City of Richmond Design Review Board
AGENDA
Wednesday, November 13, 2019 at 6:00 pm
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, Vice-Chair
Kimberly Butt
Karlyn Neel
Jessica Fine
Macy Leung

Introductions
Introduction of staff members and other guests.

Approval of Minutes
From the meeting held on October 23, 2019.

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
Applications that are considered routine by Planning Staff have been placed on the consent calendar marked "CC" on the agenda 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.

Items number(s) to be considered: 1 - 4

Appeal Date
The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, November 25, 2019.

Public Hearing(s)

CC 1. PLN19-174
MCKENZIE DECK ALTERATION AND ADDITION

Description
PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO EXPAND AN EXISTING DECK GREATER THAN 4 FEET IN HEIGHT FROM THE GROUND (12 FEET PROPOSED) AND FOR A ±497 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.

Location
1551 SANTA CLARA STREET

APN
508-252-002

Zoning
RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL

Owner
TONY & EILEEN MCKENZIE

Applicant
ARIEL CRIVELARI

Staff Contact
EMILY CARROLL

Recommendation: CONDITIONAL APPROVAL
CC 2. PLN19-347 TWO-STORY DECK
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND STORY DECK GREATER THAN 4 FEET IN THE HEIGHT FROM THE GROUND (9 FEET PROPOSED).
Location: 3416 STEWARTON DRIVE
APN: 431-281-004
Zoning: RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner: ANTHONY A KIBBY
Applicant: ARIEL CRIVELARI
Staff Contact: JONELYN WHALES
Recommendation: CONDITIONAL APPROVAL

CC 3. PLN19-162 VIDAL DETACHED GARAGE
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±866 SQUARE FOOT DETACHED GARAGE.
Location: 936 KERN STREET
APN: 523-093-018
Zoning: RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Applicant: VIVIANE VIDAL AND ERIC CARLSON (OWNER)
Staff Contact: EMILY CARROLL
Recommendation: CONDITIONAL APPROVAL

CC 4. PLN19-086 NEW T-MOBILE WIRELESS FACILITY
Description: PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT TO CONSTRUCT A MONOPOLE WIRELESS FACILITY.
Location: 4000 BISSELL AVENUE
APN: 517-280-006
Zoning: CM-3, COMMERCIAL MIXED-USE, COMMERCIAL
Owner: RICHARD LOMPA
Applicant: SCOTT DUNAWAY OF D4 COMMUNICATIONS, LLC FOR T-MOBILE
Staff Contact: ROBERTA FELICIANO
Recommendation: RECOMMENDATION TO THE PLANNING COMMISSION

5. PLN19-229 NEW TWO-STORY ACCESSORY DWELLING UNIT
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ACCESSORY DWELLING UNIT (ADU).
Location: 5943 CAPITOL HILL AVENUE
APN: 419-191-002
Zoning: RH, SINGLE FAMILY HILLSIDE RESIDENTIAL
Applicant: SANDEEP S. GAHLA (OWNER)
Staff Contact: JONELYN WHALES
Recommendation: CONDITIONAL APPROVAL

6. PLN19-259 TWO NEW TOWNHOMES
Description: PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT TWO ATTACHED SINGLE FAMILY DWELLINGS ON A 5,300 SQUARE FOOT VACANT PARCEL.
Location: 657 HARBOUR WAY
APN: 534-181-004 AND 534-181-005
Zoning: CM-2, COMMERCIAL MIXED USE, NEIGHBORHOOD
Owner: ORANT LLC
Applicant: MAGNOLIA SABRINA ELLIS
Staff Contact: HECTOR LOPEZ
Recommendation: CONDITIONAL APPROVAL
7. **PLN17-654  PARKWAY COMMERCE CENTER**
Description: PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND), AND FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±111,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING ON A 7.27-ACRE VACANT PARCEL.
APN: 408-060-028
Zoning: IL, LIGHT INDUSTRIAL DISTRICT
Owner: WANG BROTHERS INVESTMENTS, INC.
Applicant: KATHY TRUONG
Staff Contact: HECTOR LOPEZ
Recommendation: **CONDITIONAL APPROVAL**

8. **PLN19-230  HOME 2 SUITES HOTEL**
Description: STUDY SESSION TO PRESENT THE DESIGN OF A 4-STORY 102 ROOM HOTEL ON A VACANT PARCEL LOCATED BETWEEN 1951 AND 2157 MEEKER AVENUE.
Location: MEEKER AVENUE
APN: 560-170-018
Zoning: SP-2, RICHMOND BAY SPECIFIC PLAN
Owner: HBF WESTGROUP PROPERTIES, LLC
Applicant: MEEKER AVE LLC
Staff Contact: LINA VELASCO
Recommendation: **PROVIDE AND RECEIVE COMMENTS**

9. **PLN14-021  NOMA (FORMERLY BAYWALK) PROJECT**
Description: STUDY SESSION TO RECEIVE THE DESIGN REVIEW BOARD’S INPUT ON THE OFF-SITE STREET IMPROVEMENTS, HVAC SCREENING OPTIONS, AND SOUND ATTENUATION MEASURES FOR THE PROJECT.
Location: 830 MARINA WAY SOUTH
APN: 560-190-007
Zoning: PA, PLANNED AREA DISTRICT
Owner: WILLIAM LYON HOMES, INC. (APPLICANT)
Staff Contact: JONELYN WHALES
Recommendation: **PROVIDE AND RECEIVE COMMENTS**

---

**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, December 11, 2019**.
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 Planning Commission within ten days. Appeals must be submitted to the Planning Department’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.