



# City of Richmond Design Review Board AGENDA

**Wednesday, August 26, 2015 at 6:00pm**  
**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.

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**Roll Call**                      **Eileen Whitty, Chair**                      **Brenda Munoz**                      **Brant Fetter**  
   **Ray Welter, Vice Chair**                      **Jonathan Livingston**                      **Mike Woldemar**

**Introductions**                      Introduction of staff members and other guests.

**Approval of Minutes**                      **From the meeting held on July 8, 2015.**

**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 staff .....2 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 and 6**

**Appeal Date**                      The appeal date for actions taken by the Board at this meeting is no later than **5:00pm on Monday, September 8, 2015.**

## **Public Hearing(s)**

**1. PLN15-363 SOLA- SECOND UNIT**  
Description                      PUBLIC HEARING TO CONSIDER A DESIGN REVIEW TO CONSTRUCT A ±640 SQUARE FOOT SECOND DWELLING UNIT OVER AN EXISTING DETACHED GARAGE LOCATED IN THE REAR OF AN EXISTING RESIDENCE.  
Location                      1936 LINCOLN AVENUE  
APN                      529-050-011  
Zoning                      SFR-3 (SINGLE FAMILY RESIDENTIAL)  
Applicant                      FRANKLIN SOLA (OWNER)  
Staff Contact                      HECTOR LOPEZ                      Recommendation: **CONDITIONAL APPROVAL**

**2. PLN14-227 SEAPORT STAINLESS INDUSTRIAL ADDITION**  
Description                      PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±4,200. SF LIGHT INDUSTRIAL METAL ADDITION TO AN EXISTING WAREHOUSE.  
Location                      5021 SEAPORT AVE  
APN                      560-033-028  
Zoning                      M-3 (HEAVY INDUSTRIAL DISTRICT)  
Owner                      DOVING RAYMOND & LINDA TRE  
Applicant                      PARADIGM GENERAL CONTRACTORS  
Staff Contact                      JONELYN WHALES                      Recommendation: **HOLD OVER TO SEPTEMBER 23, 2015**

**3. PLN14-021 BAYWALK MIXED-USE PROJECT**

Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF THE DESIGN REVIEW PERMIT FOR A MULTI-FAMILY RESIDENTIAL PROJECT CONSISTING OF 255 TOWNHOMES AND LIVE-WORK UNITS AT 830 MARINA WAY.

Location 830 MARINA WAY  
APN 560-190-007  
Zoning M-1 (INDUSTRIAL/OFFICE FLEX DISTRICT)  
Owner STEPHENS & STEPHENS XII LLC  
Applicant MATT HAMILTON  
Staff Contact JONELYN WHALES Recommendation: **RECOMMEND APPROVAL TO PLANNING COMMISSION**

**4. PLN15-419 IMTT TANK INSTALLATION PROJECT**

Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF THE DESIGN REVIEW PERMIT TO INSTALL ONE ABOVEGROUND 20,000 BBLs STORAGE TANK FOR CAUSTIC SODA AT THE EXISTING IMTT FACILITY.

Location 100 CUTTING BOULEVARD  
APN 560-290-005  
Zoning M-4 (MARINE INDUSTRIAL ZONING DISTRICT)  
Applicant IMTT  
Staff Contact LINA VELASCO Recommendation: **RECOMMEND APPROVAL TO PLANNING COMMISSION**

**5. PLN15-488 HILLTOP LANDSCAPE AND MAINTENANCE DISTRICT SIGNAGE**

Description STUDY SESSION TO REVIEW AND DISCUSS PROPOSED SIGNAGE FOR GATEWAYS INTO THE HILLTOP LANDSCAPING AND MAINTENANCE DISTRICT

Location BLUME DRIVE, INTERSTATE 80, AND RICHMOND PARKWAY  
APN 405-490-014 AND 405-290-059  
Zoning C-3 (REGIONAL COMMERCIAL DISTRICT)  
Owner CITY OF RICHMOND, LANDSCAPE AND LIGHTING DISTRICT  
Applicant CESAR ZEPEDA  
Staff Contact JONELYN WHALES Recommendation: **PROVIDE COMMENTS AND DIRECTION TO STAFF**

**6. PLN15-330 JOHNSON TWO-STORY ADDITION**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±926 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING DWELLING.

Location 4451 FIELDCREST DR  
APN 431-290-017  
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL)  
Applicant RICHARD JOHNSON AND KIMI JO  
Architect KATTENBURG ARCHITECTS  
Staff Contact HECTOR LOPEZ Recommendation: **HOLD OVER TO SEPTEMBER 16, 2015**

**Board Business**

**A. Staff reports, requests, or announcements**

**B. Board member reports, requests, or announcements**

**Adjournment**

**The next special meeting of the City of Richmond Design Review Board is scheduled on Wednesday, September 16, 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 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: <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.