



City of Richmond Design Review Board AGENDA

Wednesday, February 9, 2011 at 6pm
Civic Center Multipurpose Room, Basement Level
440 Civic Center Plaza, Richmond CA 94804

- Roll Call** Andrew Butt, Chair Otheree Christian Eileen Whitty Vacant
Raymond Welter, Vice Chair Michael Woldemar Don Woodrow
- Introductions** Introduction of staff members and other guests.
- Approval of Minutes** From the meeting(s) held on **November 10, 2010 and December 8, 2010**
- Approval of Agenda** At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.
- Meeting Procedures** Members of the public attending a Design Review Board meeting for the first time are encouraged to read the "Meeting Procedures" information following the agenda.
- Public Forum** Anyone who wishes to address the Board on a topic that is not on the agenda must file a speaker form with the staff2 minute limit.
- City Council Liaison Report** The City Council member serving as liaison to the Board may make a report on City Council actions of interest to the Board.
- Consent Calendar** Item Number(s): 3, 4, 5
- Appeal Date** The appeal date for actions taken by the Board at this meeting is no later than **5:00 p.m. on Monday, February 21, 2011.**

Public Hearings

- 1. PLN10-179 CHEVRON TANK REPLACEMENTS**

Description RECOMMENDATION TO PLANNING COMMISSION FOR CONDITIONAL USE PERMIT (CUP) TO REPLACE FIVE EXISTING PETROLEUM STORAGE TANKS WITH FIVE NEWLY CONSTRUCTED TANKS, AND TO CONSTRUCT A NEW FIREWATER TANK IN THE QUARRY TANK FIELD. A MITIGATED NEGATIVE DECLARATION (MND) HAS BEEN PREPARED FOR THE PROJECT; THE COMMENT PERIOD ENDS FEBRUARY 18, 2011

Location 841 CHEVRON WAY

APN (561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003)

Zoning M-2, LIGHT INDUSTRY; M-3, HEAVY INDUSTRY; AND CRR, COMMUNITY AND REGIONAL RECREATION

Owner CHEVRON PRODUCTS COMPANY (CHEVRON)

Applicant CHEVRON PRODUCTS COMPANY (CHEVRON)

Staff Contact LAMONT THOMPSON

Recommendation: **PROVIDE COMMENTS ON MND; RECOMMEND APPROVAL**

- 2. PLN11-011 REMODEL AND EXPANSION OF HILLTOP TOYOTA**

Description DESIGN REVIEW PERMIT TO REMODEL AND EXPAND THE EXISTING TOYOTA DEALERSHIP FACILITY INCLUDING PARKING LOT IMPROVEMENTS ON A 3 ACRE PARCEL.

Location 3255 AUTO PLAZA

APN 405-330-006

Zoning C-3 REGIONAL COMMERCIAL DISTRICT

Owner LEE DONG KUK & IK

Applicant HANLESS HILLTOP TOYOTA

Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

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CC 3. PLN10-235 288SF DECK EXPANSION
Description DESIGN REVIEW PERMIT TO RENOVATE AN EXISTING DECK LOCATED IN THE FRONT YARD AND FOR A 288 SQUARE FOOT DECK EXPANSION THAT WILL EXCEED 4 FEET IN HEIGHT.
Location 9 CREST AVENUE
APN 556-170-023
Zoning SFR-2 VERY LOW DENSITY RESIDENTIAL
Owner HALPERN SHARON K
Applicant HALPERN SHARON K
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

CC 4. PLN10-221 PORT OF RICHMOND – INDUSTRIAL ADDITION
Description DESIGN REVIEW PERMIT FOR SPECIFIC ARCHITECTURAL FEATURES AND MATERIALS FOR AN APPROVED ADDITION TO THE PORT OF RICHMOND’S ADMINISTRATION BUILDING.
Location 1411 HARBOUR WAY SOUTH
APN 560-270-060
Zoning M-4 MARINE INDUSTRIAL
Specific Plan KCSP
Owner CITY OF RICHMOND
Applicant MICHAEL WILLIAMS, PORT OF RICHMOND
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

CC 5. PLN10-208 HYNES – NEW INDUSTRIAL BUILDING
Description DESIGN REVIEW PERMIT FOR A NEW 7,730 SQUARE FOOT INDUSTRIAL BUILDING.
Location 1314 WRIGHT AVE
APN 560-372-002
Zoning M-2 LIGHT INDUSTRIAL
Specific Plan KCSP
Owner GERRY HYNES
Applicant GERRY HYNES
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

- Board Business**
- A. Staff reports, requests, or announcements
 - 1. Continue discussion on landscape bond procedures.
 - 2. Review and discuss possible amendments to RMC 15.04.810.030 (Fencing and Landscaping Standards, Residential Properties) and RMC 15.04.820.010 (Fencing and Landscaping Standards, Commercial Properties).
 - 3. Review and discuss possible amendments to RMC 15.04.930 (Design Review) to include DRB jurisdiction over City projects.
 - B. Board member reports, requests, or announcements

Adjournment The next meeting of the City of Richmond Design Review Board is scheduled on Wednesday, February 23, 2011.

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

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

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

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

Public Hearing Procedure

1. Chair identifies the agenda item and explains any deviation from the standard speaker rules.
2. Staff presents a brief project summary and makes a preliminary recommendation.
3. Board members may ask questions of Staff regarding the proposal.
4. Applicant is invited to describe and explain the proposal5 minute limit.
5. Registered speakers2 minute limit.
6. Applicant may make rebuttal comments2 minute limit.
7. Board members may ask follow-up questions of the speakers at any time.
8. Staff presents a final summary and recommendation.
9. Board members discuss the proposal and vote to either to close or to continue the public hearing to a specific date.
10. If the public hearing is closed, Board members further discuss the proposal and vote to approve, to approve with conditions, or to deny the application.
11. Chair informs the audience of the Board’s action and appeal process.

Appeals • Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals must be submitted to the City Clerk’s office in writing and must indicate the reasons that the Board’s action should be reversed.

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

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

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

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