City of Richmond Design Review Board
AGENDA
Wednesday, December 12, 2018 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.

Roll Call
Jonathan Livingston, Chair
Michael Hannah
Karyln Neel
Meredith Benz
Tom Leader
Kimberly Butt
Macy Leung

Introductions
Introduction of staff members and other guests.

Approval of Minutes
From the meeting held on November 14, 2018.

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): None

Appeal Date
The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Wednesday, January 2, 2019.

Public Hearing(s)

1. PLN18-173 THE CASCADE ON CENTRAL AVENUE (FORMER DOLAN LUMBER SITE)
Description
PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR APPROVAL OF A PLANNED AREA DISTRICT, TENTATIVE MAP, AND A DESIGN REVIEW PERMIT TO CONSTRUCT 46 RESIDENTIAL UNITS; CONSISTING OF FOUR STACKED FLATS AND 42 TOWNHOMES ON A VACANT 2.58 ACRE SITE.
Location 5620 CENTRAL AVENUE
APN 510-053-032
Zoning CR, (REGIONAL COMMERCIAL) AND MULTI-FAMILY RESIDENTIAL (CITY OF EL CERRITO)
Owner REA PARTNERS LP
Applicant AMG & ASSOCIATES, LLC.
Staff Contact JONELYN WHALES Recommendation: RECOMMENDATION TO THE PLANNING COMMISSION
2. **PLN18-345 KOLAHDOOZ SINGLE-ROOM OCCUPANCY (SRO) SHARED HOUSING**
   - **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT FOR A NEW SRO SHARED HOUSING BUILDING ON A VACANT 5,000 SQUARE FOOT PARCEL.
   - **Location:** BARRETT AVENUE (AT THE CORNER OF 21ST STREET AND BARRETT AVENUE)
   - **APN:** 514-110-001
   - **Zoning:** CM-5, COMMERCIAL MIXED-USE (ACTIVITY CENTER)
   - **Owner:** MAJID KOLAHDOOZ
   - **Applicant:** BACILIA MACIAS
   - **Staff Contact:** JONELYN WHALES
   - **Recommendation:** CONDITIONAL APPROVAL

3. **PLN18-183 LEWIS NEW RESIDENCE WITH DETACHED ADU**
   - **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH A DETACHED ACCESSORY DWELLING UNIT (ADU) ON A 5,000 SQUARE-FOOT VACANT PARCEL.
   - **Location:** 258 WILLARD AVENUE
   - **APN:** 561-152-007
   - **Zoning:** RL-2, LOW DENSITY SINGLE FAMILY DISTRICT
   - **Applicant:** BACILIA MACIAS (ARCHITECT)
   - **Owner:** EDWARD LEWIS
   - **Staff Contact:** HECTOR LOPEZ
   - **Recommendation:** CONDITIONAL APPROVAL

4. **PLN17-663 HALLUSHKA SECOND-STORY ADDITION**
   - **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±600 SQUARE FOOT SECOND-STORY, WHICH WILL INCLUDE AN ACCESSORY DWELLING UNIT (ADU).
   - **Location:** 928 SOUTH 45TH STREET
   - **APN:** 509-350-022
   - **Zoning:** RL-2, LOW DENSITY SINGLE FAMILY DISTRICT
   - **Applicant:** HASSUN HALLUSHKA (OWNER)
   - **Staff Contact:** HECTOR LOPEZ
   - **Recommendation:** CONDITIONAL APPROVAL

5. **PLN18-015 SMART NEW RESIDENCE**
   - **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,600 SQUARE FOOT NEW SINGLE FAMILY TWO-STORY RESIDENCE ON A ±8,700 SQUARE FOOT VACANT PARCEL.
   - **Location:** 70 BELVEDERE AVENUE
   - **APN:** 558-012-015
   - **Zoning:** RL-1, SINGLE FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT
   - **Owner:** AARON SMART
   - **Applicant:** ROGER KURATH, DESIGN 21, LLC.
   - **Staff Contact:** HECTOR LOPEZ
   - **Recommendation:** CONDITIONAL APPROVAL

6. **PLN18-016 SMART NEW RESIDENCE**
   - **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,800 SQUARE FOOT NEW SINGLE FAMILY TWO-STORY RESIDENCE ON A ±9,850 SQUARE FOOT VACANT PARCEL.
   - **Location:** 80 BELVEDERE AVENUE
   - **APN:** 558-012-014
   - **Zoning:** RL-1, SINGLE FAMILY LOW DENSITY RESIDENTIAL
   - **Owner:** AARON SMART
   - **Applicant:** ROGER KURATH, DESIGN 21, LLC.
   - **Staff Contact:** HECTOR LOPEZ
   - **Recommendation:** CONDITIONAL APPROVAL
7. **PLN18-305 BARTEK ADDITION**  
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A +652 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.  
Location: 5619 FRESNO AVENUE  
APN: 510-143-025  
Zoning: RL-2, LOW DENSITY SINGLE FAMILY DISTRICT  
Owner: MICHEAL BARTEK  
Applicant: CARI ROSNER  
Staff Contact: EMILY CARROLL  
Recommendation: **CONDITIONAL APPROVAL**

8. **PLN18-227, PLN18-228, PLN18-229, PLN18-230, PLN18-231, PLN18-232, PLN18-234, PLN18-319, DESIGN REVIEW FOR 9 SMALL CELL SITES**  
Description: PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR THE APPROVAL OF A CONDITIONAL USE PERMIT TO INSTALL A T-MOBILE WIRELESS SMALL CELL SITE WITH A CANISTER ENCLOSING AN ANTENNA, SUPPORTED BY A POLE ATTACHMENT SUPPORT ARM AND ASSOCIATED POLE AFFIXED EQUIPMENT SHROUD ON A POLE WITHIN THE PUBLIC RIGHT OF WAY.  
Applicant: T-MOBILE C/O MD7 – ELLIOTT FROISSER  
Staff Contact: EMILY CARROLL  
Recommendation: **HOLD OVER TO JANUARY 23, 2019**

**Board Business**

**A. Staff reports, requests, or announcements**

1. Nominating Committee for Officer Elections

**B. Board member reports, requests, or announcements**

**Adjournment**

The next meeting of the City of Richmond Design Review Board is scheduled on Wednesday, January 23, 2019.
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: http://www.ci.richmond.ca.us/documentcenteri.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.