



City of Richmond Design Review Board AGENDA

Wednesday, April 27, 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** No minutes to approve.
- 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): 1, 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, May 9, 2011.**

Public Hearing(s)

- CC 1. PLN11-047 ELM PLAY LOT ON 8TH AND ELM AVENUE**
 - Description: **(Held Over from 4/13/2011)** STUDY SESSION TO PROVIDE COMMENTS TO STAFF REGARDING DESIGN OF PROPOSED IMPROVEMENTS TO ELM PLAY LOT IN THE IRON TRIANGLE NEIGHBORHOOD.
 - Location: INTERSECTION OF 8TH STREET AND ELM AVENUE
 - APN: 534-192-005
 - Zoning: CRR (COMMUNITY REGIONAL RECREATIONAL)
 - Owner: CITY RICHMOND
 - Applicant: CHRIS CHAMBERLAIN
 - Staff Contact: HECTOR LOPEZ Recommendation: **HOLD OVER TO 5/11/2011**

- 2. PLN10-229 JANDALI NEW SINGLE-FAMILY RESIDENCE ON TERRACE AND VINE AVENUES**
 - Description: REQUEST FOR DESIGN REVIEW APPROVAL TO CONSTRUCT A NEW ±2,607 SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A VACANT LOT.
 - Location: SOUTHEAST CORNER OF TERRACE AVENUE AND VINE AVENUE
 - APN: 558-082-001
 - Zoning: SFR-2 (VERY LOW DENSITY RESIDENTIAL)
 - Owner/ Applicant: FIRAS & AMINA JANDALI
 - Staff Contact: LAMONT THOMPSON Recommendation: **PROVIDE DIRECTION**

CC 3. PLN09-048 MAKING WAVES ACADEMY EXPANSION ON TECHNOLOGY COURT
Description RECOMMENDATION TO THE PLANNING COMMISSION ON THE DESIGN REVIEW PERMIT FOR AN EXPANSION OF THE EXISTING MAKING WAVES ACADEMY CHARTER SCHOOL LOCATED AT 4123 LAKESIDE DRIVE. THE PROPOSED EXPANSION INCLUDES CONSTRUCTION OF A NEW 41,400 SQUARE-FOOT TWO-STORY CLASSROOM BUILDING AND SITE IMPROVEMENTS AT 2900 TECHNOLOGY COURT.
Location 4123 LAKESIDE DRIVE & 2900 TECHNOLOGY COURT
APN 405-371-012 & 405-371-028
Zoning M-1 (INDUSTRIAL/OFFICE FLEX DISTRICT)
Owner MAKING WAVES FOUNDATION INC.
Applicant DARA YOUNGALE, HKIT ARCHITECTS
Staff Contact HECTOR ROJAS Recommendation: **RECOMMEND APPROVAL TO PLANNING COMMISSION**

CC 4. 1100513 KNOBCONE SUBDIVISION OF 4 RESIDENTIAL LOTS
Description THE APPLICANT REQUESTS DESIGN REVIEW OF A TENTATIVE MAP FOR SUBDIVISION OF THE SITE AND DESIGN REVIEW OF FOUR SINGLE-FAMILY RESIDENTIAL PARCELS AND A REMAINDER PARCEL. ONE HOUSE EXISTS ON THE SITE; AND THE SUBDIVISION WOULD CREATE THREE ADDITIONAL RESIDENTIAL LOTS. THE THREE NEW SPLIT-LEVEL RESIDENCES WOULD RANGE IN SIZE FROM 2,400 TO 3,600 SQUARE FEET. THE REMAINDER OF THE SITE, A 61,540 SQUARE FOOT PARCEL, WOULD HAVE A DETENTION BASIN TO CONTROL RAINWATER RUNOFF AND WOULD REMAIN UNDEVELOPED. THE DESIGN REVIEW BOARD WILL RECEIVE COMMENTS ON THE PROPOSED MITIGATED NEGATIVE DECLARATION.
Location 5801 KNOBCONE COURT
APN 435-300-010
Zoning SFR-1 (SINGLE-FAMILY RESIDENTIAL, 11,000 SQUARE FOOT MINIMUM LOT AREA PER UNIT)
Owner FANG RONG CHUANG
Applicant WILLIAM RANDOLPH III
Staff Contact LAMONT THOMPSON Recommendation: **RECOMMEND APPROVAL TO PLANNING COMMISSION**

CC 5. PLN11-011 FINAL LANDSCAPING PLAN FOR HANLESS HILLTOP TOYOTA
Description APPROVE EXCEPTIONS TO THE LANDSCAPE REQUIREMENT FOR THE APPROVED EXPANSION OF HANLESS HILLTOP TOYOTA DEALERSHIP FACILITY.
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**

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, May 11, 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 proposal 5 minute limit.
5. Registered speakers 2 minute limit.
6. Applicant may make rebuttal comments 2 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.