



# City of Richmond Design Review Board AGENDA

**Wednesday, March 13, 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.

<b>Roll Call</b>	<b>Jonathan Livingston, Chair</b> <b>Michael Hannah, Vice-Chair</b> <b>Karlyn Neel</b>	<b>Meredith Benz</b> <b>Tom Leader</b>	<b>Kimberly Butt</b> <b>Macy Leung</b>
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**Introductions** Introduction of staff members and other guests.

**Approval of Minutes** **From the meeting held on February 27, 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** **Item number(s):** 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. Items number(s) to be considered: 0

**Appeal Date** The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, March 25, 2019.**

**Public Hearing(s)**

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| <b>1. PLN19-049</b> | <b>HACIENDA SENIOR APARTMENTS</b>  |
| Description         | PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT TO REHABILITATE AND RENOVATE AN EXISTING SENIOR APARTMENT BUILDING. |
| Location            | 1300 ROOSEVELT AVENUE  |
| APN                 | 534-370-028  |
| Zoning              | CM-5, COMMERCIAL MIXED-USE, ACTIVITY CENTER  |
| Owner               | RICHMOND HOUSING AUTHORITY   |
| Applicant           | MERCY HOUSING CALIFORNIA   |
| Staff Contact       | ROBERTA FELICIANO  |
|                     | Recommendation: <b>RECOMMENDATION TO THE PLANNING COMMISSION</b>   |

- 2. PLN17-236 POWERPLANT PARK CUP**
- Description 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 FACILITIES, 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: **RECOMMENDATION TO THE PLANNING COMMISSION**
- 3. PLN18-246 NEW GARAGE STRUCTURE**
- Description PUBLIC HEARING TO CONSIDER A REQUEST OF A DESIGN REVIEW PERMIT TO CONSTRUCT A ±720 SQUARE FOOT DETACHED GARAGE IN THE REAR OF THE PROPERTY.
- Location 347 SOUTH 8TH STREET  
 APN 550-241-018  
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL  
 Applicant SOLIS FRANCISCO (OWNER)  
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN18-357 NEW SINGLE FAMILY**
- Description PUBLIC HEARING TO CONSIDER A REQUEST OF A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE ON A ±5,000 SQUARE FOOT PARCEL. AS PART OF THE PROPOSAL, THE EXISTING RESIDENCE IS PROPOSED TO BE DEMOLISHED.
- Location 259 SANFORD AVENUE  
 APN 561-162-027  
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL  
 Owner SERJRF, LLC.  
 Applicant RICHARD GOLDSMITH  
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN18-332 WILLIAMS TWO-STORY ACCESSORY DWELLING UNIT**
- Description PUBLIC HEARING TO CONSIDER A REQUEST OF A DESIGN REVIEW PERMIT TO CONSTRUCT A 423 SQUARE FOOT TWO-STORY DETACHED ACCESSORY DWELLING UNIT.
- Location 530 29TH STREET  
 APN 516-010-016  
 Zoning RL-2, LOW DENSITY SINGLE FAMILY DISTRICT  
 Applicant LANITRA WILLIAMS (OWNER)  
 Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- 6. PLN18-366 SALINAS SINGLE FAMILY RESIDENCE**
- Description PUBLIC HEARING TO CONSIDER A REQUEST OF A DESIGN REVIEW PERMIT TO CONSTRUCT A 1,845 SQUARE FOOT RESIDENCE ON A VACANT ±5,000 SQUARE FOOT PARCEL.
- Location GARVIN AVENUE  
 APN 528-260-010  
 Zoning RL-2, LOW DENSITY SINGLE FAMILY DISTRICT  
 Applicant FRANCO SALINAS (OWNER)  
 Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

**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, March 27, 2019.**

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## **MEETING PROCEDURES**

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**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.

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.