



City of Richmond Design Review Board AGENDA

Wednesday, November 12, 2025, 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 aid or services, please contact Laura Marquez, ADA Coordinator, at (510) 620-6974 at least three business days before the meeting date.

Roll Call	Vita Rey, Chair Ben Kellman, Vice Chair	Brian Carter Karlyn Neel
Introductions	Introduction of staff members and other guests.	
Approval of Minutes	For the meeting held on October 8, 2025.	
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. Item number(s) to be considered: Item No. 1, 2, 3, and 4.	
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, November 24, 2025.	
Public Hearing(s)		
1. CC	PLN25-0342	KNOBCONE PATIO COVER
	Description	REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 736-SQUARE-FOOT ATTACHED PATIO COVER IN THE REAR OF AN EXISTING SINGLE-FAMILY RESIDENCE.
	Location	5821 KNOBCONE CT
	APN	435-300-017
	Zoning	RH, HILLSIDE RESIDENTIAL DISTRICT
	Owner	TROY REESE
	Applicant	MIKE ESCUDERO (ARCHITECT)
	Staff Contact	ELDREN NINO PRIETO
		Recommendation: CONDITIONAL APPROVAL

- 2. CC PLN25-0349 PIPER OFFICE/STUDIO**
 Description REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 308-SQUARE-FOOT HOME OFFICE WAREHOUSE IN THE REAR OF AN EXISTING SINGLE-FAMILY RESIDENCE.
 Location 5838 SACRAMENTO AVE
 APN 510-133-006
 Zoning RL2, LOW-DENSITY RESIDENTIAL DISTRICT
 Owner CHRIS PIPER & MARGOT PIPER
 Applicant CHRIS PIPER
 Staff Contact ELDREN NINO PRIETO Recommendation: **CONDITIONAL APPROVAL**
- 3. CC PLN25-0351 TEJANO SHED**
 Description REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 400-SQUARE-FOOT SHED IN THE REAR OF AN EXISTING SINGLE-FAMILY RESIDENCE.
 Location 5403 SADDLEBACK CT
 APN 432-210-034
 Zoning RH, HILLSIDE RESIDENTIAL DISTRICT
 Owner NOEL TEJANO
 Applicant JOSE AGULTO (AGENT)
 Staff Contact ELDREN NINO PRIETO Recommendation: **CONDITIONAL APPROVAL**
- 4. CC PLN25-0265 GONZALEZ ACCESSORY STRUCTURE WORKSHOP**
 Description REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 823-SQUARE FOOT HOME OFFICE WAREHOUSE IN THE REAR OF AN EXISTING SINGLE-FAMILY RESIDENCE.
 Location 2810 JO ANN DR
 APN 414-103-003
 Zoning RL2, LOW-DENSITY RESIDENTIAL DISTRICT
 Owner VICTOR GONZALEZ
 Applicant POONAM SUBEDI (DESIGNER)
 Staff Contact ELDREN NINO PRIETO Recommendation: **CONDITIONAL APPROVAL**
- 5. PLN24-397 3151 GARRITY TOWNHOMES**
 Description REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 45-UNIT TOWNHOME COMPLEX IN 12 BUILDINGS ON A 2.2-ACRE LOT.
 Location 3151 GARRITY WAY
 APN 405-290-069
 Zoning CR, REGIONAL COMMERCIAL
 Owner ZHANGS MANAGEMENT GROUP, LLC (RAYMOND ZHANG)
 Applicant RICHARD HILLS, VANGUARD PROPERTIES INC.
 Staff Contact RICHARD HIRSCH Recommendation: **APPROVAL TO PLANNING COMMISSION**
- 6. PLN23-117 MARINA POINT RESIDENTIAL PROJECT**
 Description PUBLIC HEARING TO CONSIDER THE DESIGN REVIEW OF 70 NEW SINGLE-FAMILY UNITS AND 30 JUNIOR ACCESSORY DWELLING UNITS (JADUS) ON A 4.92-ACRE SITE.
 Location TERMINUS OF MARINA WAY
 APN 560-181-121
 Zoning CM-5, COMMERCIAL MIXED-USE, ACTIVITY CENTER
 Owner GUARDIAN COMMERCIAL REAL ESTATE, LP
 Applicant GLEN L POWLES, GUARDIAN CAPITAL
 Staff Contact AVERY STARK Recommendation: **CONTINUE TO DECEMBER 10, 2025**

Study Session(s)

7. PLN25-0168	CHUNG LIVE-WORK BUILDING STUDY SESSION	
Description	STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW THREE-STORY 11,230 SQUARE-FOOT SEVEN-UNIT LIVE-WORK BUILDING, INCLUDING SITE IMPROVEMENTS, SUCH AS LANDSCAPING AND HARDSCAPE AREAS.	
Location	300 OHIO AVENUE	
APN	550-141-004	
Zoning	IL, LIGHT INDUSTRIAL	
Owner	KEITH CHUNG	
Applicant	KEITH CHUNG, STUDIO CRIT	
Staff Contact	PETE SRIVAROM	Recommendation: PROVIDE 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 for **Wednesday, December 10th, 2025.**

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 certain date. The Board may act in one motion to adopt the staff recommendation(s) 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 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 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 the agenda items are not completed by **9:00 PM**, the remaining items 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: <https://www.ci.richmond.ca.us/2863/Design-Review-Board>

Cell Phones Please silence all cell phones and electronic devices.

Public comments may be submitted in multiple ways:

1. Via mail, received by 3:00 PM:
Community Development
Attention: Design Review Board
450 Civic Center Plaza, 2nd Floor
Richmond, CA 94804
2. Via email to planning@ci.richmond.ca.us received by 3:00 PM.
Written comments MUST contain the following in the subject line:
 - a) Open Forum for public comments for items not on the agenda, or
 - b) 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.