

**SPECIAL DESIGN REVIEW BOARD MEETING  
COUNCIL CHAMBERS, RICHMOND CITY HALL**  
1401 Marina Way South, Richmond, CA  
January 28, 2008  
3:00 p.m.

**BOARD MEMBERS**

Robert Avellar, Chair	Vacant, Vice Chair
Ted J. Smith	Don Woodrow
Diane Bloom	Vacant

The meeting was called to order at 3:05 p.m.

**ROLL CALL**

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

**Absent:** None

**INTRODUCTIONS**

**Staff Present:** Lamont Thompson, Richard Mitchell 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 Thursday, February 7, 2008 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 Items 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10. The Board requested removal of Item 10 for clarification of conditions.

**ACTION: It was M/S (Smith/Avellar) to approve the Consent Calendar as Items 1, 2, 3, 4, 5, 6, 7, 8 and 9; unanimously approved.**

**Consent Items Approved:**

- 1. DR 1104277 – Two-Story Addition to the Residence on Thunderhead Court - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±1,830 square foot two-story addition to the existing 2,034 square foot residence located at 4917 Thunderhead Court (APN: 431-411-018). SFR-3 (Single-Family Low Density Residential) Zoning District. Sal Ruso, owner; Doug Davis, applicant. *Staff Contact: Hector Lopez.* Tentative Recommendation: Hold Over To 2/13/2008.

2. **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 Harbi.* Tentative Recommendation: Hold Over 2/27/2008.
3. **DR 1104107 – Addition to the Church on South 43<sup>rd</sup> 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 District and General Plan Designation. Pilgrim Rest Missionary Baptist Church, owner; Zachary Hilliard, applicant. *Staff Contact: Jonelyn Whales.* Tentative Recommendation: Hold Over To 2/27/2008.
4. **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 2/27/2008.
5. **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 6/11/2008.
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 2/27/2008.
7. **DR 1104475 – Construct a Detached Garage in Front of the Residence on San Jose Avenue -** PUBLIC HEARING to consider a request for Design Review approval to construct a ±484 square foot detached garage in the front of the residence located at 5203 San Jose Avenue (APN: 510-081-032). MFR-3 (Multi-Family High Density Residential) Zoning District. Mario Rossi, owner/applicant. *Staff Contact: Kieron Slaughter.* Tentative Recommendation: Conditional Approval.
8. **DR 1104493 – Two-Story Addition to the Residence on McLaughlin Street -** PUBLIC HEARING to consider a request for Design Review approval to construct a ±99 square foot two-story addition at the rear of the residence located at 920 McLaughlin Street (APN: 523-

022-019). The project would add a laundry and storage room to a 2,390 square foot dwelling. SFR-3 (Single -Family Low Density Residential) Zoning District. Umesh Maharaj, owner/applicant. *Staff Contact: Kieron Slaughter*. Tentative Recommendation: Conditional Approval.

- 9. DR 1104304 – Two-Story Addition to the Residence on 30<sup>th</sup> Street - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±1,193 square foot two-story addition at the rear of the residence located at 622 - 30th Street (APN: 518-240-022). The project would add a family room, master bedroom and master bathroom to a single-story 1,551 square foot dwelling with a two car garage. SFR-3 (Single-Family Low Density Residential) Zoning District. Mugalli & Mosleh Hugais; owner; Chuck Fields, applicant. *Staff Contact: Kieron Slaughter*. Tentative Recommendation: Hold Over To 2/13/2008.

**Items Heard:**

- 10. DR 1104369 – Construct New Two-Story Residential Building on Panama Avenue - PUBLIC HEARING** to consider a request for Design Review approval to construct a new two-story residential building located at 5221 Panama Avenue (APN: 510-092-038) that would include a ±1,200 square foot single-family residence and a ±625 square foot second unit. SFR-3 (Single-Family Low Density Residential) Zoning District. Mike Beppler, owner/applicant. *Staff Contact: Hector Lopez*. Tentative Recommendation: Conditional Approval.

The Board discussed with the applicant the proposed conditions of approval which had been agreed to at the prior meeting. The applicant shall:

1. The applicant can move the entry of the lower residence up to 8 feet towards the rear;
2. The applicant shall add a roof overhang over the sliding door;
3. The applicant shall provide a handrail detail;
4. The roofing materials shall have a minimum wear life of 30 years;
5. The applicant shall substitute the proposed California Buckeye for a different tree in the front yard that must be planted away from the edge of the structure to provide sufficient room for growth;
6. The owner shall plant a tree in the front and rear yard in addition to the street tree planted near the curb;
7. The plans shall show the trim details, gutters and downspouts, front garage elevation;
8. The garage elevation shall incorporate design details that are similar to the front elevation of the main residence;
9. The applicant shall work with the City Engineer to reduce the amount of concrete pavement, if possible;
10. The applicant shall provide a location for the trash cans.

**ACTION: It was M/S (Avellar/Bloom) to approve DR 1104369 subject to staff's four findings and conditions of approval; unanimously approved.**

**BOARD BUSINESS**

**11. Reports of Officers, Board Members, and Staff**

- a. Selection of Nominating Committee for Election of Design Review Board Officers.

Boardmembers and staff briefly discussed the protocols, meeting format, speaker time, response

to questions to, of and from the Board, and general information for the January 31, 2008 meeting regarding the Chevron EIR public hearing.

**Public Forum - Brown Act - None**

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The Board adjourned the meeting at 3:45 p.m.