



City of Richmond Design Review Board AGENDA

Wednesday, October 9, 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 Michael Hannah, Vice-Chair	Kimberly Butt Karlynn Neel	Jessica Fine Macy Leung
------------------	--	---	--

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:

Appeal Date The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, October 21, 2019.**

Public Hearing(s)

- | | |
|---------------------|---|
| 1. PLN18-358 | ISLAMIC SOCIETY MOSQUE RENOVATION AND ADDITION |
| Description | (HELD OVER FROM SEPTEMBER 25, 2019) 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 | DR. MOHAMMAD ANWANWZZAMAN, ISWCC (PRESIDENT) |
| Staff Contact | JONELYN WHALES Recommendation: CONDITIONAL APPROVAL |

- 2. PLN19-259 TWO NEW TOWNHOMES**
 Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT TWO ATTACHED SINGLE FAMILY DWELLINGS ON A 5,300 SQUARE FOOT VACANT PARCEL.
 Location 657 HARBOUR WAY
 APN 534-181-004 AND 534-181-005
 Zoning CM-2, COMMERCIAL MIXED USE, NEIGHBORHOOD
 Owner ORANT LLC
 Applicant MAGNOLIA SABRINA ELLIS
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 3. PLN18-322 NEW TWO STORY DWELLING**
 Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 1,946 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON BECK STREET.
 Location 340 BECK STREET.
 APN 513-055-010
 Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
 Applicant LONNIE HOLMES SR (OWNER)
 Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN17-654 PARKWAY COMMERCE CENTER**
 Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±111,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING AND FOR SITE IMPROVEMENTS ON A 7.27-ACRE VACANT PARCEL.
 Location COLLINS AVENUE AT RICHMOND PARKWAY (THE SITE IS LOCATED ON THE SOUTH SIDE OF COLLINS AVENUE, WITH THE RICHMOND PARKWAY DEFINING THE WESTERN BOUNDARY OF THE SITE AND A SANTA FE RAILROAD LINE DEFINING THE EASTERN BOUNDARY).
 APN 408-060-028
 Zoning IL, LIGHT INDUSTRIAL DISTRICT
 Owner WANG BROTHERS INVESTMENTS, INC.
 Applicant KATHY TRUONG
 Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO OCTOBER 23, 2019**
- 5. PLN19-149 NEW SINGLE FAMILY RESIDENCE AND ADU**
 Description **(HELD OVER FROM SEPTEMBER 25, 2019)** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ± 1,784 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED ±483 SQUARE-FOOT ACCESSORY DWELLING (ADU) ON A VACANT PARCEL, AND TO CONSIDER THE ADOPTION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND).
 Location 9TH STREET (APPROXIMATELY 50 FEET NORTHEAST FROM THE CORNER OF RIPLEY AVENUE AND 9TH STREET)
 APN 534-181-025 AND -026
 Zoning RM-1, MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
 Applicant TIMOTHY CARTER (OWNER)
 Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO OCTOBER 23, 2019**

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, October 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 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.