



City of Richmond Design Review Board AGENDA

Wednesday, April 27, 2016 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 **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): None**

Appeal Date The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, May 9, 2016.**

Public Hearing(s)

1. PLN16-128 SMITH SECOND DWELLING UNIT
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±640 SQUARE FOOT SECOND DWELLING UNIT ABOVE AN EXISTING ACCESSORY STRUCTURE AND PROVIDE A RECOMMENDATION TO THE PLANNING COMMISSION FOR A VARIANCE TO MODIFY THE MINIMUM LOT SIZE OF THE DISTRICT.
Location 525 5TH STREET
APN 534-291-017
Zoning MFR-1 (MULTI-FAMILY RESIDENTIAL DISTRICT)
Applicant MAURICE DAWSON (ARCHITECT)
Owner: HATTIE RUTH SMITH
Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

2. PLN14-115 NEVIN AVENUE RESIDENTIAL DEVELOPMENT
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A HOUSING DEVELOPMENT CONSISTING OF 271 RESIDENTIAL UNITS WITH ±1,500 SQUARE FEET OF COMMERCIAL SPACE. THE PROJECT WOULD INVOLVE TWO 6-STORY RESIDENTIAL STRUCTURES INCLUDING A PARKING PODIUM FOR 193 PARKING SPACES. THE PROJECT HAS RECEIVED A DENSITY BONUS WITH CONCESSIONS AS AN AFFORDABLE HOUSING PROJECT BY THE PLANNING COMMISSION.

Location THE PROJECT SITE INVOLVES TWO PARCELS SEPARATED BY 22ND STREET ON THE SOUTHSIDE OF NEVIN AVENUE, BETEEN 21ST AND 23RD STREET
APN 514-080-013 AND 514-090-018
Zoning MFR-3 (MULTI FAMILY HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)
Architect PACIFIC WEST
Applicant ALEXIS GEVOGIAN, AMG ASSOCIATES
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

3. PLN16-028 REYES FAMILY RESIDENCE

Description *(HELD OVER FROM 04/13/2016)* PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±2,100 SQUARE FOOT SINGLE FAMILY DWELLING WITH A DETACHED ±400 SQUARE FOOT GARAGE ON A 5,000 SQUARE FOOT VACANT LOT.

Location 414 WILLARD AVENUE
APN 561-202-006
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL)
Owner LETICIA RAMIREZ
Applicant JOSE REYES
Staff Contact DAVID BROSKY Recommendation: **HOLD OVER TO MAY 11, 2016**

4. PLN15-596 7-ELEVEN NEW CONVENIENCE STORE

Description STUDY SESSION TO RECEIVE COMMENTS AND FEEDBACK ON THE PROPOSED 7-ELEVEN CONVENIENCE STORE AND FUELING STATION LOCATED AT THE NORTHWEST CORNER OF HARBOUR WAY SOUTH AND CUTTING BOULEVARD.

Location 925 CUTTING BOULEVARD
APN 550-301-023 AND 550-301-024
Zoning C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) AND SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT)
Owner SURJEET RATTU AND KULDIP SINGH RATTU
Applicant 7-ELEVEN
Staff Contact HECTOR LOPEZ Recommendation: **PROVIDE COMMENTS AND FEEDBACK**

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 11, 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.