

- 2. PLN23-110 DA SILVA LIVE-WORK BUILDING**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT TO CONSTRUCT A NEW TWO-STORY 2,800 SQUARE-FOOT TWO UNITS LIVE-WORK BUILDING. THE PROJECT WOULD ALSO INCLUDE SITE IMPROVEMENTS, SUCH AS PARKING, LANDSCAPING, AND HARDSCAPE AREAS.
Location 1376 SOUTH 50TH STREET
APN 560-033-011
Zoning TRANSECT ZONE: SD; R+D (RICHMOND BAY SPECIFIC PLAN)
Owner JOSE DA SILVA
Applicant GARY GUENTHER
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
- 3. PLN23-137 RICHMOND COMMUNITY FOUNDATION (RCF) DUPLEX**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY DUPLEX ON A 4,300-SQUARE-FOOT VACANT PARCEL.
Location CHESLEY AVENUE (SOUTHWEST CORNER OF KELSEY ST. AND CHELSEY AVE.)
APN 561-181-013
Zoning CM-2, COMMERCIAL MIXED USE, NEIGHBORHOOD
Owner WEST CENTRAL LAND LLC
Applicant BACILIA MACIAS
Staff Contact HECTOR ROJAS Recommendation: **CONDITIONAL APPROVAL**
- 4. PLN22-401 SABAMOHSEN SINGLE-FAMILY HOME**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY DWELLING UNIT ON A 4,000 SQUARE-FOOT VACANT PARCEL.
Location 7TH STREET (ADJACENT TO THE NORTH OF 860 7TH STREET)
APN 534-023-002
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner DHAIFALLAH SABA MOHSEN
Applicant KAID ALAMERI
Staff Contact HECTOR ROJAS Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN23-140 VENTO RESIDENTIAL ADDITION**
Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A ±870 SQUARE-FOOT TWO-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.
Location 934 35TH STREET
APN 524-040-020-5
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL
Owner JEANETTE VENTO
Applicant JARVIS MOORE
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, September 27, 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 provided to the Design Review Board 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. All comments received by the close of the public comment period will become part of the official meeting record.