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.

<table>
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<tr>
<th>Roll Call</th>
<th>Eileen Whitty, Chair Eileen Whitty, Vice Chair Brant Fetter Brenda Munoz Ray Welter Mike Woldemar Vacant</th>
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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 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**
Item number(s): 1, 2, 3, 4, 5, 6

**Appeal Date**
The appeal date for actions taken by the Board at this meeting is no later than 5:00pm on Monday, March 23, 2015.

**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)
   Owner MILL DONALD ROBERTSON
   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 CHESLEY 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
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.
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
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.