



# City of Richmond Design Review Board AGENDA

**Wednesday, May 25, 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.

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| <b>Roll Call</b> | <b>Eileen Whitty, Chair</b><br><b>Ray Welter, Vice Chair</b><br><b>Tom Leader</b> | <b>Brant Fetter</b><br><b>Jonathan Livingston</b> | <b>Meredith Benz</b><br><b>Mike Woldemar</b> |
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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 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): None**

**Appeal Date** The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, June 6, 2016.**

## Public Hearing(s)

**1. PLN16-028 REYES FAMILY RESIDENCE**  
Description 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 HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

**2. PLN15-644 MECHANICS BANK SITE IMPROVEMENT AND BUILDING RENOVATION**  
Description REVIEW OF THE EXTERIOR ELEMENTS RELATED TO THE COLOR SCHEME AND BUILDING MATERIALS FOR FINAL DETERMINATION OF CONSISTENCY WITH THE PREVIOUSLY APPROVED DESIGN REVIEW PERMIT  
Location 3190 KLOSE WAY  
APN 405-290-034  
Zoning C-3 (REGIONAL COMMERCIAL DISTRICT)  
Owner MECHANICS BANK  
Applicant HAYASHIDA ARCHITECTS  
Staff Contact ROBERTA FELICIANO Recommendation: **CONFIRM CONSISTENCY**

- 3. PLN16-157 WILSON RESIDENTIAL ADDITION**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±620 SQUARE FOOT UPPER LEVEL ADDITION CONSISTING OF A MASTER BEDROOM WITH WALK-IN CLOSET AND BATHROOM TO AN EXISTING ±2,000 SQUARE FOOT RESIDENCE.  
Location 715 OCEAN AVENUE  
APN 558-223-009  
Zoning SFR-2 (VERY LOW DENSITY RESIDENTIAL DISTRICT)  
Applicant JONATHAN PEARLMAN, ELEVATION ARCHITECTS  
Owner TODD & MARGARET WILSON  
Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN16-156 LIVE/WORK BUILDING**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,700 SQUARE FOOT LIVE/WORK BUILDING ON A ±6,050 SQUARE FOOT VACANT LOT.  
Location SOUTHWEST CORNER OF WEST BARRETT AVENUE AND 1<sup>ST</sup> STREET  
APN 538-042-003  
Zoning M-2 (LIGHT INDUSTRIAL)  
Owner JOSE ZERO  
Applicant BRENDA MUNOZ  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN16-029 RAMOS LIVE/WORK**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±4,400 SQUARE FOOT NEW LIVE/WORK BUILDING ON A ±6,806 VACANT LOT.  
Location SOUTHEAST CORNER OF BARRETT AVENUE AND "A" STREET  
APN 538-042-028  
Zoning M-20 (LIGHT INDUSTRIAL DISTRICT)  
Owner LUPE CASTANEDA  
Applicant BRAD RAMOS  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 6. PLN16-136 MUNGUIA LIVE/WORK**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT ±2,800 SQUARE FOOT NEW LIVE/WORK BUILDING ON A ±4,000 VACANT LOT.  
Location 453 FIRST STREET  
APN 538-042-005  
Zoning M-20 (LIGHT INDUSTRIAL DISTRICT)  
Applicant DIEGO MUNGUIA (OWNER)  
Staff Contact HECTOR LOPEZ Recommendation: **HOLD OVER TO JUNE 8, 2016**

**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, June 8, 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 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.