



City of Richmond Design Review Board AGENDA

Wednesday, February 25, 2015 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 Robin Welter, Vice Chair	Brant Fetter Brenda Munoz	Ray Welter Mike Woldemar
Introductions	Introduction of staff members and other guests.		
Approval of Minutes	From the meetings held on...		
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): 2, 3, 4, 5, 6, 7, 8, and 9		
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00pm on Monday, March 9, 2015.		

Study Session

1. PLN15-101	HILLTOP LANDSCAPE IMPROVEMENTS
Description	STUDY SESSION TO PROVIDE COMMENTS ON CERTAIN LANDSCAPING AND PUBLIC ACCESS IMPROVEMENTS TO THE LOT NORTH OF THE HILLTOP SCRAPER STATION WITHIN THE COUNTRY CLUB VISTA NEIGHBORHOOD.
Location	SOUTHWEST CORNER OF SAN PABLO AVE AND RICHMOND PARKWAY
APN	405-050-080
Zoning	C-3 (GENERAL COMMERCIAL/M-1, INDUSTRIAL/OFFICE FLEX)
Applicant	CHEVRON USA (OWNER)
Staff Contact	LINA VELASCO
	Recommendation: PROVIDE COMMENTS

Public Hearing(s)

2. PLN14-217	KAPPY NEW RESIDENCE
Description	<i>(HELD OVER FROM 1/14/2015)</i> PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,938 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITHIN THE CORONADO NEIGHBORHOOD.
Location	2012 CUTTING BLVD
APN	544-292-025
Zoning	SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)
Owner	KAPPY REI
Applicant	KYLE TAM
Staff Contact	JONELYN WHALES
	Recommendation: CONDITIONAL APPROVAL

3. **PLN14-230 PIÑEDA NEW SINGLE-FAMILY RESIDENCE**
Description: *(HELD OVER FROM 1/14/52015)* PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,800 SQUARE FOOT RESIDENCE ON A 5,000 SQUARE FOOT PARCEL WITHIN THE SHIELDS-REID NEIGHBORHOOD.
Location: 1301 KELSEY STREET
APN: 561-192-037
Zoning: SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT)
Applicant: ROLANDO PIÑEDA (OWNER)
Staff Contact: HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
4. **PLN14-273 MACIAS NEW SINGLE-FAMILY RESIDENCE**
Description: *(HELD OVER FROM 1/14/52015)* PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW TO CONSTRUCT A NEW ±2,000 SQUARE FOOT RESIDENCE ON A 2,500 SQUARE FOOT VACANT PARCEL WITHIN THE METRO RICHMORE VILLAGE NEIGHBORHOOD.
Location: NORTH OF 33 15th STREET
APN: 540-340-007
Zoning: MFR-1 (MULTI-FAMILY RESIDENTIAL DISTRICT)
Owner: RECONVEYANCE NATIONAL TRUST CO.
Applicant: BACILIA MACIAS
Staff Contact: HECTOR LOPEZ Recommendation: **HOLD OVER TO 3/11/2015**
5. **PLN15-084 MIRAFLORES SENIOR HOUSING DEVELOPMENT**
Description: PUBLIC HEARING TO CONSIDER A REQUEST TO RENEW A DESIGN REVIEW PERMIT (PLN10-128) FOR A TWO-STORY, 80-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT WITHIN THE PARK PLAZA NEIGHBORHOOD.
Location: CORNER OF S 45TH STREET AND FLORIDA AVENUE
APN: 513-321-001 AND 513-321-003
Zoning: PA (PLANNED AREA DISTRICT)
Owner: SUCCESSOR AGENCY TO FORMER RICHMOND COMMUNITY REDEVELOPMENT AGENCY
Applicant: EDEN HOUSING
Staff Contact: LINA VELASCO Recommendation: **CONDITIONAL APPROVAL**
6. **PLN14-274 BAY AREA NOTE GROUP RESIDENCE**
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW ±1,510 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE WITH A ±344 SQUARE FOOT ATTACHED SECOND DWELLING UNIT RESULTING IN A ±1,834 SQUARE FOOT RESIDENCE WITHIN THE IRON TRIANGLE NEIGHBORHOOD.
Location: 849 8TH STREET
APN: 534-023-019
Zoning: SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT)
Owner: BAY AREA NOTE GROUP, LLC
Applicant: MICHELLE L. THIMESCH
Staff Contact: KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL**

- 7. PLN14-111 BLANDON NEW SECOND DWELLING UNIT**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,800 SQUARE FOOT SECOND DWELLING UNIT ON A ±7,500 SQUARE FOOT PARCEL WITHIN THE IRON TRIANGLE NEIGHBORHOOD.
Location 526 FLORIDA AVENUE
APN 550-201-001
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT)
Applicant ENRIQUE BLANDON (OWNER)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 8. PLN15-015 NGUYEN RESIDENTIAL ADDITIONS**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±460 SQUARE FOOT, SECOND-STORY STUDIO ON TOP OF AN EXISTING GARAGE, A ±100 SQUARE FOOT BALCONY, AND A ±500 SQUARE FOOT ACCESSORY STRUCTURE IN THE REAR OF AN EXISTING SINGLE-FAMILY HOME WITHIN THE RICHMOND HEIGHTS NEIGHBORHOOD.
Location 5427 ESMOND AVENUE
APN 523-092-014
Zoning SFR-3 (SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT)
Owner NGUYEN RYAN
Applicant TUAN NGUYEN
Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO 3/11/2015**
- 9. PLN13-180 RICHMOND RIVIERA RESIDENTIAL DEVELOPMENT**
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION ON A REQUEST TO REZONE A 4.92 ACRE SITE TO A PLANNED AREA (PA) DISTRICT, APPROVAL OF A VESTING TENTATIVE MAP, AND A DESIGN REVIEW PERMIT TO CONSTRUCT 59 NEW SINGLE FAMILY DETACHED HOMES WITHIN THE RICHMOND MARINA NEIGHBORHOOD. THE PA REQUEST INCLUDES A DENSITY OF 12 DWELLING UNITS PER ACRE AND MODIFICATIONS OF DEVELOPMENT STANDARDS, INCLUDING STREET FRONTAGE, MINIMUM LOT AREA, SETBACKS, AND OPEN SPACE.
Location SOUTH OF THE INTERSECTION OF MARINA WAY SOUTH AND HALL AVENUE
APN 560-181-096 AND 560-181-098
Zoning PA (PLANNED AREA DISTRICT)
Owner MARINA BAY BUSINESS PARK LLC
Applicant RICHARD POE
Staff Contact HECTOR LOPEZ Recommendation: **RECOMMEND MODIFICATIONS TO THE PLANNING COMMISSION**

- 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 11, 2015.

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: 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.