



City of Richmond Design Review Board AGENDA

Wednesday, December 9, 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.

Roll Call	Eileen Whitty, Chair Ray Welter, Vice Chair Tom Leader	Brant Fetter Jonathan Livingston	Meredith Benz Mike Woldemar
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Introductions Introduction of staff members and other guests.

Approval of Minutes **From the meetings held on February 25 and September 23, 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 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): None**

Appeal Date The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, December 21, 2015.**

Public Hearing(s)

1. PLN15-453 JERUM 2ND UNIT
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND DWELLING UNIT OF APPROXIMATELY 640 SQUARE FEET IN THE REAR OF AN EXISTING RESIDENCE.
Location 2934 ANDRADE AVENUE
APN 526-260-006
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL)
Applicant GREG JERUM (OWNER)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

2. PLN15-503 LOZANO 2ND UNIT
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND DWELLING UNIT OF APPROXIMATELY 640 SQUARE FEET IN THE REAR OF AN EXISTING RESIDENCE.
Location 3210 OHIO AVENUE
APN 513-033-022
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL)
Applicant BRENDA MUNOZ (DESIGNER)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

- 3. PLN15-694 CREEK VIEW APARTMENT RENOVATION**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR EXTERIOR RENOVATION TO EXISTING MULTIFAMILY RESIDENTIAL BUILDINGS, INCLUDING DECK REPAIR, WINDOW AND ROOF REPLACEMENT, AND REMOVAL OF SIDING FOR NEW EXTERIOR STUCCO.
Location 3535 EL PORTAL DRIVE
APN 420-021-038
Zoning MFR-3 (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT)
Applicant GWYNNE PUGH URBAN STUDIO
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN15-374 MARIN CLEAN ENERGY**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A 10.5 MEGAWATT UTILITY SCALE SOLAR ARRAY PROPOSED ON APPROXIMATELY 60-ACRES OF THE CHEVRON RICHMOND REFINERY. THE INSTALLATION INCLUDES APPROXIMATELY 80,000 THIN-FILM, NON-REFLECTIVE SOLAR PANELS, WHICH IN COMBINATION WITH 11 UTILITY-SCALE INVERTERS, WOULD CONVERT SUNLIGHT INTO ELECTRICITY.
Location CASTRO STREET AND WEST HENSLEY STREET
APN 561-100-037, 561-100-038, AND 561-100-034
Zoning M-3 (HEAVY INDUSTRIAL DISTRICT)
Owner CHEVRON USA INC
Applicant STION CORPORATION
Staff Contact LINA VELASCO Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN15-688 UNITY PARK**
Description STUDY SESSION ON THE UNITY PARK PROJECT DESIGN LOCATED IN THE RICHMOND GREENWAY
Location RICHMOND GREENWAY, BETWEEN MARINA WAY AND 16th STREET AND BETWEEN 4TH AND 8th STREETS, INCLUDING PROPERTY LOCATED AT 1605 OHIO AVENUE
APN 540-360-022
Zoning CRR (COMMUNITY AND REGIONAL PRECREATION)
Owner CITY OF RICHMOND
Applicant CITY OF RICHMOND PARKS DIVISION
Staff Contact LINA VELASCO Recommendation: **RECEIVE AND PROVIDE COMMENTS**
- 6. PLN11-089 CHEVRON REFINERY MODERNIZATION PROJECT LANDSCAPE PLAN**
Description STUDY SESSION TO DISCUSS LANDSCAPE PLANS FOR THE CHEVRON MODERNIZATION PROJECT. NEW AND UPGRADED LANDSCAPING IS PROPOSED TO BE INSTALLED ALONG THE RICHMOND PARKWAY AND CASTRO STREET, FROM GERTRUDE AVENUE TO THE 525 CASTRO STREET
Location ALONG THE RICHMOND PARKWAY AND CASTRO STREET, FROM GERTRUDE AVENUE TO THE GATE LOCATED AT 525 CASTRO STREET
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: **RECEIVE AND PROVIDE COMMENTS**

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, January 13, 2016.

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: <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.