



City of Richmond Design Review Board AGENDA

Wednesday, July 27, 2016 at 6:00pm
Multipurpose 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	Eileen Whitty, Chair Ray Welter, Vice Chair Tom Leader	Brant Fetter Jonathan Livingston	Meredith Benz Mike Woldemar
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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 staff2 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 **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, August 8, 2016.**

Public Hearing(s)

1. PLN16-136 MUNGUIA LIVE/WORK
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT ±2,500 SQUARE FOOT NEW LIVE/WORK BUILDING ON A VACANT PARCEL.
Location 453 FIRST STREET
APN 538-042-005
Zoning M-2 (LIGHT INDUSTRIAL DISTRICT)
Applicant DIEGO MUNGUIA (Owner)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

2. PLN16-283 STARBUCKS CAFE
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,200 SQUARE FOOT COMMERCIAL BUILDING FOR A NEW STARBUCKS CAFÉ WITH A DRIVE-THRU LOCATED AT THE NORTHWEST CORNER OF MEEKER AVENUE AND MARINA WAY PARKWAY.
Location NORTHWEST CORNER OF MEEKER AVENUE AND MARINA WAY PARKWAY.
APN 560-150-012 AND 560-150-012
Zoning CM-3 (COMMERCIAL MIXED-USE)
Owner RON NAHAS-RAFANELLI & NAHAS
Applicant DAVE JOHNSON-JOHNSON LYMAN ARCHITECTS
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

- 3. PLN16-335 TAYLOR RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,700 SQUARE FOOT RESIDENCE ON A VACANT PARCEL.
Location 447 STEGE AVE
APN 513-161-013
Zoning CM-2 (COMMERCIAL MIXED USE, NEIGHBORHOOD)
Applicant TAYLOR DAVID (OWNER)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN16-331 INTHASONE RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,600 SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL.
Location CHERRY COURT
APN 561-262-001
Zoning RL (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)
Owner THIAM INTHASONE
Applicant LECK SOUNGPANYA
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN16-401 MIRAFLORES FOR SALE HOUSING DEVELOPMENT**
Description STUDY SESSION TO RECEIVE AND PROVIDE COMMENTS ON THE DESIGN OF THE PROPOSED MIRAFLORES FOR SALE HOUSING DEVELOPMENT WHICH PRIMARILY CONSISTS OF THE CONSTRUCTION OF 160 FOR SALE MARKET RATE RESIDENTIAL UNITS AND 30 FOR SALE MODERATE-INCOME UNITS RANGING FROM THREE-TO FOUR-STORIES IN HEIGHT, THE RELOCATION AND RESTORATION OF CERTAIN HISTORIC RESOURCES, AND A NEW TOT LOT PARK ON AN APPROXIMATELY 7.21 ACRE SITE.
Location AREA GENERALLY BOUNDED BY SOUTH 45TH STREET TO THE WEST, WALL AVENUE TO THE SOUTH, INTERSTATE 80 TO THE EAST, AND THE BART TRACKS TO THE NORTH
APN 513-321-001, 513-321-003, 513-330-001,-002,-003, -005, -006,-007, AND -012 THROUGH -014
Zoning PA (PLAN AREA DISTRICT)
Owner SUCCESSOR AGENCY TO THE RICHMOND REDEVELOPMENT AGENCY
Applicant MIRAFLORES COMMUNITY DEVCO, LLC
Staff Contact LINA VELASCO Recommendation: **RECEIVE AND PROVIDE 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 24, 2016.

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.