



City of Richmond Design Review Board AGENDA

Wednesday, February 24, 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	Brant Fetter	Meredith Benz
	Ray Welter, Vice Chair	Jonathan Livingston	Mike Woldemar
	Tom Leader		

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, March 7, 2016.**

Public Hearing(s)

- 1. PLN11-089** **CHEVRON REFINERY MODERNIZATION PROJECT FINAL LANDSCAPE PLAN**
Description **(HELD OVER FROM 1/27/2016)** PUBLIC HEARING TO DETERMINE IF THE FINAL LANDSCAPE PLAN IS CONSISTENT WITH THE DESIGN REVIEW PERMIT ISSUED FOR THE CHEVRON MODERNIZATION PROJECT. NEW AND UPGRADED LANDSCAPING IS PROPOSED TO BE INSTALLED ALONG THE RICHMOND PARKWAY AND CASTRO STREET, FROM GERTRUDE AVENUE TO THE 525 CASTRO STREET ENTRANCE

Location ALONG THE RICHMOND PARKWAY AND CASTRO STREET, FROM GERTRUDE AVENUE TO THE GATE LOCATED AT 525 CASTRO STREET

APNS: 561-030-001; 561-030-002; 561-030-003; 561-030-005; 561-040-013; 561-040-014; 561-040-015; 561-040-016; 561-040-017; 561-080-001; 561-080-002; 561-080-003; 561-080-005; 561-080-006; 561-080-007; 561-090-003; 561-090-004; 561-100-003; 561-100-009; 561-100-010; 561-100-017; 561-110-020; 561-100-025; 561-100-037; 561-100-038; 561-100-042; 561-100-043; 561-100-044; 561-100-047; 561-100-048; 561-100-049; 561-110-022; 561-100-029; 561-110-034; 561-110-035; 561-110-036; 561-110-041; 561-110-044; 561-390-001; 561-390-003; 561-390-004; 561-390-016; 561-400-008; 561-410-002; 561-410-003

Zoning M-4, MARINE INDUSTRIAL/M-3, HEAVY INDUSTRIAL/M-2 LIGHT INDUSTRIAL/CRR, COMMUNITY AND REGIONAL RECREATION

Owner CHEVRON USA INC

Applicant CHEVRON PRODUCTS COMPANY, A DIVISION OF CHEVRON USA INC.

Staff Contact LINA VELASCO

Recommendation: **CONDITIONAL APPROVAL**

- 2. PLN15-633 PEREZ NEW RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±1,500 SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A ±9,700 SQUARE FOOT VACANT PARCEL
Location 170 SOUTH 42ND STREET
APN 513-082-013
Zoning SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)
Applicant RODOLFO PEREZ (OWNER)
Staff Contact JONATHAN MALAGON Recommendation: **CONDITIONAL APPROVAL**
- 3. PLN15-644 MECHANICS BANK SITE IMPROVEMENT AND BUILDING RENOVATION**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR SITE IMPROVEMENT AND RENOVATION TO AN EXISTING COMMERCIAL BUILDING FOR MECHANICS BANK
Location 3190 KLOSE WAY
APN 405-290-034
Zoning C-3 (REGIONAL COMMERCIAL DISTRICT)
Owner MECHANICS BANK
Applicant HAYASHIDA ARCHITECTS
Staff Contact ROBERTA FELICIANO Recommendation: **HOLD OVER TO MARCH 9, 2016**
- 4. PLN16-014 SECOND-STORY DECK ON SOFT SHADOW COURT**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND-STORY DECK AT THE REAR OF AN EXISTING SINGLE-FAMILY HOME
Location 15 SOFT SHADOW COURT
APN 433-362-200
Zoning SFR-1 (SINGLE FAMILY RURAL RESIDENTIAL DISTRICT)
Applicant MARIA DA SILVA
Staff Contact PAIGE ROOSA Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN14-115 NEVIN AVENUE RESIDENTIAL DEVELOPMENT**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT AN AFFORDABLE HOUSING PROJECT CONSISTING OF 282-UNITS WITH COMMERCIAL SPACE OVER A PARKING GARAGE. THE PROJECT SITE WOULD INVOLVE TWO PARCELS SEPARATED BY 22ND STREET ON THE SOUTHSIDE OF NEVIN AVENUE, BETWEEN 21ST AND 23RD STREETS.
Location NEVIN AVENUE
APN 514-080-013 AND 514-090-018
Zoning: MFR-2 (MULTI FAMILY MEDIUM DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL)
Architect: PACIFIC WEST
Applicant ALEXIS GEVOGIAN, AMG ASSOCIATES
Staff Contact HECTOR LOPEZ Recommendation: **HOLD OVER TO MARCH 9, 2016**
- 6. PLN16-001 NEWTON ADDITION**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ± 960 SQUARE FOOT 2-STORY ADDITION AT THE REAR OF AN EXISTING SINGLE-FAMILY HOME
Location 4620 OVEREND AVENUE
APN 513-316-046
Zoning MFR-1 (MULTIFAMILY RESIDENTIAL DISTRICT)
Owner NEWTON LARRY D & MARY R
Applicant JASON NEWTON
Staff Contact DAVID BROSKY 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 9, 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.