling at Buena Vista & Scenic Avenues (556-131-018). SFR-2 District. Mohammad H. Azadeh, owner/applicant.

STAFF RECOMMENDATION: Hold over one month

CC 5. DR 99-53 - Remodel Commercial Building

PUBLIC HEARING to consider a proposal to remodel a commercial building for automotive repair at 341 - 24th Street (515-270-008). C-2 District. Franklin Cartey and Michael Thomas, applicants; Frank Sanden, et al., owner.

STAFF RECOMMENDATION: Approval*

CC 6. DR 99-55 - Construct Commercial Building

PUBLIC HEARING to consider a proposal to construct a 6,670 SF cabinet shop at 420 - So. 3rd Street (550-171-022, 550-171-028). C-2 District. Mitchel Berman, owner; Jay Betts, applicant.

STAFF RECOMMENDATION: Conditional Approval*

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BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

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APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR:

HELD OVER ITEM

1. DR 99-47 - Retail Center

PUBLIC HEARING HELD OVER FROM 9/8/99 to consider proposal to construct a 3.6 acre retail center at the northwest corner of Meeker Avenue and Marina Bay Parkway (APN 560-150-010). Commercial District (Knox Cutting Specific Plan). Rafanelli, Nahas & Ambrose, owners

STAFF RECOMMENDATION:

NEW ITEMS

2. DR 99-45 - Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a single-family residence 150 feet south of the intersection of Tremont Avenue and Contra Costa Avenue (APN 558-282-004). SFR-2 District. Anthony & Ruth Murphy, owners; Wade Skeels, applicant.

STAFF RECOMMENDATION:

3. DR 99-51 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add 1430 S.F. including second story with balconies to a residence at 2919 Groom Drive (APN 414-043-012). SFR-3 District. Rey Bautista, owner.

STAFF RECOMMENDATION:

4. DR 99-56 - Revise Sign Program

PUBLIC HEARING to consider a proposal to revise sign program for mini storage business at 1900 Meeker Avenue (APN 560-181-090). M-1 District. Josie Miller, owner; Fuller Signs & Design, applicant.

STAFF RECOMMENDATION:

5. DR 99-57 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add 540 S.F. over the garage for a master bedroom and add rear decking and access doors at 535 Casey Drive (APN 558-042-007). SFR-2 District. Nancy Byrnes, owner; Theodora Robertson, applicant.

STAFF RECOMMENDATION:

6. DR 99-58 - Costco Signs

PUBLIC HEARING to consider a proposal for a sign variance to allow an additional 500 S.F. sign on a commercial building at 4801 Central Avenue (APN 560-400-0006). M-1 District. Costco Wholesale, owner; Mulvanney Partnership, applicant.

STAFF RECOMMENDATION:

7. DR 99-60 - Construct Two Single-Family Dwellings

PUBLIC HEARING to consider a proposal to construct two single-family detached dwellings at west side of 13th Street ±300' north of Roosevelt Avenue (APN 534-161-024). MFR-1 District. Shermon Workmon, applicant; Richard Ellison, owner.

STAFF RECOMMENDATION:

8. DR 99-61 - Dwelling Addition

PUBLIC HEARING to consider proposal to construct ±580 S.F. bedroom, kitchen, bath and laundry addition for in-law unit in a one-story single-family dwelling at 3519 Morningside Drive, ±1,000' east of Meadowbrook Drive (APN 431-222-003). SFR-3 District. David Pennebaker, applicant; John & Rebecca Tipp, owners.

STAFF RECOMMENDATION:

9. DR 99-62 - Deck Addition

PUBLIC HEARING to consider a proposal to construct a two-level deck addition to a residence at 380 Western Drive. APN 558-182-007). SFR-2 District. Jerry Keefe, owner; M.G. Anderson, applicant.

STAFF RECOMMENDATION:

10. DR 99-67 - Remodel Two Historic Industrial Buildings &

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BOARD BUSINESS

9. Reports of Officers, Board Members

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Public Forum - Brown Act

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APPROVAL OF MINUTES

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CONSENT CALENDAR:

HELD OVER ITEMS

1. DR 99-67 - Five Industrial Buildings DB

PUBLIC HEARING HELD OVER FROM 10/13/99 to consider a proposal to remodel two historic industrial buildings of 177,000 S.F. and 93,000 S.F. (Filice and Perrelli Canning Co.) and to construct three new industrial/R & D buildings of 45,000 S.F., 40,000 S.F., and 30,000 S.F. at 1200 Harbour Way (APN 560-260-034, -035, -036, -037 & -038). M-2 Light Industrial/M-4 Marine Industrial Districts.

Richmond Redevelopment Agency, owner; STG Realty Ventures Inc., applicant.

STAFF RECOMMENDATION:

2. 859.HP - Historic Preservation Ordinance NK

PUBLIC HEARING HELD OVER FROM 10/13/99 to consider an Ordinance amending Chapter 6.06 of the Richmond Municipal Code pertaining to Historic Preservation and establishing the Design Review Board as the City's Historic Preservation Review Committee.

Richmond Planning Department, applicant.

STAFF RECOMMENDATION:

3. ZTC 98-2 - Six Month Review NK

PUBLIC HEARING HELD OVER FROM 10/13/99 TO REVIEW AND DISCUSS the Design Review Ordinance and the Zoning Administrator process (City Ord. No. 7-99 N.S.) and its implementation.

Richmond Planning Department, applicant.

NEW ITEMS

4. R 99-63 - Add Second Story To SF Dwelling JL

PUBLIC HEARING to consider a proposal to add 2,600 ± SF second story to a single-family dwelling at 5715 Bayview Avenue (APN 509-130-019). MFR-1 District.
Maryam & Hamid Moshfeghi, applicants and owners.

STAFF RECOMMENDATION:

5. DR 99-64 - Remodel Warehouse JL

PUBLIC HEARING to consider a proposal to remodel loading docks, entry ramp and front office facade for bakery at west side of 3200 Regatta Boulevard (APN 560-100-008). R&D Business (KCSP) M-1 District.
T.K. Kim, architects; Legacy Partners, owners.

STAFF RECOMMENDATION:

6. DR 99-65 - Dwelling Addition DK

PUBLIC HEARING to consider a proposal to construct a 496 SF family room and bedroom addition to a 1,563 SF residence at 3708 Morningside Drive (APN 431-393-003) SFR-3 District.
Jerry Coll, applicant; Roland and Marcia Gee, owners.

STAFF RECOMMENDATION:

7. DR 99-66 - Dwelling Addition DB

PUBLIC HEARING to consider a proposal for 150 SF second-story addition to single-family dwelling at 229 Bishop Ave. (APN 558-053-005). SFR-2 District.
John Knox, owner; Michael Woldemar, applicant.

STAFF RECOMMENDATION:

8. DR 99-69 - Deck Addition To Single-Family Dwelling DK

PUBLIC HEARING to consider a proposal to construct 563 SF of decking and add a bay with new windows at the rear of an existing 1,563 SF residence at 5346 Zara Avenue (APN 519-240-017). SFR-3 District.
Stephen Wall, applicant and owner.

STAFF RECOMMENDATION:

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CONSENT CALENDAR:

HELD OVER ITEMS

1. DR 99-47 - Retail Center

PUBLIC HEARING HELD OVER FROM 10/13/99 to consider proposal to construct a 3.6 acre retail center at the northwest corner of Meeker Avenue and Marina Bay Parkway (APN 560-150-010). Commercial District (Knox Cutting Specific Plan). Rafanelli, Nahas & Ambrose, owners

STAFF RECOMMENDATION:

2.. DR 99-50 - Construct Dwelling

PUBLIC HEARING HELD OVER FROM 10/27/99 to consider a proposal to construct a new ±1800 SF single-family dwelling at Buena Vista & Scenic Avenues (556-131-018). SFR-2 District. Mohammad H. Azadeh, owner/applicant.

STAFF RECOMMENDATION:

3. DR 99-64 - Remodel Warehouse

PUBLIC HEARING HELD OVER FROM 10/27/99 to consider a proposal to remodel loading docks, entry ramp and front office facade for bakery at west side of 3200 Regatta Boulevard (APN 560-100-008). R&D Business (KCSP) M-1 District. T.K. Kim, architects; Legacy Partners, owners.

STAFF RECOMMENDATION:

4. DR 99-69 - Deck Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/27/99 to consider a proposal to construct 563 SF of decking and add a bay with new windows at the rear of an existing 1,563 SF residence at 5346 Zara Avenue (APN 519-240-017). SFR-3 District.
Stephen Wall, applicant and owner.

STAFF RECOMMENDATION:

NEW ITEMS

5. DR 99-1 - Raised Cottage Historic Remodel

PUBLIC HEARING to consider a proposal to renovate and raise the height of an historic contributing single-family residence in the Point Richmond Historic District at 310 Santa Fe Ave. (APN 558-162-0006). SFR-3 District.
Jay Betts, applicant; Bob and DeAnna Hartynyk

STAFF RECOMMENDATION:

6. DR 99-48 - Addition To SF Dwelling And Accessory Structure

PUBLIC HEARING to consider a proposal to add 384 SF to a single-family dwelling and to add 134 SF to an accessory structure at 126 Santa Fe Ave. (APN 558-151-001). MFR-1 District.
Warren & Diane Anderson, owners/applicants

STAFF RECOMMENDATION:

7. DR 99-70 - Addition To SF Dwelling

PUBLIC HEARING to consider a proposal to add 530± SF to a single-family dwelling at 969 McLaughlin St. (APN 523-021-004). SFR-3 District.
Isadore Salkind, owner/applicant

STAFF RECOMMENDATION:

8. DR 99-73 - Construct Mix Use Building

PUBLIC HEARING to consider a proposal to construct a mixed use building with two studio apartments above a restaurant at 3305 MacDonald Ave. (APN 516-191-006). C-2 District. Ary Barragan, owner/applicant

STAFF RECOMMENDATION:

9. DR 99-74 - Change Roof

PUBLIC HEARING to consider a proposal to change roof from flat to pitched for a single-family dwelling at 3909 Jenkins Way (APN 408-044-008). SFR-3 District. Emmanuel Okereke, owner/applicant

STAFF RECOMMENDATION:

BOARD BUSINESS

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HELD OVER ITEMS

1. DR 99-32 - Tech Center II

PUBLIC HEARING HELD OVER FROM 10/27/99 to consider a proposal to modify previously approved ±40,000 SF industrial building at 505 Canal Blvd. (APN 560-310-043). M-1. C.D. Barlow, owner/applicant.

STAFF RECOMMENDATION:

2. DR 99-63 - Add Second Story To SF Dwelling

PUBLIC HEARING HELD OVER FROM 10/27/99 to consider a proposal for an addition to a single-family dwelling comprising of an additional 2,500± SF garage, and a second-story at 5715 Bayview Avenue (APN 509-130-019). MFR-1 District. Maryam & Hamid Moshfeghi, applicants and owners.

STAFF RECOMMENDATION:

3. DR 99-47 - Retail Center

PUBLIC HEARING HELD OVER FROM 10/13/99 to consider proposal to construct a 3.6 acre retail center at the northwest corner of Meeker Avenue and Marina Bay Parkway (APN 560-150-010). Commercial District (Knox Cutting Specific Plan). Rafanelli, Nahas & Ambrose, owners

STAFF RECOMMENDATION:

NEW ITEMS

4. DR DR 99-71 - New Dwelling

PUBLIC HEARING to consider a proposal to construct a new 4456 SF house and 660 SF garage and carport, uphill and west of the end of Knobcone Dr. (APN 435-300-010). SFR-1 District.

Marshall Goldberg, owner.

STAFF RECOMMENDATION:

5. DR 99-75 - New Dwelling

PUBLIC HEARING to consider a proposal to construct ±2,000 SF single-family dwelling at 2716 Carlson Blvd. (APN 435-300-010). SFR-3

M. Conners, applicant/owner

STAFF RECOMMENDATION:

6. DR 99-76 - Modular Classroom Addition

PUBLIC HEARING to consider a proposal to construct ±1,900 SF modular classroom addition at the Waldorf School site at 3800 Clark Rd. (APN 435-051-002,-003, 435-200-001). SFR-3 District.

East Bay Waldorf School Assn., applicant/owner

STAFF RECOMMENDATION:

7. DR 99-77 - Expansion To Mini-storage Facility

PUBLIC HEARING to consider a proposal to expand a mini-storage facility at 23 Maine Ave. fronting So. First St. (APN 550-050-013). Light Industry (Special Industry), Knox Cutting Specific Plan.

James Wright, applicant/owner

STAFF RECOMMENDATION:

8. DR 99-78 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add 230 sq. ft. single-family dwelling at 2119 Bissell Ave. (514-032-012). C-B, Central Business District.
Rafael Cartagena, applicant/owner

STAFF RECOMMENDATION:

9. DR 99-80 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add 485 sq. ft. to 1,400 SF dwelling at 2869 McBryde Ave. (APN 528-050-016). SFR-3 District.
Yvette Soto & Felipe Zaragoza, applicant/owner

STAFF RECOMMENDATION:

10. DR 99-81 Garage Addition

PUBLIC HEARING to consider a proposal to add a garage to dwelling at 838 Lassen St. (APN 523-033-021). SFR-3 District.
Nai Saetee, applicant/owner

STAFF RECOMMENDATION:

11. DR 99-83 - New Addition

PUBLIC HEARING to consider a proposal to add a ±300 sq. ft. family room, hall, and bath to single-family dwelling at 319 So. 35th St. (APN 513-164-007). SFR-3 District.
Fred B. Brown, owner; James Mitchell, applicant

STAFF RECOMMENDATION:

12. DR 99-84 - Patio Cover Addition

PUBLIC HEARING to consider a proposal to add 15'x19' patio cover to rear of single-family dwelling at 4601 Potrero Ave. (513-403-003). SFR-3 District.
C.J. Perry, owner; Petkus Bros. Co.

STAFF RECOMMENDATION:

BOARD BUSINESS

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