



# City of Richmond Design Review Board

## REVISED AGENDA

Wednesday, March 11, 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.

<b>Roll Call</b>	<b>Eileen Whitty, Chair</b> <b>Vacant, Vice Chair</b>	<b>Brant Fetter</b> <b>Brenda Munoz</b>	<b>Ray Welter</b> <b>Mike Woldemar</b>	<b>Vacant</b>
<b>Introductions</b>	Introduction of staff members and other guests.			
<b>Approval of Minutes</b>	None			
<b>Approval of Agenda</b>	At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.			
<b>Meeting Procedures</b>	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.			
<b>Public Forum</b>	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.			
<b>City Council Liaison Report</b>	The City Council member serving as liaison to the Board may make a report on City Council actions of interest to the Board.			
<b>Consent Calendar</b>	<b>Item number(s): 1, 2, 3, 4, 5, 6</b>			
<b>Appeal Date</b>	The appeal date for actions taken by the Board at this meeting is no later than <b>5:00pm on Monday, March 23, 2015.</b>			

### Public Hearing(s)

- 1. PLN15-015 NGUYEN RESIDENTIAL ADDITIONS**

Description *(HELD OVER FROM 2/25/2015)* 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 3/25/2015**
  
- 2. PLN15-121 MILL ACCESSORY STRUCTURE**

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±400 SQUARE FOOT, SECOND-STORY ACCESSORY STRUCTURE ON TOP OF AN EXISTING DETACHED CARPORT WITHIN THE PT. RICHMOND NEIGHBORHOOD.

Location 875 OCEAN AVE  
 APN 558-233-011  
 Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY DISTRICT)  
 Applicant MILL DONALD ROBERTSON (OWNER)  
 Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO 3/25/2015**

- 3. PLN14-339 FIERRO NEW RESIDENTIAL DUPLEX**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A RESIDENTIAL DUPLEX (EACH UNIT ±1,500 SQUARE FEET) ON A ±4,300 SQUARE FOOT VACANT PARCEL WITHIN THE SHIELDS-REID NEIGHBORHOOD.  
Location SOUTHWEST CORNER OF KELSEY STREET AND CHESLSEY AVENUE  
APN 561-181-013  
Zoning C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)  
Applicant ALBERTO DEVIGAL (DESIGNER)  
Owner JUAN FIERRO  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN15-088 CHEVRON FITNESS CENTER**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±2,839 SQUARE FOOT MODULAR BUILDING WITHIN THE CHEVRON REFINERY SITE.  
Location 100 CHEVRON WAY  
APN 561-100-046  
Zoning M-3 (HEAVY INDUSTRIAL)  
Owner CHEVRON RESEARCH TECH GROUP  
Applicant ELENA LINARES, CHEVRON RESEARCH TECH GROUP  
Staff Contact KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN14-338 GARRITY WAY APARTMENTS**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±166,526 SQUARE FOOT, 98-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITHIN THE HILLTOP MALL AREA.  
Location 3151 GARRITY WAY  
APN 405-290-069  
Zoning MFR-4 (MULTI-FAMILY VERY HIGH DENSITY RESIDENTIAL DISTRICT)  
Owner COMPASS ACQUISITION PARTNERS  
Applicant JAY KERNER, COMPASS ACQUISITION PARTNERS  
Staff Contact KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL**
- 6. PLN14-205 WESTRIDGE APARTMENTS RENOVATION**  
Description: PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO RENOVATE AN EXISTING 401-UNIT RESIDENTIAL APARTMENT COMPLEX, INCLUDING CONSTRUCTION OF ADDITIONAL UNITS, NEW CARPORTS, UPGRADES TO THE GYMNASIUM BUILDINGS, OFFICES, AND A REQUEST FOR A 10% PARKING REDUCTION.  
Location: 3175 S HAMPTON COURT  
APN: 414-300-003  
Zoning: MFR-3 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT)  
Applicant: MENLO WESTRIDGE INVESTORS  
Architect: OAKLEY AND OAKLEY ARCHITECTS  
Staff Contact: HECTOR LOPEZ Recommendation: **CONFIRM APPROVAL OF THE DEVELOPMENT CONCEPT FOR THE BUILDINGS EXTERIOR DESIGN**
- 7. PLN12-248 LIVABLE CORRIDORS FORM-BASED CODE**  
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL OF THE DRAFT LIVABLE CORRIDORS FORM-BASED CODE (FBC) ARCHITECTURAL AND SUSTAINABILITY GUIDELINES. ONCE ADOPTED, THE FBC WILL REPLACE THE ZONING AND APPLICABLE ZONING REGULATIONS FOR THE PROPERTIES WITHIN THE BOUNDARIES OF THE FBC. THE DRAFT FBC AND ASSOCIATED MATERIALS ARE AVAILABLE AT THE MAIN RICHMOND LIBRARY, PLANNING COUNTER AND ON THE CITY'S WEBSITE AT [WWW.CI.RICHMOND.CA.US/LIVABLECORRIDORS](http://WWW.CI.RICHMOND.CA.US/LIVABLECORRIDORS).  
Applicant CITY OF RICHMOND  
Staff Contact LINA VELASCO

Recommendation: **RECOMMEND APPROVAL TO CITY COUNCIL**

- 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 25, 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 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 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](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.