

DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
December 12, 2007
6:00 p.m.

BOARD MEMBERS

Robert Avellar, Chair
Ted J. Smith
Diane Bloom

Jonathan Livingston, Vice Chair
Don Woodrow
Vacant

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Chair Avellar, Vice Chair Livingston, Boardmembers Bloom and Smith

Absent: Boardmember Woodrow (excused)

INTRODUCTIONS

Staff Present: Lamont Thompson and Carlos Privat

Chair Avellar gave an overview of the procedures for speaker registration and public hearing functions and procedures. He noted any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, December 24, 2007 by 5:00 p.m.

APPROVAL OF AGENDA

ACTION: It was M/S (Avellar/Smith) to approve the agenda; unanimously approved.

MINUTES FOR APPROVAL - None

CONSENT CALENDAR

Chair Avellar noted the Consent Calendar currently consisted of Item 7; however, Items 1, 2, 3, 4, 5 and 6 were recommended for hold over and Item 7 is canceled. Therefore, he recommended Items 1-6 be placed on the Consent Calendar as approved for hold over.

ACTION: It was M/S (Smith/Livingston) to approve the Consent Calendar as Items 1, 2, 3, 4, 5, and 6; unanimously approved.

Consent Items Approved:

- 1. DR 1103130 – Construct Two-Story Single-Family Residence on Tremont Avenue - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±2,400 square foot two-story residence located on Tremont Avenue between Contra Costa Avenue and California Street in the Tiscornia Estates planning area (APN: 558-282-020). SFR-3 (Single-Family Low Density Residential) Zoning District and General Plan designation. Robert Clear, owner; Stuart Littell of Stuart Construction, applicant; L2 Studio of San

Francisco, architect. Staff Contact: Janet Harbin. Tentative Recommendation: Hold Over To 1/23/2008.

2. **DR 1104107 – Addition to the Church on South 43rd Street** - PUBLIC HEARING to consider a request for Design Review approval to construct a ±730 square foot second floor addition to the church, renovation of the front façade, and Title 24 handicap accessibility upgrades to the parking lot located at 831 South 43rd Street (APN: 509-380-026). SFR-3 (Single-Family Low Density Residential) Zoning and General Plan Designations. Pilgrim Rest Missionary Baptist Church, owner; Zachary Hilliard, applicant. Staff Contact: Jonelyn Whales. Tentative Recommendation: Hold Over To 1/23/2008.
3. **DR 1103979 – Construct Three Dwellings on Espee Avenue** - PUBLIC HEARING to consider a request for Design Review approval to construct three proposed dwellings with reduced front setbacks because of an irregularly shaped lot located at 247 Espee Avenue (APN: 540-182-008). The project applicant has also applied for a variance to reduce the front setback to allow development of the dwellings within the City Center Specific Plan Area; Urban High Density Zoning District. Napoleon Diaz, owner; Bill Brobisky, applicant. Staff Contact: Jonelyn Whales. Tentative Recommendation: Hold Over To 1/23/2008.
4. **DR 1102710 – Construct Single-Family Dwelling on Montana Street** - PUBLIC HEARING to consider a request for Design Review approval to construct a new ±3,167 square foot single-family dwelling on Montana Street between Buena Vista and Nevada Avenue (APN: 556-141-002). SFR-3 (Single-Family Low Density Residential) Zoning District. Bulmare Gonzales, owner/applicant. Staff Contact: Jonelyn Whales. Tentative Recommendation: Hold Over To 1/23/2008.
5. **DR 1104277 – Two-Story Addition to the Residence on Thunderhead Court** - PUBLIC HEARING to consider a request for Design Review approval to construct a ±2,034 square foot two-story addition to the 2,100 square foot residence located at 4917 Thunderhead Court (APN: 431-411-018). SFR-3 (Single-Family Low Density Residential) Zoning District. Sal Russo, owner; Doug Davis, applicant. Staff Contact: Hector Lopez. Tentative Recommendation: Hold Over To 1/9/2008.
6. **DR 1102306 – Canyon Oaks II Development on San Pablo Dam Road** - PUBLIC HEARING to consider a request for Design Review approval of the proposed residential designs for 32 homes, located on the south side of San Pablo Dam Road at its intersection with Castro Ranch Road within the El Sobrante Valley area (APN: 573-020-009). The project applicant received entitlements for a tentative subdivision map to construct 36 detached single-family dwellings, including 4 custom home sites; associated utilities infrastructure and roadways for the subdivision. The City Council approved a General Plan Amendment and a rezoning for the project. New zoning districts are SFR-1, SFR-3, and CRR (Single-Family Residential and Community and Regional Recreation) Zoning Districts. FRB Inc., owner; Tom Simonson of Eden Bridge Homes, applicant. Staff Contact: Jonelyn Whales. Tentative Recommendation: Hold Over To 1/23/2008.
7. **DR 1101974 – Chevron Energy and Hydrogen Renewal Project on Chevron Way - CANCELLED:** PUBLIC HEARING to receive comments and make a recommendation to the Planning Commission about Chevron Products Company's proposed process units, supporting infrastructure and buildings' design as it relates to the Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way (APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003) in Richmond, California. The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, and install new equipment in order to increase the Refinery's ability to produce

gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, and add environmental controls. M-2 (Light Industrial); M3 (Heavy Industrial); and CRR (Community & Regional Recreational) Zoning Districts. Chevron Products Company, owner; Bob Chamberlin, applicant. Staff Contact: Lamont Thompson. Tentative Recommendation: Cancelled.

BOARD BUSINESS

8. Reports of Officers, Board Members, and Staff

Vice Chair Livingston announced his resignation from the Design Review Board.

Public Forum – Brown Act

Robert Clear, Berkeley, said he is the owner representing Item 1; DR 1103130, which has been held over to January 23, 2008. He questioned what was needed to move forward. Mr. Thompson asked Mr. Clear to contact Ms. Harbin at 510-620-6706, ext. 3, to set an appointment to meet with her. Ms. Harbin said she has been in contact with Stuart Littell of Stuart Construction; that he was out of town this week and Vice Chair Livingston is resigning so an alternate subcommittee meeting was required to be scheduled.

The Board adjourned the meeting at 6:22 p.m.