



City of Richmond Design Review Board AGENDA

Wednesday, August 14, 2019 at 6:00 pm
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** **Kimberly Butt** **Jessica Fine**
 Michael Hannah, Vice-Chair **Karlynn Neel** **Macy Leung**

Introductions Introduction of staff members and other guests.

Approval of Minutes **From the meeting held on July 10, 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 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: #6

Appeal Date The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, August 26, 2019.**

Public Hearing(s)

- 1. **PLN19-069** **KENNEDY SECOND STORY ADDITION**
 Description **(HELD OVER FROM 7/10/2019) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±290 SQUARE-FOOT TWO STORY ADDITION TO AN EXISTING RESIDENCE.**

 Location 1647 SAN BENITO STREET
 APN 508-292-007
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
 Owner CHARLES & DONNA KENNEDY
 Applicant ADAM MILLER
 Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

- 2. PLN19-184 RESIDENTIAL ADDITION AND ALTERATION**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A 103 SQUARE-FOOT ADDITION OVER 15 FEET IN HEIGHT AND FOR A FRONT PORCH EXTENSION.

Location 5708 BURLINGAME AVENUE

APN 507-020-006

Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT

Owner BRIGHT MORGAN MERRILL

Applicant HEATHER SANDERS-JACOB

Staff Contact ENZO CABILI Recommendation: **CONDITIONAL APPROVAL**

- 3. PLN18-356 HALUSHKA NEW SINGLE FAMILY RESIDENCE**

Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE FAMILY DWELLING ON A 2,500 SQUARE FOOT VACANT PARCEL. THE PROJECT REQUIRES A VARIANCE TO THE MINIMUM LOT SIZE.

Location FLORIDA AVENUE

APN 513-036-019

Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT

Applicant HASSUN HALUSHKA (OWNER)

Staff Contact EMILY CARROLL Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**

- 4. PLN18-358 ISLAMIC SOCIETY MOSQUE RENOVATION AND ADDITION**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR RENOVATION AND CONSTRUCTION OF A 2,500 SQUARE FOOT ADDITION TO AN EXISTING MOSQUE.

Location 1110 36TH STREET

APN 526-030-012

Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT

Applicant ISLAMIC SOCIETY OF WEST CONTRA COSTA COUNTY (OWNER)

Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO AUGUST 28, 2019**

- 5. PLN17-436 VALMAR LAUNDROMAT**

Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 1,500 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING FOR A LAUNDROMAT.

Location 3630 BARRETT AVENUE AND ADJACENT PARCELS

APN 516-090-004 TO 006

Zoning CM-2 COMMERCIAL MIXED-USE DISTRICT (FORM BASED CODE, T4MS-O) AND RL-2 SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT (FORM BASED CODE, T4N-O)

Applicant SADIK AHMED ALAMMARI (OWNER)

Staff Contact ROBERTA FELICIANO Recommendation: **CONTINUE TO A FUTURE MEETING**

- CC. 6. PLN19-121 DECK ALTERATION**

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO RECONSTRUCT AND EXPAND AN EXISTING DECK GREATER THAN 4 FEET IN HEIGHT.

Location 128 WESTERN DRIVE

APN 558-063-009

Zoning RL-2, LOW DENSITY RESIDENTIAL

Owner CHARLES D. WEISSELBERG

Applicant ADAM YANOW

Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

7. **DRB POLICY RESOLUTION**
- | | |
|---------------|--|
| Description | STUDY SESSION TO INTRODUCE AND DISCUSS METHODS TO ENSURE PROJECTS COMPLY WITH CONDITIONS OF APPROVAL AFTER ISSUANCE OF BUILDING PERMITS. |
| Staff Contact | HECTOR LOPEZ Recommendation: PROVIDE AND RECEIVE COMMENTS |

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, August 28, 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 speakers2 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.