



City of Richmond Design Review Board & Planning Commission JOINT MEETING AGENDA

(Regular Meeting of Design Review Board and Special Meeting of Planning Commission)

Wednesday, February 26, 2014 at 6pm
Council Chambers, Community Services Building
1st Floor, 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 Souplet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

Roll Call (DRB)	Brant Fetter, Chair	Eileen Whitty	Ray Welter
Design Review Board	Brenda Munoz, Vice Chair	Mike Woldemar	Robin Welter

Introductions Introduction of staff members and other guests.

Approval of Minutes **From the Design Review Board meeting held on 1/22/2014.**

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 this meeting are encouraged to read the "Meeting Procedures" information following the agenda.

Brown Act Public Forum Anyone who wishes to address the Board or Commission on a topic that is not on the agenda must file a speaker form with the staff2 minute limit.

Consent Calendar **DRB Item(s): 1, 2, and 3.**

Appeal Date The appeal date for actions taken by the Board or Commission at this meeting is no later than **5:00 p.m. on Monday, March 10, 2014.**

Public Hearings

Design Review Board Only (Regular Meeting)

CC 1. PLN13-318 LIFELONG MEDICAL CLINIC
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND ZONING VARIANCES TO ALLOW CONSTRUCTION OF A ±4,313 SQUARE FOOT COMMUNITY MEDICAL CLINIC.
 Location 150 HARBOUR WAY
 APN 540-290-001
 Zoning C-B (CENTRAL BUSINESS DISTRICT)
 Owner IPCO DEVELOPMENT CORPORATION
 Applicant LIFELONG MEDICAL CARE
 Staff Contact HECTOR ROJAS Recommendation: **RECOMMEND APPROVAL TO THE PLANNING COMMISSION**

CC 2. PLN13-266 ADAMS SINGLE-FAMILY RESIDENCE
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±2,445 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A ±14,000 SQUARE FOOT SITE.
 Location 6333 JERILYNN AVENUE
 APN 419-195-009
 Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL)
 Applicant CARL ADAMS (OWNER)
 Staff Contact HECTOR LOPEZ Recommendation: **HOLD OVER TO 3/12/2014**

CC 3. PLN13-222 LUMBER BARON SIGN
 Description PUBLIC HEARING TO CONSIDER A SIGN VARIANCE TO EXCEED THE ALLOWABLE SIGN AREA FOR WALL SIGNS.
 Location 1140 HARBOUR WAY SOUTH
 APN 560-260-033
 Zoning M-2 (LIGHT INDUSTRIAL DISTRICT)
 Owner COGNIS CORPORATION
 Applicant MAX SLENDEBROEK
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Roll Call (PC) Sheryl E. Lane, Chair Robert Reyes Melvin Willis
 Planning Commission Ben Choi, Vice Chair Andrew Butt Eduardo Martinez
 Marilyn Langlois, Secretary

Approval of Minutes From the Planning Commission meeting(s) held on 11/7/2013 and 12/5/2013.

Agenda Review At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.

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Consent Calendar PC Item(s): 5 and 6.

Study Session (This Item Will Not Be Discussed Before 7pm)

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4. PLN14-023 STUDY SESSION TO DISCUSS REGULATION OF LED SIGNS
 Description STUDY SESSION TO DISCUSS ZONING TEXT CHANGES TO REGULATE LED/CHANGEABLE COPY/ELECTRONIC MESSAGE CENTER SIGNS.
 Location CITY WIDE
 Zoning C-2 (GENERAL COMMERCIAL) AND C-3 (REGIONAL COMMERCIAL)
 Applicant CITY OF RICHMOND PLANNING DIVISION
 Staff Contact KIERON SLAUGHTER Recommendation: **PROVIDE COMMENTS ONLY NO FORMAL ACTION**

Public Hearings
Planning Commission Only (Special Meeting)

CC 5. PLN13-298 METRO PCS WIRELESS FACILITY MODIFICATION
 Description PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW MODIFICATION TO AN EXISTING WIRELESS FACILITY AND THE ADDITION OF EQUIPMENT ON THE EXISTING MONOPOLE/SIGN.
 Location 423 46TH STREET
 APN 517-122-009
 Zoning MEDIUM INTENSITY MIXED-USE (COMMERCIAL EMPHASIS)
 Owner CONTRA COSTA ASSOCIATION OF REALTORS
 Applicant ALYSE MATHIS C/O STREAMLINE ENGINEERING & DESIGN
 Staff Contact KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL**

CC 6. PLN13-277 AT&T WIRELESS FACILITY MODIFICATION

Description PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW MODIFICATION (REPLACE SIX EXISTING ANTENNAS AND ADD THREE NEW ANTENNAS) TO AN EXISTING AT&T WIRELESS FACILITY.

Location 5221 CENTRAL AVENUE

APN 510-081-055

Zoning C-3 (REGIONAL COMMERCIAL DISTRICT)

Owner NORTHERN PROPERTIES LLC

Applicant CHRISTY ROBERTS

Staff Contact HECTOR ROJAS

Recommendation: **CONDITIONAL APPROVAL**

Board & Commission Business

A. Staff reports, requests, or announcements

B. Board/Commission reports, requests, or announcements

Adjournment

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 or Commission action. The Board or Commission 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 or Commission'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 or Commission 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 or Commission 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 or Commission members may ask follow-up questions of the speakers at any time.
9. Staff presents a final summary and recommendation.
10. Board or Commission 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 or Commission 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 or Commission's action and appeal process.

Appeals • Decisions of the Board or Commission 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 or Commission'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.

Staff Reports and Tentative Recommendations • Copies of the Staff reports for public hearing items can be viewed on the City of Richmond's website.

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