



City of Richmond Design Review Board AGENDA

Wednesday, March 22, 2023, 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 Laura Marquez, ADA Coordinator, at (510) 620-6974 at least three business days before the meeting date.

Roll Call	Brian Carter, Chair Marcus L. Christeson, Vice Chair	Kimberly Butt Leah Marthinsen	Michelle Hook David Plotkin
Introductions	Introduction of staff members and other guests.		
Approval of Minutes	From the meeting held on February 22, 2023.		
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	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: Item No. 3		
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, April 3, 2023.		
Public Hearing(s)			
1. PLN21-046	NEW DUPLEX		
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±3,900 SQUARE-FOOT, TWO-STORY DUPLEX ON A VACANT PARCEL.		
Location	SOUTHEAST INTERSECTION OF SOUTH 20TH STREET AND CUTTING BOULEVARD		
APN	544-292-024, 544-292-025		
Zoning	CM-1, COMMERCIAL MIXED-USE, RESIDENTIAL		
Applicant	KYLE TAM (OWNER)		
Staff Contact	LYDIA ELIAS	Recommendation: CONDITIONAL APPROVAL	

2. PLN22-259 PLANT MEDICINE PARK
 Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A CANNABIS CULTIVATION FACILITY THAT INCLUDES FOUR (4) GREENHOUSES, LANDSCAPING AND SITE IMPROVEMENTS.
 Location VACANT PARCELS ON FREETHY BOULEVARD, WEST OF GOODRICK AVENUE AND RICHMOND PARKWAY
 APN 408-220-003, -032, -033, AND -034
 Zoning IA, INDUSTRIAL AGRICULTURE
 Owners JOE & HEIDI SHEKOU
 Applicant ASHWIN GULATI
 Staff Contact ROBERTA FELICIANO Recommendation: **RECOMMENDATION TO THE PLANNING COMMISSION**

CC 3. PLN22-396 RESIDENTIAL ADDITION
 Description DESIGN REVIEW PERMIT TO CONSTRUCT A ±650 SQUARE-FOOT REAR ADDITION AND TO CONSTRUCT A DECK GREATER THAN FOUR FEET FROM THE GROUND (5.5 FEET PROPOSED).
 Location 951 YUBA STREET
 APN 523-093-006
 Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Owner MORRISON GAIL
 Applicant KIRSTEN KERR
 Staff Contact MARYTONAE SANCHEZ Recommendation: **CONDITIONAL APPROVAL**

4. PLN21-304 MUIR NEW RESIDENCE
 Description DESIGN REVIEW PERMIT TO CONSTRUCT A ±3,000 SQUARE-FOOT RESIDENCE ON A ±9,300 SQUARE-FOOT PARCEL.
 Location 1511 SOUTH 59TH STREET
 APN 508-372-012
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Owner TONY MUIR
 Applicant MELANIE HECK (DESIGNER)
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

5. PLN22-084 HOMEWOOD SUITES HOTEL
 Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW 109-ROOM FIVE-STORY HOTEL ON A 1.69-ACRE PARCEL.
 Location 3101 GARRITY WAY
 APN 405-290-054
 Zoning CR, REGIONAL COMMERCIAL
 Owner 510 HOSPITALITY LLC
 Applicant HILL VIEW CONSTRUCTION INC
 Staff Contact HECTOR LOPEZ 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, April 12, 2023.**

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 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 device.

Public comments may be submitted in multiple ways:

1. Via mail to Community Development, 450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804, received by 3:00 PM.
2. Via email to drbcomments@ci.richmond.ca.us received by 3:00 PM.

Written comments MUST contain the following in the subject line:

- 1) Open Forum for public comments for items not on the agenda, or
- 2) Public Comments – Agenda item #__ [include the agenda item number].

All such emails and letters will be posted online and emailed to the Planning Commission before the meeting is called to order. No email will be read into the record. Due to the high volume of emails received, emails that do not contain the correct identifying information in the subject line may not become part of the record.

Written comments received after 3:00 PM on the day of the meeting and up until the public comment period on the relevant agenda item is closed, will be part of the official meeting record, and will be posted online following the meeting.

All comments received by the close of the public comment period will be posted online after the meeting as supplemental materials and will become part of the official meeting record.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the Design Review Board receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.