



City of Richmond Design Review Board AGENDA

Wednesday, December 10, 2014 at 6pm
Multipurpose Room, Community Services Building,
Basement, 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	Eileen Whitty, Chair Robin Welter, Vice Chair	Brant Fetter Brenda Munoz	Ray Welter Mike Woldemar
Introductions	Introduction of staff members and other guests.		
Approval of Minutes	None		
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, 6		
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00pm on Monday, December 22, 2014.		

Public Hearing(s)

- 1. PLN14-205 WESTRIDGE APARTMENTS RENOVATION**

Description: *(HELD OVER FROM 11/5/2014)* PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO RENOVATE AN EXISTING 401-UNIT RESIDENTIAL APARTMENT COMPLEX, INCLUDING CONSTRUCTION OF ADDITIONAL UNITS, NEW CARPORTS, UPGRADES TO THE GYMNASIUM BUILDINGS, OFFICES, AND A REQUEST FOR A 10% PARKING REDUCTION.

Location: 3175 S HAMPTON COURT
 APN: 414-300-003
 Zoning: MFR-3 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT)
 Applicant: MENLO WESTRIDGE INVESTORS
 Architect: OAKLEY AND OAKLEY ARCHITECTS
 Staff Contact: HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

- 2. PLN14-227 SEAPORT STAINLESS INDUSTRIAL ADDITION**

Description: *(HELD OVER FROM 11/5/2014)* PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±4,290 SQUARE FOOT LIGHT INDUSTRIAL ADDITION TO AN EXISTING BUILDING.

Location: 5021 SEAPORT AVENUE
 APN: 560-033-028
 Zoning: M-3 (HEAVY INDUSTRIAL-KNOX CUTTING SPECIFIC PLAN)
 Owner: RAYMOND AND LINDA DOVING
 Applicant: PARADIGM G.C.
 Staff Contact: KIERON SLAUGHTER Recommendation: **WITHDRAW FROM AGENDA**

- 3. PLN14-265 WEHRLE TWO-STORY ADDITION WITH DECK AND PATIO COVER**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±265 SF TWO-STORY ADDITION WITH ±64 SF DECK AND ±124 SF PATIO COVER ON A SINGLE-FAMILY RESIDENCE
Location 775 LASSEN STREET
APN 523-042-010
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT)
Applicant JOHN WEHRLE (OWNER)
Staff Contact LINA VELASCO Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN14-210 KAPUS RESIDENTIAL ADDITION**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±500, SQUARE FOOT TWO-STORY ADDITION TO A SINGLE-FAMILY RESIDENCE.
Location 408 B STREET
APN 538-030-003
Zoning M-2 (LIGHT INDUSTRIAL DISTRICT)
Applicant KAPUS PROPERTIES, LLC (OWNER)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN14-285 DODSON SECOND LEVEL DECK ENCLOSURE**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A GLASS ENCLOSURE ON AN EXISTING SECOND LEVEL DECK.
Location 840 MAISON WAY
APN 433-480-009
Zoning CRR (COMMUNITY AND REGIONAL RECREATION DISTRICT)
Owner DODSON MICHAEL & SANDY
Applicant GLEN SKIDMORE
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 6. PLN14-217 KAAPPY NEW RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,938 SQUARE FOOT SINGLE-FAMILY RESIDENCE.
Location 2012 CUTTING BLVD
APN 544-292-025
Zoning SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)
Owner KAPPY REI
Applicant KYLE TAM
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

- 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 will be held on Wednesday, January 14, 2015.

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.