

**MINUTES APPROVED AT THE AUGUST 13, 2025, DRB MEETING**

**DESIGN REVIEW BOARD REGULAR MEETING**  
Multi-Purpose Room, Community Services Building, Basement Level  
440 Civic Center Plaza, Richmond CA 94804  
July 9, 2025  
6:00 P.M.

**BOARD MEMBERS**

Bahar Biazar  
Ben Kellman  
Vita Rey, Chair  
Brian Carter  
Karlyn Neel

Chair Vita Rey called the regular meeting to order at 6:02 P.M.

**ROLL CALL**

**Present:** Chair Vita Rey, Vice Chair Ben Kellman and Boardmembers Brian Carter and Karlyn Neel

**Absent:** Boardmember Bahar Biazar

**INTRODUCTIONS**

**Staff Present:** Planners Hector Lopez, Pete Srivarom, and James Atencio from the City Attorney’s Office

**APPROVAL OF MINUTES:** None

**APPROVAL OF AGENDA:** None

**MEETING PROCEDURES:** None

**PUBLIC FORUM**

No written comments were submitted, or oral comments made, by any member of the public.

**CITY COUNCIL LIAISON REPORT:** None

**CONSENT CALENDAR:** None

**APPEAL DATE**

The appeal date for actions taken by the Board at this meeting will be no later than 5:00 P.M. on Monday, July 21, 2025.

**PUBLIC HEARINGS**

- |  |   |
|--|---|
| <p><b>1. PLN25-159</b><br/>Description<br/><br/>Location<br/>APN</p> | <p><b>ANDONIAN ADDITION</b><br/>REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ADDITION IN THE REAR OF EXISTING RESIDENCE.<br/>648 KERN STREET<br/>519-080-019</p> |
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Zoning	RL-2, LOW-DENSITY RESIDENTIAL DISTRICT
Owner	SAMANTHA AND RYAN ANDONIAN
Applicant	ELIAS HORAT (ARCHITECT)
Staff Contact	PETE SRIVAROM

Recommendation: **CONDITIONAL APPROVAL**

Pete Srivarom presented the staff report dated July 9, 2025, for a Design Review Permit to construct a two-story addition to the rear of the existing 1,254 square foot one-story residence at 648 Kern Street in the East Richmond neighborhood, which had two bedrooms, two bathrooms and one office, with a detached garage in the rear of the site. The existing material was a dark gray Hardie board with a 4:12 dark brown hip roof. The proposal would reconfigure the first floor to provide a new primary bedroom with an additional full bathroom, walk-in closet and new half bathroom while the new second story would hold an office, a bedroom and an additional full bathroom. The first story would add 234 square feet while the second story would add 427 square feet for a total floor area of 1,915 square feet.

Mr. Srivarom stated the proposal met all zoning requirements for height, floor area, lot coverage and lot setbacks and the design of the proposed roof for the second story would provide a gable roof, which would be 4:12 to match the existing hip roof and complement and conform to the prevalent design standard to be in overall harmony with the home.

Mr. Srivarom stated with respect to architectural articulation, the Zoning Code required that any 25 feet or more of expanse must have some sort of break and while the expanse in this case was only 24 feet and two windows had been proposed, he suggested that the smaller windows, while meeting the design standard, should match other window dimensions and he recommended a realignment to make them more equidistant to increase the symmetry of the second story addition.

Mr. Srivarom identified the letters of support that had been submitted by the East Richmond Neighborhood Council and the neighbors to the subject parcel. He stated the application was consistent with the General Plan, the Zoning Code and all Design Standards and no other design approval was required. The proposed second story addition was in the rear of the home, set back from the property line by 50 feet, there was no concern for massing, and he recommended approval of the application based on the findings and conditions of approval attached to the staff report.

Mr. Srivarom responded to questions from the DRB and clarified the staff's recommendation for the windows and the materials of the exterior stairway, which the property owner reported would match what was on the front of the house.

Chair Rey opened the public hearing.

Samantha Andonian, the property owner, clarified for Boardmember Carter why there was a preference for the two different-sized windows earlier referenced. She referred to the long window for the landing and the stairwell in the interior and the long window on the south side of the home that fit the landing and filled the whole area with light. She stated it did not make sense to add a larger window in the bedroom. The window at the stairs would be fixed.

Boardmember Carter suggested the applicant consider making the window at the landing divided to provide an operable portion to open and allow fresh air.

Chair Rey supported the staff recommendation and verified with the applicant her willingness to consider some slight adjustments to window placement. She recommended an adjustment to

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make the window placement more symmetrical.

Boardmember Neel saw the creative point of view to avoid a symmetrical setting but referred to the plans and recommended a relationship with the rest of the building. She liked the design and did not object to the difference in window sizes.

On the discussion, centering the window between the peak and the eave was recommended. It was clarified that the thin window for the walk-in closet was the applicant's preference and there was no change to that element.

Boardmember Kellman liked the design, did not object to the window layout as presented, and because there was no cathedral ceiling in the second story addition, he questioned why a hip roof was not desired on the upper roof to be more similar to the lower roof. He also noted that it looked like the only way to the back yard was through a side door and he suggested making the casement window a door instead to allow easy access to the back yard.

Chair Rey closed the public hearing.

**ACTION: It was M/S/C (Carter/Rey) to approve PLN25-159, Andonian Addition, subject to the four Findings and Statements of Fact with the staff recommended 10 Conditions of Approval; along with the following DRB condition: 11) Align the left side of the longer window with the peak of the roof; approved by a Roll Call vote: 4-0 (Ayes: Carter, Kellman, Neel and Rey; Noes: None; Abstain: None; Absent: Biazar).**

<b>2. PLN25-109</b>	<b>GONZALEZ SHED</b>
Description	REQUEST FOR A DESIGN REVIEW PERMIT TO LEGALIZE AN EXISTING STORAGE SHED IN THE REAR YARD GREATER THAN 250 SQUARE FEET (+350 SQUARE FEET PROPOSED).
Location	1824 ROOSEVELT AVENUE
APN	514-180-004
Zoning	T4N, T4 NEIGHBORHOOD (FORM-BASED CODE)
Owner	ELIAS GONZALEZ
Applicant	CESAR MARTINEZ
Staff Contact	NOORA SOROUSHNEJAD
	Recommendation: <b>CONTINUE TO A FUTURE MEETING</b>

The item was continued to a future meeting to allow the applicant to submit revised plans in compliance with the newly adopted Form-Based Code regulations.

### **Board Business**

#### **A. Staff Reports, Requests, or Announcements**

Hector Lopez acknowledged that Boardmember Biazar had given notice of intent to resign from the DRB. He verified that with only four members of the DRB remaining, three members would represent a quorum.

#### **B. Board Member Reports, Requests, or Announcements: None**

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### **Adjournment**

The meeting was adjourned at 6:25 P.M. to the regular Design Review Board meeting on Wednesday, July 23, 2025.