



City of Richmond Design Review Board AGENDA

Wednesday, August 14, 2013 at 6pm
Multipurpose Room, Civic Center Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804

COMMUNICATION ACCESS INFORMATION: This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

- Roll Call** Ray Welter, Chair Eileen Whitty Robin Welter Brant Fetter
Brenda Munoz, Vice Chair Mike Woldemar Don Woodrow
- Introductions** Introduction of staff members and other guests.
- Approval of Minutes** **From the meeting held on April 10, 2013.**
- 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, 2, 3, 4, 5, 6, 7, and 8.**
- Appeal Date** The appeal date for actions taken by the Board at this meeting is no later than **5:00 p.m. on Monday, August 26, 2013.**

Public Hearing(s)

- CC 1. PLN13-104** **AVILA NEW SINGLE-FAMILY RESIDENCE**
Description **(Held Over from 7/24/2013)** PUBLIC HEARING TO CONSIDER THE CONSTRUCTION OF A NEW ±2,881 SF SINGLE-FAMILY RESIDENCE WITH A ±484 SF GARAGE TOTALING ±3,365 SF WITHIN THE POINT RICHMOND HISTORIC DISTRICT. *(THIS ITEM WAS HEARD BY THE HISTORIC PRESERVATION DESIGN REVIEW SUBCOMMITTEE ON 6/19/2013).*
Location MONTANA STREET, BETWEEN NEVADA & BUENA VISTA AVENUE
APN 556-141-002
Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL)
Applicant ENRIQUE AVILA (OWNER)
Staff Contact KIERON SLAUGHTER Recommendation: **RECOMMEND APPROVAL TO THE PLANNING COMMISSION**
- CC 2. PLN13-119** **AUTO DEALERSHIP REMODEL**
Description **(Held Over from 7/24/2013)** PUBLIC HEARING TO CONSIDER THE REMODELING AND EXPANSION OF AN EXISTING FACILITY FOR A NEW VOLKSWAGEN DEALERSHIP.
Location 3255 AUTO PLAZA
APN 405-330-006
Zoning C-3 (REGIONAL COMMERCIAL)
Owner LEE DONG KUK
Applicant ROBERT DAVIDSON
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

- CC 3. PLN13-122 GREGORY GARAGE AND GREENHOUSE**
Description **(Held Over from 7/24/2013)** PUBLIC HEARING TO CONSIDER THE CONSTRUCTION OF A TWO-STORY DETACHED STRUCTURE FOR A GARAGE AND A GREENHOUSE.
Location 5403 HEAVENLY RIDGE LANE
APN 433-371-004
Zoning SFR-1 (SINGLE-FAMILY RURAL RESIDENTIAL)
Applicant GREGORY KWAME K & RYONA L (OWNERS)
Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO 8/28/2013**
- CC 4. PLN13-008 ATCHISON VILLAGE MASTER DESIGN REVIEW PERMIT**
Description PUBLIC HEARING TO CONSIDER A MASTER DESIGN REVIEW PERMIT FOR THE REPLACEMENT OF NON-HISTORIC AND SECURITY DOORS, SECURITY BARS, WATER HEATER BLISTERS, FENCES, AND PORCH LIGHTING AT ATCHISON VILLAGE.
Location GARRARD BLVD
APN 538-012-004
Zoning MFR-1 (MULTI-FAMILY RESIDENTIAL)
Applicant ATCHISON VILLAGE MUTUAL HOMES (OWNER)
Staff Contact HECTOR ROJAS Recommendation: **CONDITIONAL APPROVAL**
- CC 5. PLN12-287 GONZALES NEW MIXED-USE BUILDING**
Description PUBLIC HEARING TO CONSIDER THE CONSTRUCTION OF A ±4,968 SQUARE FOOT MIXED-USE BUILDING WITH COMMERCIAL SPACE ON THE GROUND FLOOR AND RESIDENTIAL USE ON THE SECOND FLOOR.
Location 761 - 23RD STREET
APN 529-180-006 & -007
Zoning C-2 (GENERAL COMMERCIAL)
Owner ROBERTO GONZALEZ
Applicant DAVID KESLER
Staff Contact KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL TO THE PLANNING COMMISSION**
- CC 6. PLN13-076 MARITIME SAFETY & SECURITY CENTER (MSSC) MASTER SIGN PROGRAM & LANDSCAPE AGREEMENT**
Description PUBLIC HEARING TO CONSIDER A MASTER SIGN PROGRAM AND LANDSCAPE AGREEMENT FOR THE MARITIME SAFETY & SECURITY CENTER (MSSC).
Location 841 CHEVRON WAY
APN 561-080-006 & 561-110-041
Zoning M-3 (HEAVY INDUSTRIAL) & M-4 (MARINE INDUSTRIAL)
Owner CHEVRON PRODUCTS COMPANY
Applicant MARK PIERSANTE, CHEVRON PRODUCTS COMPANY
Staff Contact KIERON SLAUGHTER Recommendation: **APPROVE MASTER SIGN PROGRAM & LANDSCAPE AGREEMENT**
- CC 7. PLN13-126 HILLTOP PLAZA MASTER SIGN PROGRAM AMENDMENT**
Description PUBLIC HEARING TO CONSIDER AMENDMENTS TO AN EXISTING MASTER SIGN PROGRAM AT THE HILLTOP PLAZA SHOPPING CENTER.
Location 3401 BLUME DRIVE
APN 405-290-064, -062, -061, -034
Zoning C-3 (REGIONAL COMMERCIAL)
Owner DDRM HILLTOP PLAZA, LP
Applicant ARROW SIGN COMPANY
Staff Contact KIERON SLAUGHTER Recommendation: **APPROVE MASTER SIGN PROGRAM**

CC 8. PLN12-214 FILBERT TOWNHOMES DEVELOPMENT
Description PUBLIC HEARING TO CONSIDER THE DEVELOPMENT OF A 43-UNIT INFILL HOUSING PROJECT ON A ±1.35 ACRE PARCEL.
Location 1300 FILBERT STREET
APN 561-192-029
Zoning SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)
Applicant COMMUNITY HOUSING DEVELOPMENT (OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Board Business

- A. Staff reports, requests, or announcements
- B. Board member reports, requests, or announcements
 - 1. Elections of New Officers

Adjournment **The next meeting of the City of Richmond Design Review Board is scheduled on Wednesday, August 28, 2013.**

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. Chair opens the public hearing.
5. Applicant is invited to describe and explain the proposal5 minute limit.
6. Registered speakers2 minute limit.
7. Applicant may make rebuttal comments2 minute limit.
8. Board members may ask follow-up questions of the speakers at any time.
9. Staff presents a final summary and recommendation.
10. Board members discuss the proposal and vote to either to close or to continue the public hearing to a specific date.
11. 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.
12. 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.