



# City of Richmond Design Review Board

## REVISED SPECIAL MEETING AGENDA

Wednesday, April 30, 2014 at 6pm

**MEETING LOCATION CHANGED TO COUNCIL CHAMBERS**

440 Civic Center Plaza, 1<sup>ST</sup> Floor, 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.

<b>Roll Call</b>	Brant Fetter, Chair Brenda Munoz, Vice Chair	Eileen Whitty Mike Woldemar	Ray Welter Robin Welter
<b>Introductions</b>	Introduction of staff members and other guests.		
<b>Approval of Minutes</b>	None		
<b>Approval of Agenda</b>	At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.		
<b>Meeting Procedures</b>	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.		
<b>Public Forum</b>	Anyone who wishes to address the Board on a topic that is not on the agenda must file a speaker form with the staff .....2 minute limit.		
<b>City Council Liaison Report</b>	The City Council member serving as liaison to the Board may make a report on City Council actions of interest to the Board.		
<b>Consent Calendar</b>	<b>Item number(s): 1, 2, 3</b>		
<b>Appeal Date</b>	The appeal date for actions taken by the Board at this meeting is no later than <b>5:00 p.m. on Monday, May 12, 2014.</b>		
<b>Public Hearing(s)</b>			
<b>CC 1. PLN11-089</b>	<b>CHEVRON REFINERY MODERNIZATION PROJECT</b>		
Description	<i>(CONTINUED OVER FROM THE MEETING HELD ON 4/23/2013)</i> PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION REGARDING A DESIGN REVIEW PERMIT FOR THE CHEVRON MODERNIZATION PROJECT.		
Location	100 CHEVRON WAY/841 CHEVRON WAY		
APNS:	561-030-001; 561-030-002; 561-030-003; 561-030-005; 561-040-013; 561-040-014; 561-040-015; 561-040-016; 561-040-017; 561-080-001; 561-080-002; 561-080-003; 561-080-005; 561-080-006; 561-080-007; 561-090-003; 561-090-004; 561-100-003; 561-100-009; 561-100-010; 561-100-017; 561-110-020; 561-100-025; 561-100-037; 561-100-038; 561-100-042; 561-100-043; 561-100-044; 561-100-047; 561-100-048; 561-100-049; 561-110-022; 561-100-029; 561-110-034; 561-110-035; 561-110-036; 561-110-041; 561-110-044; 561-390-001; 561-390-003; 561-390-004; 561-390-016; 561-400-008; 561-410-002; 561-410-003		
Zoning	M-4, MARINE INDUSTRIAL/M-3, HEAVY INDUSTRIAL/M-2 LIGHT INDUSTRIAL/CRR, COMMUNITY AND REGIONAL RECREATION		
Owner	CHEVRON USA INC		
Applicant	CHEVRON PRODUCTS COMPANY, A DIVISION OF CHEVRON USA INC.		
Staff Contact	LINA VELASCO	Recommendation: <b>RECOMMEND CONDITIONAL APPROVAL TO THE PLANNING COMMISSION</b>	

**CC 2. PLN14-030 VERLING-LAWSON RESIDENCE**

Description *(HELD OVER FROM THE MEETING HELD ON 4/23/2013)* PUBLIC HEARING FOR A DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW ±2,820 SQUARE-FOOT RESIDENCE.

Location 70 BELVEDERE AVENUE  
APN 558-012-015  
Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT)  
Owner MARK ASHFAR  
Applicant VERN VERLING AND CHERYL LAWSON  
Staff Contact HECTOR ROJAS Recommendation: **CONDITIONAL APPROVAL**

**CC 3. PLN13-250 BOTTOMS RESIDENTIAL PROJECT BY SHEA HOMES**

Description *(CONTINUED FROM THE MEETING HELD ON 4/9/2013)* PUBLIC HEARING FOR A RECOMMENDATION TO THE PLANNING COMMISSION OF A PROPOSAL FOR A 60-UNIT DEVELOPMENT OF TOWNHOMES AND STACKED FLATS. THE PROJECT ALSO PROPOSES A GENERAL PLAN AMENDMENT AND A REZONE TO PA-PLANNED AREA DISTRICT. A DRAFT ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED AND IS AVAILABLE FOR PUBLIC REVIEW AND COMMENTS FOR A 45-DAY PERIOD STARTING MARCH 27<sup>TH</sup>, 2014 AND ENDING ON MAY 12, 2014.

Location SEACLIFF DRIVE (BETWEEN SANDPIPER SPIT AND CANAL BLVD)  
APN 560-340-042, 560-340-033, 560-660-073, AND 560-320-013  
Zoning CC (COASTLINE COMMERCIAL), PA (PLANNED AREA), AND M-4 (MARINE INDUSTRIAL) DISTRICTS  
Owner BOTTOMS FAMILY 1989 TRUST  
Applicant SHEA HOMES  
Staff Contact KIERON SLAUGHTER Recommendation: **RECOMMEND CONDITIONAL APPROVAL TO THE PLANNING COMMISSION**

**Board Business**

- A. Staff reports, requests, or announcements
- B. Board member reports, requests, or announcements

**Adjournment**

The next meeting of the City of Richmond Design Review Board is scheduled on Wednesday, May 14, 2014.

**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 proposal .....5 minute limit.
6. Registered speakers .....2 minute limit.
7. Applicant may make rebuttal comments .....2 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](http://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.