



City of Richmond Design Review Board AGENDA

Wednesday, November 13, 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 Karlyn Neel	Jessica Fine Macy Leung
Introductions	Introduction of staff members and other guests.		
Approval of Minutes	From the meeting held on October 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 staff.....2 minute limit.		
City Council Liaison Report	The City Council member serving as liaison to the Board may make a report on 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: 1 - 4		
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, November 25, 2019.		
Public Hearing(s)			
CC 1. PLN19-174	MCKENZIE DECK ALTERATION AND ADDITION		
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO EXPAND AN EXISTING DECK GREATER THAN 4 FEET IN HEIGHT FROM THE GROUND (12 FEET PROPOSED) AND FOR A ±497 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.		
Location	1551 SANTA CLARA STREET		
APN	508-252-002		
Zoning	RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL		
Owner	TONY & EILEEN MCKENZIE		
Applicant	ARIEL CRIVELARI		
Staff Contact	EMILY CARROLL	Recommendation: CONDITIONAL APPROVAL	

- CC 2. PLN19-347 TWO-STORY DECK**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND STORY DECK GREATER THAN 4 FEET IN THE HEIGHT FROM THE GROUND (9 FEET PROPOSED).
Location 3416 STEWARTON DRIVE
APN 431-281-004
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner ANTHONY A KIBBY
Applicant ARIEL CRIVELARI
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- CC 3. PLN19-162 VIDAL DETACHED GARAGE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±866 SQUARE FOOT DETACHED GARAGE.
Location 936 KERN STREET
APN 523-093-018
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Applicant VIVIANE VIDAL AND ERIC CARLSON (OWNER)
Staff Contact EMILY CARROLL Recommendation: **CONDITIONAL APPROVAL**
- CC 4. PLN19-086 NEW T-MOBILE WIRELESS FACILITY**
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT TO CONSTRUCT A MONOPOLE WIRELESS FACILITY.
Location 4000 BISSELL AVENUE
APN 517-280-006
Zoning CM-3, COMMERCIAL MIXED-USE, COMMERCIAL
Owner RICHARD LOMPA
Applicant SCOTT DUNAWAY OF D4 COMMUNICATIONS, LLC FOR T-MOBILE
Staff Contact ROBERTA FELICIANO Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**
- 5. PLN19-229 NEW TWO-STORY ACCESSORY DWELLING UNIT**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ACCESSORY DWELLING UNIT (ADU).
Location 5943 CAPITOL HILL AVENUE
APN 419-191-002
Zoning RH, SINGLE FAMILY HILLSIDE RESIDENTIAL
Applicant SANDEEP S. GAHLA (OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 6. 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**

- 7. PLN17-654 PARKWAY COMMERCE CENTER**
- Description PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND), AND FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±111,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING 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: **CONDITIONAL APPROVAL**
- 8. PLN19-230 HOME 2 SUITES HOTEL**
- Description STUDY SESSION TO PRESENT THE DESIGN OF A 4-STORY 102 ROOM HOTEL ON A VACANT PARCEL LOCATED BETWEEN 1951 AND 2157 MEEKER AVENUE.
- Location MEEKER AVENUE
- APN 560-170-018
- Zoning SP-2, RICHMOND BAY SPECIFIC PLAN
- Owner HBF WESTGROUP PROPERTIES, LLC
- Applicant MEEKER AVE LLC
- Staff Contact LINA VELASCO Recommendation: **PROVIDE AND RECEIVE COMMENTS**
- 9. PLN14-021 NOMA (FORMERLY BAYWALK) PROJECT**
- Description STUDY SESSION TO RECEIVE THE DESIGN REVIEW BOARD'S INPUT ON THE OFF-SITE STREET IMPROVEMENTS, HVAC SCREENING OPTIONS, AND SOUND ATTENUATION MEASURES FOR THE PROJECT.
- Location 830 MARINA WAY SOUTH
- APN 560-190-007
- Zoning PA, PLANNED AREA DISTRICT
- Owner WILLIAM LYON HOMES, INC. (APPLICANT)
- Staff Contact JONELYN WHALES 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, December 11, 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.