



# City of Richmond Design Review Board AGENDA

**Wednesday, December 12, 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.

<b>Roll Call</b>	<b>Jonathan Livingston, Chair</b> <b>Michael Hannah</b> <b>Karlyn Neel</b>	<b>Meredith Benz</b> <b>Tom Leader</b>	<b>Kimberly Butt</b> <b>Macy Leung</b>
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**Introductions** Introduction of staff members and other guests.

**Approval of Minutes** **From the meeting held on November 14, 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 staff .....2 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 Wednesday, January 2, 2019.**

## **Public Hearing(s)**

1. **PLN18-173** **THE CASCADE ON CENTRAL AVENUE (FORMER DOLAN LUMBER SITE)**  

Description	PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A PLANNED AREA DISTRICT, TENTATIVE MAP, AND A DESIGN REVIEW PERMIT TO CONSTRUCT 46 RESIDENTIAL UNITS; CONSISTING OF FOUR STACKED FLATS AND 42 TOWNHOMES ON A VACANT 2.58 ACRE SITE.
Location	5620 CENTRAL AVENUE
APN	510-053-032
Zoning	CR, (REGIONAL COMMERCIAL) AND MULTI-FAMILY RESIDENTIAL (CITY OF EL CERRITO)
Owner	REA PARTNERS LP
Applicant	AMG & ASSOCIATES, LLC.
Staff Contact	JONELYN WHALES Recommendation: <b>RECOMMENDATION TO THE PLANNING COMMISSION</b>

2. **PLN18-345 KOLAHDOOZ SINGLE-ROOM OCCUPANCY (SRO) SHARED HOUSING**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT FOR A NEW SRO SHARED HOUSING BUILDING ON A VACANT 5,000 SQUARE FOOT PARCEL.  
Location BARRETT AVENUE (AT THE CORNER OF 21<sup>ST</sup> STREET AND BARRETT AVENUE)  
APN 514-110-001  
Zoning CM-5, COMMERCIAL MIXED-USE (ACTIVITY CENTER)  
Owner MAJID KOLAHDOOZ  
Applicant BACILIA MACIAS  
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
3. **PLN18-183 LEWIS NEW RESIDENCE WITH DETACHED ADU**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH A DETACHED ACCESSORY DWELLING UNIT (ADU) ON A 5,000 SQUARE-FOOT VACANT PARCEL.  
Location 258 WILLARD AVENUE  
APN 561-152-007  
Zoning RL-2, LOW DENSITY SINGLE FAMILY DISTRICT  
Applicant BACILIA MACIAS (ARCHITECT)  
Owner EDWARD LEWIS  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
4. **PLN17-663 HALLUSHKA SECOND-STORY ADDITION**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±600 SQUARE FOOT SECOND-STORY, WHICH WILL INCLUDE AN ACCESSORY DWELLING UNIT (ADU).  
Location 928 SOUTH 45<sup>Th</sup> STREET  
APN 509-350-022  
Zoning RL-2, LOW DENSITY SINGLE FAMILY DISTRICT  
Applicant HASSUN HALLUSHKA (OWNER)  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
5. **PLN18-015 SMART NEW RESIDENCE**  
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,600 SQUARE FOOT NEW SINGLE FAMILY TWO-STORY RESIDENCE ON A ±8,700 SQUARE FOOT VACANT PARCEL.  
Location: 70 BELVEDERE AVENUE  
APN: 558-012-015  
Zoning: RL-1, SINGLE FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT  
Owner: AARON SMART  
Applicant: ROGER KURATH, DESIGN 21, LLC.  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
6. **PLN18-016 SMART NEW RESIDENCE**  
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,800 SQUARE FOOT NEW SINGLE FAMILY TWO-STORY RESIDENCE ON A ±9,850 SQUARE FOOT VACANT PARCEL.  
Location: 80 BELVEDERE AVENUE  
APN: 558-012-014  
Zoning: RL-1, SINGLE FAMILY LOW DENSITY RESIDENTIAL  
Owner: AARON SMART  
Applicant: ROGER KURATH, DESIGN 21, LLC.  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

**7. PLN18-305 BARTEK ADDITION**

Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±652 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.

Location: 5619 FRESNO AVENUE

APN: 510-143-025

Zoning: RL-2, LOW DENSITY SINGLE FAMILY DISTRICT

Owner: MICHEAL BARTEK

Applicant: CARI ROSNER

Staff Contact: EMILY CARROLL

Recommendation: **CONDITIONAL APPROVAL**

**8. PLN18-227, PLN18-228, PLN18-229, PLN18-230, PLN18-231, PLN18-232, PLN18-233, PLN18-234, PLN18-319, DESIGN REVIEW FOR 9 SMALL CELL SITES**

Description: PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR THE 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 POLES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTIES LOCATED AT 727 MACDONALD AVE (PLN18-227), 532 BARRETT AVE (PLN18-228), 401 MACDONALD AVE (PLN18-229), 253 22<sup>ND</sup> ST (PLN18-230), 2816 FOOTHILL AVE (PLN18-231), 548 MARINA BAY PKWY (PLN18-232), 2220 CUTTING BLVD (PLN18-233), 2012 CUTTING BLVD (PLN18-234), 166 S. 12<sup>TH</sup> ST (PLN18-319).

Zoning: PLN 18-319 IS LOCATED WITHIN THE RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONING DISTRICT. PLN18-233 AND PLN18-234 ARE LOCATED IN THE CM-1, COMMERCIAL MIXED-USE, RESIDENTIAL DISTRICT. PLN18-232 IS LOCATED IN THE CM-3, COMMERCIAL MIXED-USE, COMMERCIAL DISTRICT. PLN18-231 IS IN THE RM-1/IS-1, MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICTS. PLN18-227, PLN18-228 AND PLN 18-230 ARE IN THE CM-5, COMMERCIAL MIXED-USE ACTIVITY CENTER ZONING DISTRICT/IS-1, FORM-BASED CODE STUDY AREA ZONING DISTRICT. PLN18-229 IS LOCATED IN THE PR, PARKS AND RECREATION DISTRICT.

Applicant: T-MOBILE C/O MD7 – ELLIOTT FROISSER

Staff Contact: EMILY CARROLL

Recommendation: **HOLD OVER TO JANUARY 23, 2019**

**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, January 23, 2019.**

## 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.