



City of Richmond Design Review Board AGENDA

Wednesday, February 13, 2019 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.

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 meeting held on January 23, 2019.**

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 Monday, February 25, 2019.**

Public Hearing(s)

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|---------------------|---|---|
| 1. PLN18-339 | HAMPTON NEW SINGLE-FAMILY DWELLING | |
| Description | PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY 1,800 SQUARE FOOT SINGLE-FAMILY DWELLING ON A ±2,500 SQUARE FOOT PARCEL. | |
| Location | GERTRUDE AVENUE | |
| APN | 561-182-027 | |
| Zoning | RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL | |
| Owner | DONALD HAMPTON | |
| Applicant | ROBERT AVELLAR | |
| Staff Contact | JONELYN WHALES | Recommendation: CONDITIONAL APPROVAL |

- 2. PLN18-373 NEW 4-UNIT LIVE-WORK DEVELOPMENT**
- Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A DESIGN REVIEW PERMIT TO CONSTRUCT TWO NEW BUILDINGS CONSISTING OF FOUR LIVE-WORK UNITS ON A ±4,960 SQUARE FOOT PARCEL.
- Location 615 SOUTH 31ST STREET
 APN 549-203-018
 Zoning IL, LIGHT INDUSTRIAL DISTRICT
 Owner FOCUS GROUP VENTURES, LLC
 Applicant ROBERT AVELLAR
 Staff Contact JONELYN WHALES Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**
- 3. PLN18-338 CALDERON SECOND-STORY ADDITION**
- Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±885 SQUARE-FOOT SECOND-STORY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.
- Location 1427 SAN JOAQUIN STREET
 APN 508-150-004
 Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Owner OMAR CALDERON
 Applicant RAY CHEN
 Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN18-344 THOMAS TWO-STORY ACCESSORY DWELLING UNIT**
- Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ±770 SQUARE-FOOT DETACHED ACCESSORY DWELLING UNIT IN THE REAR OF AN EXISTING SINGLE-FAMILY RESIDENCE.
- Location 455 SOUTH 24TH STREET
 APN 549-101-017
 Zoning CM-1, COMMERCIAL MIXED-USE, RESIDENTIAL
 Owner ELLA & ELBERT THOMAS
 Applicant HOWARD CAMERON
 Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN18-343 NEW 3-UNIT MULTI-FAMILY**
- Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW TO CONSTRUCT THREE RESIDENTIAL DWELLING UNITS ON A ±5,000 SQUARE FEET VACANT PARCEL.
- Location 5206 SAN JOSE AVENUE
 APN 510-081-034
 Zoning RM-1 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
 Owner MALIK FAISAL
 Applicant LECK SOUNGPANYA
 Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO FEBRUARY 27, 2019**

6. PLN17-652 NEW SINGLE FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE FAMILY RESIDENCE AND A ± 201 SQUARE FEET DETACHED ACCESSORY DWELLING UNIT ON ± 8,400 SQUARE FEET VACANT PARCEL.
Location BUENA VISTA AVENUE
APN 556-151-006
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner LAI EUGENE
Applicant LI-SHENG FU
Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO MARCH 13, 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, February 27, 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 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.