



# City of Richmond Design Review Board AGENDA

**Wednesday, March 27, 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**                      **Meredith Benz**                      **Kimberly Butt**  
                                         **Michael Hannah, Vice-Chair**                      **Tom Leader**                      **Macy Leung**  
                                         **Karlyn Neel**

**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**                      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**                      Applications that are considered routine by Planning Staff have been placed on the consent calendar marked "CC" on the agenda 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.  
**Items number(s) to be considered: 2**

**Appeal Date**                      The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, April 8, 2019.**

## **Public Hearing(s)**

- 1. **PLN17-652**                      **LAI 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 WITH A DETACHED ACCESSORY DWELLING UNIT ON A ± 8,400 SQUARE FOOT 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: **REMOVE FROM AGENDA**

- CC**
- 2. PLN19-020 HAMPTON SINGLE-FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT**  
 Description PUBLIC HEARING REQUEST TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,850 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND A 635 SQUARE FEET DETACHED ACESSORY DWELLING ON A ±5,000 SQUARE FOOT PARCEL.  
 Location ALAMO AVENUE  
 APN 561-182-035  
 Zoning RL-2, SINIGLE FAMILY LOW DENSITY RESIDENTIAL  
 Owner DONALD HAMPTON  
 Applicant ROBERT AVILLAR  
 Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 3. PLN19-038 NAVARRO NEW MIXED-USE BUILDING**  
 Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW 3-STORY MIXED-USE BUILDING CONSISTING OF GROUND FLOOR COMMERCIAL AND FOUR RESIDENTIAL LIVING UNITS ON A ±4,800 SQUARE FOOT PARCEL.  
 Location 761 23RD STREET  
 APN 529-180-007  
 Zoning CM-3, COMMERCIAL MIXED USE, COMMERCIAL  
 Owner ANA NAVARRO  
 Applicant JOSE REYES  
 Staff Contact JONELYN WHALES Recommendation: **PROVIDE AND RECEIVE COMMENTS**
- 4. PLN17-236 POWERPLANT PARK CUP**  
 Description **(HELD OVER FROM MARCH 13, 2019)** REQUEST TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT FOR A PROPOSED CANNABIS PRODUCTION FACILITY THAT INCLUDE 45 GREENHOUSES, A NURSERY, PROCESSING CENTER, AND SUPPORT FACILTIES, INCLUDING A CAFE.  
 Location NORTHWEST CORNER OF RICHMOND PARKWAY AND GOODRICK AVENUE  
 APN 408-220-003, -023, -024, -25, -026, -032, -033, -034, -039, -041, -042, -043, -049, AND -050  
 Zoning INDUSTRIAL AGRICULTURE  
 Owner RICHMOND DEVELOPMENT CO, JOE & HEIDI SHEKOU, DOOMMAS ENTERPRISES LLC,  
 Applicant POWERPLANT PARK INC.  
 Staff Contact LINA VELASCO Recommendation: **HOLD OVER TO A FUTURE MEETING**

**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, April 10, 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 Planning Commission within ten days. Appeals must be submitted to the Planning Department'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.