



City of Richmond Design Review Board AGENDA

Wednesday, November 14, 2018 at 6:00pm
Multi-Purpose 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 | Jonathan Livingston, Chair Michael Hannah Karlyn Neel | Meredith Benz Tom Leader | Kimberly Butt Macy Leung |
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Introductions Introduction of staff members and other guests.

Approval of Minutes **From the meetings held on October 10, 2018 and October 24, 2018.**

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 The City Council member serving as liaison to the Board may make a report on

Liaison Report 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 Tuesday, November 13, 2018.**

Public Hearing(s)

- 1. PLN18-223 RYSE YOUTH CENTER BUILDING**

Description **(HELD OVER FROM OCTOBER 24, 2018) PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT TO CONSTRUCT A ±12,140 SQUARE-FOOT YOUTH CENTER FACILITY.**

Location 205 41ST STREET

APN 517-320-017 TO 020, 029, AND 106.

Zoning CM-3, COMMERCIAL MIXED-USE, COMMERCIAL EMPHASIS, AND IS-1 FORM BASED CODE OVERLAY DISTRICT

Owner RYSE, INC.

Applicant ANNE PHILLIPS ARCHITECTURE

Staff Contact ROBERTA FELICIANO

Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**

- 2. PLN18-261 PINEDA SECOND STORY ADDITION**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±500 SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.
Location 342 SOUTH 26TH STREET
APN 549-042-016
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner FAUSTO PINEDA
Applicant GUSTAVO OROZCO
Staff Contact EMILY CARROLL Recommendation: **CONDITIONAL APPROVAL**
- 3. PLN18-212 NEW 3-UNIT LIVE-WORK DEVELOPMENT**
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A DESIGN REVIEW PERMIT FOR THE CONSTRUCTION OF TWO NEW BUILDINGS CONSISTING OF THREE LIVE-WORK UNITS ON A 3,745 SQUARE FEET VACANT PARCEL.
Location SOUTH 31ST STREET
APN 549-193-019
Zoning IL, LIGHT INDUSTRIAL DISTRICT
Applicant ROBERT AVELAR (DESIGNER)
Staff Contact HECTOR LOPEZ Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**
- 4. PLN18-237 SKYTOWN PRESCHOOL**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND AN ADMINISTRATIVE USE PERMIT TO INSTALL A TEMPORARY PORTABLE BUILDING FOR A NEW DAY CARE CENTER AT THE EXISTING ZION LUTHERAN CHURCH PROPERTY.
Location 5714 SOLANO AVENUE
APN 520-020-001
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant MARTHA MELGOZA
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN18-218 YARAMALA RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 1,700 SQUARE-FOOT SINGLE FAMILY DWELLING ON A VACANT 4,124 SQUARE FOOT PARCEL.
Location SOUTH 29TH ST
APN 549-192-006
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner MEHREN JAY
Applicant KRISHNA YARAMALA
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 6. PLN18-123 T-MOBILE WIRELESS SMALL CELL SITE**
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL A T-MOBILE WIRELESS SMALL CELL SITE WITH A CANISTER ENCLOSING AN ANTENNA, SUPPORTED BY A POLE ATTACHMENT SUPPORT ARM AND ASSOCIATED POLE AFFIXED EQUIPMENT SHROUD ON A POLE WITHIN THE PUBLIC RIGHT-OF-WAY.
Location PG&E POLE LOCATED ADJACENT TO 2100 GRANT AVENUE
Zoning RM-2, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
Applicant T-MOBILE C/O EXTENENT – ELLIOTT FROISSER
Staff Contact EMILY CARROLL Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**

- 7. PLN18-128 T-MOBILE WIRELESS SMALL CELL SITE**
- Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL A T-MOBILE WIRELESS SMALL CELL SITE WITH A CANISTER ENCLOSING AN ANTENNA, SUPPORTED BY A POLE ATTACHMENT SUPPORT ARM AND ASSOCIATED POLE AFFIXED EQUIPMENT SHROUD ON A POLE WITHIN THE PUBLIC RIGHT-OF-WAY.
- Location PG&E POLE LOCATED ADJACENT TO 2732 DOWNER AVENUE
- Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- Applicant T-MOBILE C/O EXTENENT – ELLIOTT FROISSER
- Staff Contact EMILY CARROLL
- Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**
- 8. PLN18-130 T-MOBILE WIRELESS SMALL CELL SITE**
- Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL A T-MOBILE WIRELESS SMALL CELL SITE WITH A CANISTER ENCLOSING AN ANTENNA, SUPPORTED BY A POLE ATTACHMENT SUPPORT ARM AND ASSOCIATED POLE AFFIXED EQUIPMENT SHROUD ON A POLE WITHIN THE PUBLIC RIGHT-OF-WAY.
- Location PG&E POLE LOCATED ADJACENT TO 2901 GARVIN AVENUE
- Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- Applicant T-MOBILE C/O EXTENENT – ELLIOTT FROISSER
- Staff Contact EMILY CARROLL
- Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**
- 9. PLN16-658, PLN16-688, PLN16-697, PLN16-701, PLN16-690, PLN16-693, PLN16-703, PLN16-705, PLN16-708, PLN16-710 DESIGN REVIEW FOR 10 SMALL CELL SITES**
- Description PUBLIC HEARING TO CONSIDER DESIGN MODIFICATIONS TO INCORPORATE PEDESTAL MOUNTS ON 10 PREVIOUSLY APPROVED CONDITIONAL USE PERMITS FOR SMALL CELL SITES WITHIN THE PUBLIC RIGHT OF WAY.
- Location PG&E POLES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTIES LOCATED AT 600 CHANSLOR AVENUE (PLN16-658), 156 2ND STREET (PLN16-688), 370 S 24TH STREET (PLN16-697), 401 S 28TH STREET (PLN16-701), 612 12TH ST. (PLN16-690), 685 HARBOUR WAY (PLN16-693), 1801 BISSELL AVE. (PLN16-703), 101 17TH ST. (PLN16-705), 1434 BISSELL AVE. (PLN16-708), AND 1458 YORK ST. (PLN16-710).
- Zoning PLN16-688,-697, AND -701 ARE LOCATED WITHIN THE RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONING DISTRICT. PLN16-693 IS LOCATED IN THE CM-2, COMMERCIAL MIXED-USE, NEIGHBORHOOD DISTRICT. PLN16-705 IS IN THE RM-2/IS-1, MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICTS. PLN16-703 AND -708 IS IN THE CM-5, COMMERCIAL MIXED-USE ACTIVITY CENTER ZONING DISTRICT/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICT.
- Applicant T-MOBILE C/O EXTENENT – ELLIOTT FROISSER
- Staff Contact EMILY CARROLL
- Recommendation: **CONDITIONAL APPROVAL**

Board Business

A. Staff reports, requests, or announcements

1. Nominating Committee for Officer Elections

B. Board member reports, requests, or announcements

Adjournment

The next meeting of the City of Richmond Design Review Board is scheduled on **Wednesday, December 12, 2018.**

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.