



City of Richmond Design Review Board AGENDA

Wednesday, July 12, 2017 at 5:00pm
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	Jonathan Livingston, Chair Tom Leader, Vice-Chair	Michael Hannah Bhavin Khatri
Introductions	Introduction of staff members and other guests.	
Announcement	Recognitions and Awards Presentation (5:00 p.m. – 6:00 p.m.)	
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, July 24, 2017.	

Public Hearing(s)

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| <p>1. PLN17-193</p> <p>Description</p> <p>Location</p> <p>APN</p> <p>Zoning</p> <p>Owner</p> <p>Applicant</p> <p>Staff Contact</p> | <p>NEW SINGLE FAMILY RESIDENCE WITH AN ACCESSORY DWELLING</p> <p>(HELD OVER FROM JUNE 28, 2017) PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE WITH A DETACHED ACCESSORY DWELLING UNIT ON A VACANT LOT.</p> <p>611 PENNSYLVANIA AVENUE</p> <p>534-081-018</p> <p>RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL</p> <p>MB WORLD GROUP LLC</p> <p>TONY VENTOSA</p> <p>HECTOR LOPEZ</p> | <p>Recommendation: CONDITIONAL APPROVAL</p> |
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2. **PLN17-055 MENDOZA SECOND STORY ADDITION**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A 630 SQUARE FOOT SECOND-STORY ADDITION.
Location 2121 GAYNOR AVE
APN 529-070-020
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner LETICIA MENDOZA-ALVAREZ
Applicant LITO GALVAN
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
3. **PLN17-023 NEW SINGLE FAMILY RESIDENCE**
Description **(HELD OVER FROM JUNE 28, 2017)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND VARIANCE FOR A NEW ±1,613 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A 2,800 VACANT LOT.
Location 247 S 3RD STREET
APN 550-120-018
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner RADZIAK WAWRZYNIEC
Applicant SERGIO CASANOVA
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
4. **PLN16-658, PLN16-682, PLN16-683, PLN16-684, PLN16-685, PLN16-686, PLN16-687, PLN16-688, PLN16-689, PLN16-695, PLN16-696, PLN16-697, PLN16-698, PLN16-699, PLN16-701: DESIGN REVIEW FOR 15 SMALL CELL SITE NODES**
Description PUBLIC HEARING TO CONSIDER REQUESTS FOR 15 DESIGN REVIEW PERMIT APPLICATIONS TO INSTALL A SMALL CELL SITE ON EXISTING PG&E POLES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTIES LOCATED AT 600 CHANSLOR AVENUE (PLN16-658), 330 CHANSLOR AVENUE (PLN16-6821), 112 CHANSLOR AVENUE (PLN16-683), 145 6TH STREET (PLN16-684), 520 BISSELL AVENUE (PLN16-685), 310 BISSELL AVENUE (PLN16-686), 336 BISSELL AVENUE (PLN16-687), 156 2ND STREET (PLN16-688), 110 BISSELL AVENUE (PLN16-689), 438 S 26TH STREET (PLN16-695), 2404 CUTTING BLVD. (PLN16-696), 370 S 24TH STREET (PLN16-697), 708 CHANSLOR AVENUE (PLN16-698), 1000 CHANSLOR AVENUE (PLN16-699), AND 401 S 28TH STREET (PLN16-701). GENERALLY EACH PROJECT CONSISTS OF THE APPLICANT ADDING ANTENNAS, POLE ARMS, RADIO TRANSMISSION AND POWERING EQUIPMENT, AS WELL AS CABLES AND WIRES ON AND ATTACHED TO AN EXISTING PG&E POLE TO BENEFIT T-MOBILE. ALL SITES EXCEPT PLN-685, -696, AND -699 ARE LOCATED WITHIN THE RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONING DISTRICT. PLN16-685 IS LOCATED IN THE CM-5, COMMERCIAL MIXED-USE ACTIVITY CENTER ZONING DISTRICT, PLN16-696 IS IN THE CM-1, COMMERCIAL MIXED-USE, RESIDENTIAL/ IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICTS, AND PLN16-699 IS IN THE CM-3, COMMERCIAL MIXED-USE, COMMERCIAL ZONING DISTRICT.
Owner PG&E UTILITY POLES; CITY OF RICHMOND RIGHT-OF-WAY
Applicant EXTENET SYSTEMS (CALIFORNIA) LLC
Planner LINA VELASCO Recommendation: **CONDITIONAL APPROVAL**
5. **PLN16-690, PLN16-691, PLN16-692, PLN16-693, PLN16-694, PLN16-700, PLN16-702, PLN16-703, PLN16-704, PLN16-705, PLN16-706, PLN16-707, PLN16-708, PLN16-709, PLN16-710, PLN16-711: DESIGN REVIEW FOR 16 SMALL CELL SITE NODES**
Description PUBLIC HEARING TO CONSIDER REQUESTS FOR 15 DESIGN REVIEW PERMIT APPLICATIONS TO INSTALL A SMALL CELL SITE ON EXISTING PG&E POLES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE

PROPERTIES LOCATED AT 612 12TH ST. (PLN16-690), 646 12TH ST. (PLN16-691), 601 HARBOUR WAY (PLN16-692), 685 HARBOUR WAY (PLN16-693), 1632 BISSELL AVE. (PLN16-694), 1458 YORK ST. (PLN16-700), 1200 ROOSEVELT AVE. (PLN16-702), 1801 BISSELL AVE. (PLN16-703), 1830 CHANSLOR AVE. (PLN16-704), 101 17TH ST. (PLN16-705), 1400 CHANSLOR AVE. (PLN16-706), 335 21ST ST. (PLN16-707), 1434 BISSELL AVE. (PLN16-708), 2033 CHANSLOR AVE. (PLN16-709), 1458 YORK ST. (PLN16-710), AND 533 HARBOUR WAY (PLN16-711). GENERALLY EACH PROJECT CONSISTS OF THE APPLICANT ADDING ANTENNAS, POLE ARMS, RADIO TRANSMISSION AND POWERING EQUIPMENT, AS WELL AS CABLES AND WIRES ON AND ATTACHED TO AN EXISTING PG&E POLE TO BENEFIT T-MOBILE. PLN-690, -691, -700, -702 AND -701 ARE LOCATED WITHIN THE RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONING DISTRICT. PLN16-692, -693, AND -711 ARE LOCATED IN THE CM-2, COMMERCIAL MIXED-USE, NEIGHBORHOOD DISTRICT, PLN16-694, -703, -707, AND -708 IS IN THE CM-5, COMMERCIAL MIXED-USE ACTIVITY CENTER ZONING DISTRICT/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICTS, PLN16-704, -705, AND -709 ARE IN THE RM-2/IS-1, MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICTS, AND PLN16-706 IS IN THE CM-1/IS-1, COMMERCIAL MIXED-USE, RESIDENTIAL/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICTS.

Owner
Applicant
Planner

PG&E UTILITY POLES; CITY OF RICHMOND RIGHT-OF-WAY
EXTENET SYSTEMS (CALIFORNIA) LLC
LINA VELASCO TENTATIVE

Recommendation: **RECOMMEND CONDITIONAL APPROVAL TO PLANNING COMMISSION**

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, July 26, 2017.**

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.