

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1, 3, 4, 5, 6, 7

HELD OVER ITEMS

CC 1. DR 99-47 - Retail Center

PUBLIC HEARING HELD OVER FROM 12/8/99 to consider proposal to construct a 3.6 acre retail center at the northwest corner of Meeker Avenue and Marina Bay Parkway (APN 560-150-010). Commercial District (Knox Cutting Specific Plan). Rafanelli, Nahas & Ambrose, owners

STAFF RECOMMENDATION: Hold Over One Month

2. DR 99-51 - Dwelling Addition

PUBLIC HEARING HELD OVER FROM 12/8/99 to consider a proposal to add 1430 SF including second story with balconies to a residence at 2919 Groom Drive (APN 414-043-012). SFR-3 District. Rey bautista, owner

NEW ITEMS

CC 3. DR 99-72 - Two Warehouses

PUBLIC HEARING to consider a proposal to construct two warehouses (17,800 SF) and 22 parking spaces at 1441 & 1451 South 50th Street (560-022-006-010 and 014, 015 & 020). M-3 District.

Erickson Properties, LLC; Trachtenberg Architects, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 4. DR 00-01 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add 360 SF to a 1750± SF single-family dwelling at 3313 Ahren Court (APN 431-270-014). SFR-3 District.
Devinder Sing, owner; David Pennebaker, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-02 - Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a patio enclosure at the rear of dwelling at 4856 Buckboard Way (APN 432-101-024). SFR-2 Very Low Density District.
Michael A. Gedeon, owner; California Sunrooms, applicant

STAFF RECOMMENDATION: Approval

CC 6. DR 00-03 - Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a patio enclosure at the rear of dwelling at 5424 Saddleback Court (APN 432-204-006). SFR-2 Very Low Density District.
Gurpa Mahal, owner; Century Patio, applicant

STAFF RECOMMENDATION: Approval

CC 7. DR 00-04 - Dwelling Addition

PUBLIC HEARING to consider a proposal to add a ±384 SF master bedroom to a single-family dwelling at 5221 Garvin Ave. (APN 523-034-016). MFR-1 District.
Louis & Lilliam Quave, owners; Colin Doyle, applicant.

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

8. Reports of Officers, Board Members

Public Forum - Brown Act

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*Action on items indicated by RECOMMENDATION are not final but become DRB recommendations to be forwarded to the Planning Commission.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

HELD OVER ITEMS

1. DR 99-73/CU 99-41 - Mixed Use Building *

PUBLIC HEARING HELD OVER FROM 12/22/99 to consider a proposal to construct a mixed use building with two studio apartments above a restaurant at 3305 Macdonald Ave. (APN 516-191-006). C-2 District.

Ary Barragan, owner/applicant

CC 2. DR 99-75 - New Dwelling

PUBLIC HEARING HELD OVER FROM 12/8/99 to consider a proposal to construct ±2,000 SF single-family dwelling at 2716 Carlson Blvd. (APN 435-300-010). SFR-3

M. Conners, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 3. DR 99-77 - Expand Mini-storage

PUBLIC HEARING HELD OVER FROM 12/8/99 to consider a proposal to expand a mini-storage facility at 23 Maine Ave. fronting So. First St. (APN 550-050-013). Light Industry (Special Industry), Knox Cutting Specific Plan.

James Wright, owner/applicant

STAFF RECOMMENDATION: Hold Over One Month To 2/23/00

CC 4. DR 99-90 - Eight Townhouses *

PUBLIC HEARING HELD OVER FROM 12/22/99 to consider a proposal to build eight townhouse dwellings on a ±14,000 SF parcel at the southwest corner of 1st St. and Chanslor Ave. (APN 538-350-043). MFR-1 District.

Resources for Community Development, owner/applicant

STAFF RECOMMENDATION: Hold Over One Month to 2/23/00

NEW ITEMS

CC 5. DR 00-7 - New Dwelling

PUBLIC HEARING to consider a proposal to construct a single-family dwelling at 180 Bishop Alley (APN 558-062-006). SFR-2 District.

Peter Minkwitz, owner; Jonathan Livingston, applicant

STAFF RECOMMENDATION: Hold Over One Month To 2/23/00

CC 6. DR 00-6/V00-2 - New Dwelling *

PUBLIC HEARING to consider a proposal to construct a 1,600 SF single-family dwelling on a vacant parcel located on the westerly side of Pacific Avenue between Garfield Avenue and Cleveland Street approximately 60' south of High Street (APN 558-193-002). Tiscornia Estates Specific Plan.

Ralf Morgan & Debra Clark, owners; Jonathan Livingston, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 00-8 - Restore Dwelling

PUBLIC HEARING to consider a proposal to place an existing single-family dwelling back on its foundation and restore it to its original appearance at 222 Tunnel Avenue (APN 558-101-007). MFR-1 District.

Hossein Ebrahim, owner; Afsaneh Tesolin, applicant

STAFF RECOMMENDATION: Hold Over Two Weeks To 2/9/00

CC 8. DR 00-10 - Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 965 SF addition to an existing single-family dwelling at 4964 Rocky Road (APN 431-411-029). SFR-3 District.

Richard Chacon and Teresa Westrich, owners; Colin Doyle, applicant

STAFF RECOMMENDATION: Application Withdrawn

CC 9. DR 99-8A - Addition to Duplex *

PUBLIC HEARING to consider a proposal to convert attic to living area and add dormers to existing duplex at 517 and 519 Golden Gate Avenue (APN 558-253-010). SPR-2 District.

Billy Bob Karl, owner/applicant

STAFF RECOMMENDATION: Hold Over Two Weeks to 2/9/00

CC 10. DR 99-64A - Construct Trash Enclosure

PUBLIC HEARING to consider a proposal to construct a trash enclosure in front of a commercial building at 3200 Regatta Boulevard(APN 560-100-008). M-1 District.

Legacy Partners Inc., owner/applicant

STAFF RECOMMENDATION: Hold Over Two Weeks To 2/9/00

CC 11. DR 99-79R - Redesign *

PUBLIC HEARING to consider a redesign of 504 unit multi-family component of a mixed-use development north of the Hilltop Drive extension between San Pablo Avenue and the Richmond Parkway (APN 405-050-065). C-3 District. David Smith, owner/applicant

STAFF RECOMMENDATION: Hold Over One Month To 2/23/00

BOARD BUSINESS

12. Reports of Officers, Board Members

Public Forum - Brown Act

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CONSENT CALENDAR: 2, 3, 4, 5, 6, 7

PRESENTATION

1. DiCon Development Proposal

Presentation by DiCon and Ware & Malcomb Architects on the DiCon Fiberoptics, Inc. Development Proposal for parcel bounded by Regatta Blvd. on the south, Marina Way South on the west, 23rd Street Railyard on the north and Marina Bay Parkway on the east (APN 560-181-092).

HELD OVER ITEMS

CC 2. DR 99-64A - Construct Trash Enclosure

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to construct a trash enclosure in front of a commercial building at 3200 Regatta Boulevard(APN 560-100-008). M-1 District.

Legacy Partners Inc., owner/applicant

STAFF RECOMMENDATION: Hold Over 2 Weeks to 2/23/00

CC 3. DR 00-8 - Restore Dwelling

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to place an existing single-family dwelling back on its foundation and restore it to its original appearance at 222 Tunnel Avenue (APN 558-101-007). MFR-1 District.

Hossein Ebrahim, owner; Afsaneh Tesolin, applicant

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

CC 4. DR 99-63 - Add Second Story To SF Dwelling

PUBLIC HEARING to consider a proposal to add 2,600± SF second story to a single-family dwelling at 5715 Bayview Avenue (APN 509-130-019). MFR-1 District.
Maryam & Hamid Moshfeghi, applicants and owners

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-11 - Carport Addition

PUBLIC HEARING to consider a proposed detached carport addition in the rear lot area of an existing single-family dwelling at 1828 Visalia Avenue (APN 530-310-004). SFR-3 District.

Jesus Vargas, owner; Thomas Hood, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 6. DR 00-12 - Improvements To Trucking Terminal *

PUBLIC HEARING to consider a proposal to construct various site improvements to existing trucking terminal facility at 3251 Jacuzzi St. (APN 510-070-003). Comm'l/Office Land Use per Knox/Cutting Specific Plan
Fadelli Properties, owner

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 00-13 - To Remodel And Add

PUBLIC HEARING to consider a proposal to remodel and add 700± SF of living area to a single-family dwelling at 956 Sonoma St. (APN 418-063-017). SFR-3 District.

Russell Monson, owner; Colin Doyle, applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

5. Reports of Officers, Board Members

Public Forum - Brown Act

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APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 2, 3, 4, 5, 6, 7, 8, 9, 10

HELD OVER ITEMS

1. DR 99-73/CU 99-41 - Mixed Use Building *

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to construct a mixed use building with two studio apartments above a restaurant at 3305 Macdonald Ave. (APN 516-191-006). C-2 District.
Ary Barragan, owner/applicant

CC 2. DR 99-47 - Retail Center

PUBLIC HEARING HELD OVER FROM 1/12/00 to consider proposal to construct a 3.6 acre retail center at the northwest corner of Meeker Avenue and Marina Bay Parkway (APN 560-150-010). Commercial District (Knox Cutting Specific Plan).
Rafanelli, Nahas & Ambrose, owners
STAFF RECOMMENDATION: Hold Over One Month To 3/22/00

CC 3. DR 99-64A - Construct Trash Enclosure

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to construct a trash enclosure in front of a commercial building at 3200 Regatta Boulevard(APN 560-100-008). M-1 District.
Legacy Partners Inc., owner/applicant
STAFF RECOMMENDATION: Hold Over Two Weeks To 3/8/00

CC 4. DR 99-77 - Expand Mini-storage

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to expand a mini-storage facility at 23 Maine Ave. fronting So. First St. (APN 550-050-013). Light Industry (Special Industry), Knox Cutting Specific Plan.

James Wright, owner/applicant

STAFF RECOMMENDATION: Hold Over For Two Weeks To 3/8/00

CC 5. DR 99-79R - Redesign *

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a redesign of 504 unit multi-family component of a mixed-use development north of the Hilltop Drive extension between San Pablo Avenue and the Richmond Parkway (APN 405-050-065). C-3 District. David Smith, owner/applicant

STAFF RECOMMENDATION: Hold Over One Month to 3/22/00

CC 6. DR 99-8A - Addition to Duplex *

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to convert attic to living area and add dormers to existing duplex at 517 and 519 Golden Gate Avenue (APN 558-253-010). SPR-2 District.

Billy Bob Karl, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 99-90 - Eight Townhouses *

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to build eight townhouse dwellings on a ±14,000 SF parcel at the southwest corner of 1st St. and Chanslor Ave. (APN 538-350-043). MFR-1 District.

Resources for Community Development, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 8. DR 00-7 - New Dwelling

PUBLIC HEARING HELD OVER FROM 1/26/00 to consider a proposal to construct a single-family dwelling at 180 Bishop Alley (APN 558-062-006). SFR-2 District.

Peter Minkwitz, owner; Jonathan Livingston, applicant

STAFF RECOMMENDATION: Hold Over One Month to 3/22/00

NEW ITEMS

CC 9. DR 99-59 - Floating Cement Terminal

PUBLIC HEARING to consider a proposal for a floating cement terminal with truck transfer scale in the Port of Richmond at 1308 Canal Blvd. (APN 560-320-017). M-4, Marine Industrial District. Port of Richmond, owner; Dennis McClanahan, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 10. DR 00-14 - Extend Canopy

PUBLIC HEARING to consider a proposal to extend existing canopy 26 feet at 1921 San Joaquin St. (APN 507-251-005). C-2, Mixed Use (Knox Cutting Specific Plan) Safeway Inc., owner; Ed Olivero, applicant

STAFF RECOMMENDATION: Approval

BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5

HELD OVER ITEMS

1. DR 99-63 - Add Second Story To SF Dwelling

PUBLIC HEARING HELD OVER FROM 2/9/00 to consider a proposal to add 2,600± SF second story to a single-family dwelling at 5715 Bayview Avenue (APN 509-130-019). MFR-1 District.

Maryam & Hamid Moshfeghi, applicants and owners

2. DR 99-64A - Construct Trash Enclosure

PUBLIC HEARING HELD OVER FROM 2/23/00 to consider a proposal to construct a trash enclosure in front of a commercial building at 3200 Regatta Boulevard(APN 560-100-008). M-1 District.

Legacy Partners Inc., owner/applicant

- CC 3. DR 99-77 - Expand Mini-storage

PUBLIC HEARING HELD OVER FROM 2/23/00 to consider a proposal to expand a mini-storage facility at 23 Maine Ave. fronting So. First St. (APN 550-050-013). Light Industry (Special Industry), Knox Cutting Specific Plan.

James Wright, owner/applicant

STAFF RECOMMENDATION: Hold Over One Month To 4/12/00

NEW ITEMS

CC 4. DR 00-9 - Construct Warehouse

PUBLIC HEARING to consider a proposal to construct a 20,000 SF warehouse at 50 West Ohio Ave. (APN 550-050-017). M-2.

Mary Guelfi, owner/applicant

STAFF RECOMMENDATION: Hold Over Two Weeks To 3/22/00

CC 5. DR 00-17 - Patio Enclosure

PUBLIC HEARING to consider a proposal to add a 300 SF patio enclosure to rear of house at 6316 Monte Cresta Ave. (APN 419-193-005). SFR-3

Fred & Jean Mack, owner; Sunrise Builders, applicant

STAFF RECOMMENDATION: Approval

BOARD BUSINESS

6. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 2, (3 & 5 Withdrawn), 4, 6, 7, 8, 9, 10, 11

PRESENTATION

1. Bay West Group Development Proposal

PRESENTATION by Bay West Group on a proposal to construct a total of 192,500 SF in two research and development and two light industrial buildings on a 13.5± acre site located between Harbour Way South and Marina Way South immediately south of the Burlington-Northern 8th St. rail yard (APN 560-260-005).

HELD OVER ITEMS

CC 2. DR 99-47 - Retail Center

PUBLIC HEARING HELD OVER FROM 2/23/00 to consider proposal to construct a 3.6 acre retail center at the northwest corner of Meeker Avenue and Marina Bay Parkway (APN 560-150-010). Commercial District (Knox Cutting Specific Plan). Rafanelli, Nahas & Ambrose, owners

STAFF RECOMMENDATION: Hold Over To 4/26/00

3. DR 99-79R - Redesign *

PUBLIC HEARING HELD OVER FROM 2/23/00 to consider a redesign of 504 unit multi-family component of a mixed-use development north of the Hilltop Drive extension between San Pablo Avenue and the Richmond Parkway (APN 405-050-065). C-3 District.

David Smith, owner/applicant

APPLICATION WITHDRAWN

- CC 4. DR 00-7 - New S. F. Dwelling

PUBLIC HEARING HELD OVER FROM 2/23/00 to consider a proposal to construct a single-family dwelling at 180 Bishop Alley (APN 558-062-006). SFR-2 District.
Peter Minkwitz, owner; Jonathan Livingston, applicant

STAFF RECOMMENDATION: Conditional Approval

5. DR 00-9 - Warehouse

PUBLIC HEARING HELD OVER FROM 3/8/00 to consider a proposal to construct a 20,000 SF warehouse at 50 West Ohio Ave. (APN 550-050-017). M-2 District.
Mary Guelfi, owner/applicant

APPLICATION WITHDRAWN

NEW ITEMS

- CC 6. DR 99-85 - Additions To S.F. Dwelling

PUBLIC HEARING to consider addition of a new master bath, bedroom and family room to an existing single family dwelling at 354 South 35th St. (APN 513-153-013). SFR-3 District.
Rory Lyons, owner; LeQuisha Smith, applicant.

STAFF RECOMMENDATION: Conditional Approval

- CC 7. DR 99-86 - Auto Dealership With Auto Repair Facility*

PUBLIC HEARING to consider a proposal to establish an auto dealership with auto repair facility on ±3.4 acres on the west side of San Pablo Ave. immediately north of Knott Ave. Most of the site is in El Cerrito. Approximately 1 acre of the site is within the City of Richmond. (APN 513-351-026). C-2 District.

John Oshima, owner; Honda of El Cerrito, applicant

STAFF RECOMMENDATION: Hold Over To 4/12/00

CC 8. DR 00-18 - Day Care Center*

PUBLIC HEARING to consider a proposal to construct a two-story, 3,450 SF building for a day care center at 227 - 17th St. (APN 540-160-012). CB District.

Issac Lewis, owner, Shermon Workmon, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 9. DR 00-19 - Addition To S.F. Dwelling

PUBLIC HEARING to consider a proposal to add 800± S.F. two-story addition to existing single family dwelling at 167 So. 35th St. (APN 513-047-014). SFR-3 District.

Patricia Nunley, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 10. DR 00-21 - Industrial Building

PUBLIC HEARING to consider a proposal to construct a 4,625 SF industrial building at the northeast corner of Parr Blvd. and Goodrick Ave. (APN 408-082-021). M-3 District.

Robert & Bruce Linscott, owners, M. Woldemar, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 11. DR 00-24 - Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a patio enclosure addition (±490 sq. ft.) to an existing single family residence at 863 Maison Way (APN 433-480-012-7). SFR-1 Rural Residential District.

Joseph Samuels, owner; Glenn Skidmore, applicant

STAFF RECOMMENDATION: Approval

BOARD BUSINESS

12. Reports of Officers, Board Members

* Notice: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else brought up at the 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.

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1, 2, 3, 4, 5, 6

HELD OVER ITEMS

- CC 1. DR 99-77 - Expand Mini-storage

PUBLIC HEARING HELD OVER FROM 3/8/00 to consider a proposal to add 14,500 S.F. to existing mini-storage facility at 23 Maine Ave. fronting So. First St. (APN 550-050-013). Light Industry (Special Industry), Knox Cutting Specific Plan.
James Wright, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

- CC 2. DR 99-86 - Auto Dealership With Auto Repair Facility*

PUBLIC HEARING HELD OVER FROM 3/22/00 to consider a proposal to establish an auto dealership with auto repair facility on ±3.4 acres on the west side of San Pablo Ave. immediately north of Knott Ave. Most of the site is in El Cerrito. Approximately 1 acre of the site is within the City of Richmond. (APN 513-351-026). C-2 District.
John Oshima, owner; Honda of El Cerrito, applicant

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

- CC 3. DR 00-8 - Final Landscape And Irrigation Plan

PUBLIC HEARING to review the Final Landscape And Irrigation Plan required by the original Development Review Board approval for a historical residence remodelled at 222 Tunnel Ave. (APN 558-101-007). MFR-1 District.
Jerri Holan, applicant; Hossein Ebrahim, owner

STAFF RECOMMENDATION: Conditional Approval

CC 4. DR 00-20 - New Tri-plex

PUBLIC HEARING to consider a proposal to construct a two-story tri-plex with parking below on a vacant parcel at 222 Clarence St. (APN 558-263-005). MFR-1 District.
Roland A. Mireles, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-25 - Second Story Addition To Dwelling

PUBLIC HEARING to consider a proposal for a second story addition (±464 S.F.) to an existing single-family dwelling at 141 Bishop Ave. (APN 558-063-010). SFR-2 District.
John H. Knox, applicant/owner

STAFF RECOMMENDATION: Approval

CC 6. DR 00-30 - Addition To Dwelling

PUBLIC HEARING to consider a proposal to add a 450 S.F. family room to a single-family dwelling at 4964 Rocky Rd. (APN 431-411-029). SFR-3 District.
Colin Doyle, applicant; Richard Chacon & Teresa Jo Westrich, owners

STAFF RECOMMENDATION: Approval

BOARD BUSINESS

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APPROVAL OF MINUTES

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CONSENT CALENDAR: 1, 2, 3, 4, 5, 6, 7

NEW ITEMS

- CC 1. DR 99-2R Revise Second Story Addition

PUBLIC HEARING to revise approved second story addition to a single family dwelling at 743 26th St. (APN 528-260-015). SFR-3 District.
Melinda Fong, applicant; Salvador Villalobos

STAFF RECOMMENDATION: Approval

- CC 2. DR 00-5 Storage Tanks*

PUBLIC HEARING to consider a proposal to construct two ±20,000 and one 30,000 barrel storage tanks in the IMTT-Richmond Terminal at 100 W. Cutting Blvd. (APN 560-290-005). Port/Maritime Land Use Designation (KCSP)
Bob Pack, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

- CC 3. DR 00-31 Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a patio enclosure at the rear of dwelling at 258 6th St. (APN 538-231-041). CB - Central Business
Century Patio Village, applicant; Adolphus & Lillie Mae Jones, owner

STAFF RECOMMENDATION: Approval

CC 4. DR 00-32 New Mixed Use Building*

PUBLIC HEARING to consider a proposal to construct a 7,160± SF building on a 21,700 SF lot for a Special Trade Contractor w/ retail at 660 S. 13th St. (APN 544-341-012, -013, -027). Mixed Use, Knox-Cutting Specific Plan.

Dan Schacht, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-36 Remodel Single Family Dwelling

PUBLIC HEARING to consider a proposal to remodel and add 450 SF on two stories to an existing single family dwelling at 1661 Butte St. (APN 508-270-026). SFR-3 District.

Bruce McGaw, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

CC 6. DR 00-37 R & D/Office Building

PUBLIC HEARING to consider the phased construction of a four-building 423,845± SF Office/Research & Development Project on the north side of Regatta Blvd. between Marina Bay Parkway and Marina Way South (APN 560-181-092). Knox/Cutting Specific Plan - R&D/Business and Commercial/Office

Dicon Fiberoptics, Inc., applicant/owner; Ware & Malcomb, Architect

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 00-43 Movie Theater

PUBLIC HEARING to consider a proposal to construct a 51,000 SF multi-screen movie theater with two adjacent parking lots on Klose Way (APN 405-290-064). C-3 Residential Commercial District. Century Theaters, applicant; Burnham Pacific, owner

STAFF RECOMMENDATION: Conditional Approval

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CONSENT CALENDAR: 2,3,4,5,6,7

HELD OVER ITEMS

1. DR 00-18 - Day Care Center*

PUBLIC HEARING HELD OVER FROM 3/22/00 to consider a proposal to construct a two-story, 3,450 SF building for a day care center at 227 - 17th St. (APN 540-160-012). CB District.
Issac Lewis, owner; Shermon Workmon, applicant

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

- CC 2. DR 00-09 - Construct Warehouse Complex

PUBLIC HEARING to consider a proposal to construct a 56,000 SF warehouse complex at 50 West Ohio Ave. (APN 550-050-017). M-2 District.
Mat Guelfi, applicant/owner

STAFF RECOMMENDATION: Hold Over 2 Weeks 5-24-00

- CC 3. DR 00-15 - Renovate And Add To Commercial Building

PUBLIC HEARING to consider a proposal to remodel and add 2nd story to existing commercial building at 36 Railroad Ave. (APN 558-122-005). C-1 District.
Jerry Feagly, owner; Jay Betts, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 4. DR 00-38 New Single Family Dwelling

PUBLIC HEARING to consider a proposal for a single-family dwelling on a vacant lot located on the south side of So.58th St. (APN 508-372-013). SFR-3 District. Kwok Ming Yee, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-39 New Single Family Dwelling

PUBLIC HEARING to consider a proposal for a single-family dwelling on a vacant flag lot located on the south side of So.58th St. (APN 508-372-014). SFR-3 District. Kwok Ming Yee, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

CC 6. DR 00-45 Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to add an 84± SF kitchen addition at 77 Vine St. (APN 558-082-014). SFR-2 District.
Linda Milbourn, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 00-46 Sunroom Enclosure

PUBLIC HEARING to consider a proposal to add a sunroom enclosure on new concrete slab at the rear of house at 5326 Country View Dr. (APN 432-223-001). SFR-2 District.
Claude & Keiko Hesss owner/Bill Henry, applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

2. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Commission on a topic of interest that is not already on the agenda must inform the Planning Department staff in writing prior to the start of Planning Commission meeting. A three-minutes-per-speaker time limit shall apply.

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HELD OVER ITEMS

1. DR 00-32 New Mixed Use Building*

PUBLIC HEARING HELD OVER FROM 4/26/00 to consider a proposal to construct a 7,160± SF building on a 21,700 SF lot for a Special Trade Contractor w/ retail at 660 S. 13th St. (APN 544-341-012, -013, -027). Mixed Use, Knox-Cutting Specific Plan.
Dan Schacht, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

2. DR 00-43 Movie Theater

PUBLIC HEARING FROM 4/26/00 to consider a proposal to construct a 51,000 SF multi-screen movie theater with two adjacent parking lots on Klose Way (APN 405-290-064). C-3 Residential Commercial District.

Century Theaters, applicant; Burnham Pacific, owner

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

3. ZA 00-15 [REPLACES DR 00-55] Freestanding Business Identification Sign

PUBLIC HEARING to erect one 7' tall 32 SF and one 45' tall 72 SF freestanding business identification sign on the west side of Collins Ave. at the Richmond Parkway (APN 408-060-015). M-2 District.

American Standards Co., owner; Thielscher Development, L.L.C., applicant

STAFF RECOMMENDATION: Conditional Approval

4. DR 00-48 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal for a ±1076 SF single-family dwelling on a vacant lot at 345 Pacific Ave. (APN 558-193-002). Tiscornia Estates Specific Plan (TESP) area.

Ralf Morgan & Debra Clark, owner; Jonathan Livingston, applicant

STAFF RECOMMENDATION: Conditional Approval

5. DR 00-49 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add 500± SF 2nd story to existing single-family dwelling in Pt. Richmond Historical District at 7 Montana St. (APN 556-142-001). SFR-3 District. Shoshana Rosenberg, owner/applicant

STAFF RECOMMENDATION: Hold Over 3 Weeks To June 14, 2000

6. DR 00-51 Room Addition

PUBLIC HEARING to consider a proposal to construct a 300 ± SF room addition to an existing single-family dwelling at 5035 Esmond Ave. (APN 523-022-014). SFR-3 District.

Olivera Emma Jones, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

7. DR 00-52 Site Improvements

PUBLIC HEARING to consider a proposal to demolish the existing clubhouse and construct new clubhouse, restrooms, entry wing, parking lot and other site improvements at 2801 Moran Ave. (APN 527-120-001). PC - Public And Civic Uses.

The Salesians, owner; West Contra Costa Salesian Boys & Girls Club, applicant

STAFF RECOMMENDATION: Conditional Approval

8. DR 00-53 New Construction

PUBLIC HEARING to consider a proposal to construct a train station with offices at the existing railroad station on Nevin Ave. west of the Richmond BART Station (APN 540-061-008, 010). CB - Central Business District.

Richmond Redevelopment Agency, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

9. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 1, 2, 3, 4, 5, 6, 7, 8, 9

HELD OVER ITEMS

- CC 1. DR 00-09 - Construct Warehouse Complex

PUBLIC HEARING HELD OVER FROM 5/10/00 to consider a proposal to construct a 56,000 SF warehouse complex at 50 West Ohio Ave. (APN 550-050-017). M-2 District. Mat Guelfi, applicant/owner

STAFF RECOMMENDATION: Hold Over For Two Weeks To 6-28-00

- CC 2. DR 00-37 R & D/Office Building

PUBLIC HEARING HELD OVER FROM 4/26/00 to consider the phased construction of a four-building 423,845± SF Office/Research & Development Project on the north side of Regatta Blvd. between Marina Bay Parkway and Marina Way South (APN 560-181-092). Knox/Cutting Specific Plan - R&D/Business and Commercial/Office

Dicon Fiberoptics, Inc., applicant/owner; Ware & Malcomb, Architect

STAFF RECOMMENDATION: Conditional Approval

- CC 3. DR 00-49 Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/24/00 to consider a proposal to add 500± SF 2nd story to existing single-family dwelling in Pt. Richmond Historical District at 7 Montana St. (APN 556-142-001). SFR-3 District.

Shoshana Rosenberg, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

CC 4. DR 00-26 Construction Of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a single family dwelling at 242 South 5th St. (APN 550-201-009). SFR-3 District.

Mario Naver, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-40 Construction of Four Buildings

PUBLIC HEARING to consider a proposal to construct four buildings totalling ±192,500 including two R & D buildings (±69,800 SF) and two light industrial buildings (±122,700 SF) on a ±13.5 acre site at 860 Harbour Way South (APN 560-260-005). R & D Business, KCSP.

Catellus Development Corp., owner; Bay West Group, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 6. DR 00-47 Bedroom Unit Addition To Duplex

PUBLIC HEARING to consider a proposal to add a one bedroom unit over a 3 car garage to an existing duplex at 5203 San Jose Ave. (APN 510-081-032). MFR-1 District.

Mario Rossi, owner; Shermon Workmon, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 00-56 Addition of Second Floor And Detached Garage

PUBLIC HEARING to consider a proposal to add a second floor addition and detached garage at 656 18th St. (APN 514-280-003). MFR-1 District.
Salvador Chavez, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 8. DR 00-57 Construct Two-story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a two-story single family detached residence with carport at 3100 Esmond Ave. (APN 524-130-025-26). SFR-3 District.
Hector Lopez, owner/applicant.

STAFF RECOMMENDATION: Conditional Approval

CC 9. DR 00-61 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 600 SF addition to an existing single family dwelling at 5716 Skyview Place (APN 433-502-008). SFR-1 District.
Mr. & Mrs. Chi Man Ku, owners; James A. Havens, applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

10. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6, 7, 3, 9, 10

HELD OVER ITEMS

1. DR 00-09 - Construct Warehouse Complex

PUBLIC HEARING HELD OVER FROM 5/10/00 to consider a proposal to construct a 56,000 SF warehouse complex at 50 West Ohio Ave. (APN 550-050-017). M-2 District. Mat Guelfi, applicant/owner

STAFF RECOMMENDATION: Conditional Approval

2. DR 00-48 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 5/24/00 to consider a proposal for a new ±1,666 SF single-family dwelling on a vacant lot at 345 Pacific Ave. (APN 558-193-002). Tiscornia Estates Specific Plan (TESP) area.

Ralf Morgan & Debra Clark, owner; Jonathan Livingston, applicant

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

3. SV 00-8 - New Theatre Signage

PUBLIC HEARING to consider a sign variance to allow 4 theatre wall signs on a new Century Theatre building on a vacant lot at Klose Way adjacent to Hilltop Plaza (APN 405-290-064). C-3, Regional Commercial District.

Burnham Pacific, owner; Century Theatres, applicant

STAFF RECOMMENDATION: Conditional Approval

4. DR 00-50 - New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±4,075 SF single-family dwelling in the El Sobrante area on a vacant lot on Knobcone Court (APN 435-300-011). SFR-1 District.

Marshall Goldberg, owner; Scott Wynn, applicant

STAFF RECOMMENDATION: Conditional Approval

5. DR 00-54 - Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±236 SF room addition and foyer modifications to a single-family dwelling at 634 Kern St. (APN 519-080-015). SFR-3.

Ron Salvemini, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

6. DR 00-59 - Reconstruct Duplex And Garage

PUBLIC HEARING to reconstruct a duplex and garage at 681-683 So. 29th St. (APN 549-201-006). SFR-3 District.

Jorge Mancheno, owner; Sal Cardinalli, applicant

STAFF RECOMMENDATION: Conditional Approval

7. DR 00-62 - New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ± 1,700 SF single-family dwelling at 1564 Santa Clara Ave. (APN 508-251-008). SFR-3 District.

Edward Biggs, owner/applicant

STAFF RECOMMENDATION: Hold Over For Six Weeks To 8/9/00

8. DR 00-63 - Site Additions And Improvements: P.A.L. Building

PUBLIC HEARING to consider a proposal to construct a gymnasium, a parking lot, and interior improvements to an existing building for a multi-purpose youth center at 150 22nd St. & 2200 Macdonald Ave. (APN 514-020-001 thru -015 & 514-033-007). C-2 District.

Richmond Police Activities League (PAL), owner; Shermon Workmon, architect & applicant
STAFF RECOMMENDATION: Conditional Approval

9. DR 00-65 - Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a ±300 SF patio enclosure at 5291 Carriage Dr. (APN 432-141-007). SFR-2 District.

Rodrigo Cayabyab, owner; Jeff Bestrom, applicant

STAFF RECOMMENDATION: Conditional Approval

10. DR 00-66 - Parking Lot Improvement Plan

PUBLIC HEARING to consider a proposal to construct a parking lot Paving Improvement Plan for the Safeway Bottling Plant at 1921 San Joaquin St. (APN 507-251-004). Commerical Office and Medium Density Residential, Knox-Cutting Specific Plan.

Ed Olivero, owner/applicant.

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

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PRESENTATION

1. **PRESENTATION - Citywide Entry Gateway Designs**

PRESENTATION by Vallier & Associates and the City of Richmond Redevelopment Agency on development of a system of citywide entry gateway designs to improve visibility and connections to and within the vicinity.

NEW ITEMS

2. **DR 99-47R - Construction of Retail Center**

PUBLIC HEARING to consider a proposal to construct a ±3.6 acre retail center at the northwest corner of Meeker Ave. and Marina Bay Parkway (APN 560-150-010). Commercial/Office District, Knox-Cutting Specific Plan
Harbor Gate Partners, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

3. **DR 99-63 - Dwelling Addition**

PUBLIC HEARING to consider a proposal to add a garage and a partial second story to a single-family dwelling at 5715 Bayview Avenue (APN 509-130-019). MFR-1 District.
Maryam & Hamid Moshfeghi, owners/applicants

STAFF RECOMMENDATION: Hold Over to 8/9//00

4. DR 00-69 - New Addition

PUBLIC HEARING to consider a proposal to add a room below existing garage at 615 Cypress Pt. Rd. (APN 558-030-016 & 558-030-017). SFR-3 District.

Erica Goode, owner; Bob Foreshier, applicant

STAFF RECOMMENDATION: Conditional Approval

5. DR 00-71 - Legalize Deck Addition

PUBLIC HEARING to consider a proposal to legalize the construction of a 220 S.F. deck addition at 3617 Black Feather Dr. (431-381-008). SFR-3 District.

Linda Lewis-Drago, owner/applicant

STAFF RECOMMENDATION: Approval

6. DR 00-73 - New Construction And Remodeling of Existing Building

PUBLIC HEARING to consider a proposal to construct a new shop building, a truck wash building and remodel existing office at 3251 Jacuzzi St. (APN 510-070-003). Commercial/Office, KCSP.

Fadelli Properties, owner; Clausen Engineering, applicant

STAFF RECOMMENDATION: Conditional Approval

7. DR 00-74 - New Addition And Expansion of Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a second story ±681 SF to an existing single-family dwelling to add a bedroom, bath, study, and expand the kitchen and laundry room at 111 Western Dr. (APN 558-020-008). SFR-2 District.

Jeanne Moe, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

8. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8, 9, 10

PRESENTATION

1. **PRESENTATION** - Trails for Richmond Action Committee (TRAC)

PRESENTATION by the Trails for Richmond Action Committee (TRAC) on the status of accomplishments for the completion of Bay Trail segments for Richmond's portions of the San Francisco Bay Trail Network..

HELD OVER ITEMS

2. DR 00-59 - Reconstruct Duplex And Garage

PUBLIC HEARING HELD OVER FROM 6/28/00 to reconstruct a duplex and garage at 681-683 So. 29th St. (APN 549-201-006). SFR-3 District.

Jorge Mancheno, owner; Sal Cardinali, applicant

STAFF RECOMMENDATION: Conditional Approval

3. DR 00-63 - Site Additions And Improvements: P.A.L. Building

PUBLIC HEARING HELD OVER FROM 6/28/00 to consider a proposal to construct a gymnasium, a parking lot, and interior improvements to an existing building for a multi-purpose youth center at 150 22nd St. & 2200 Macdonald Ave. (APN 514-020-001 thru -015 & 514-033-007). C-2 District.

Richmond Police Activities League (PAL), owner; Shermon Workmon, architect & applicant

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

4. DR 00-41 - Construct Cement Terminal

PUBLIC HEARING to consider a proposal to construct a cement terminal with two 75' tall, 14,000 SF storage domes at 402 Wright Ave. (APN 560-380-008). M-4 District.
Gary Levin, owner; Cemex USA, applicant

STAFF RECOMMENDATION: Conditional Approval

5. DR 00-60 - Construction of Retail Building & Parking Improvements

PUBLIC HEARING to consider construction of a ± 8,661 SF in-fill mixed use office/retail building with parking lot improvements at 121-123 Park Place (APN 558-122-012,-013,-014). C-1 Neighborhood Retail District
Baltic Development Association, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

6. DR 00-67 - A Side Yard Deck

PUBLIC HEARING to consider a new side yard deck with a variance to encroach into the side yard and front fence height variance in the front yard at 385 Western Ave. (APN 558-182-007). SFR-2 District.

Christopher & Anne Cochrane, owner/applicant

STAFF RECOMMENDATION: Recommend Planning Commission Approval

7. DR 00-70 - Construction of New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ± 1,708 SF single-family residence with attached garage at 5125 Burlingame Ave. (APN 508-200-018). MFR-1 District.

Luis Lervantes, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

8. DR 00-77 - Construction of New Single-Family Dwelling

PUBLIC HEARING to construct new 4,300 SF single-family dwelling at 5860 Knobcone Court

(APN 435-300-015). SFR-2 District.

Tirlochan Singh Goucha, owner; Indy Chada-IBC Engineering

STAFF RECOMMENDATION: Conditional Approval

9. DR 00-80 - Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add 500 SF to an existing 1300 SF single-family house at 853 Ocean Ave. (APN 558-233-008). SFR-2 District.

John Holman, owner; Jay Betts, applicant

STAFF RECOMMENDATION: Staff Recommendation

10. DR 00-86 - Addition To Restaurant

PUBLIC HEARING to consider a ±665 SF addition (kitchen, foyer and service decks) to the Baltic Restaurant at 135, 137, & 139 Park Place (APN 558-122-028, -029, -030). C-1 Neighborhood Commercial.

Baltic Development Associates, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

11. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 2, 3, 4, 5

HELD OVER ITEMS

1. DR 00-62 - New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 6/28/00 to consider a proposal to construct a new \pm 1,700 SF single-family dwelling at 1564 Santa Clara Ave. (APN 508-251-008). SFR-3 District.

Edward Biggs, owner/applicant

STAFF RECOMMENDATION: Hold Over 1 Month To 9/13/00

2. DR 99-63 - Dwelling Addition

PUBLIC HEARING HELD OVER FROM 7/12/00 to consider a proposal to add a garage and a partial second story to a single-family dwelling at 5715 Bayview Avenue (APN 509-130-019). MFR-1 District.

Maryam & Hamid Moshfeghi, owners/applicants

STAFF RECOMMENDATION: Conditional Approval

NEW ITEMS

CC 3. DR 00-64 - Upgrade And Expand Treatment System

PUBLIC HEARING to consider a proposal to upgrade and expand industry's waste water treatment system at 980 Hensley St. (APN 561-341-016). M-3 District.
BNFS, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 4. DR 00-79 - Porch Enclosure

PUBLIC HEARING to consider a proposal to enclose an existing open porch at 1311 Merced St. (APN 508-090-004). SFR-3 District.
Christopher & Josephine Robyn, owners/applicants

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-83 - Construct Industrial Building

PUBLIC HEARING to consider a proposal to construct a 15,000± SF industrial building on east side of Goodrick Ave. north of Parr Blvd. (APN 408-082-025). M-3 District.
Rob Butler, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 6. DR 00-87 - Construct Open Patio Cover

May PUBLIC HEARING to consider a proposal to construct 16' x 21' open patio cover at 3025 Rd. (APN 431-172-010). SFR-3 District.
John Freeman, owner; Century Patio, applicant

STAFF RECOMMENDATION: Approval

BOARD BUSINESS

7. Reports of Officers, Board Members

8. Election of Officers

Public Forum - Brown Act

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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR:

PRESENTATIONS

1. DR 00-23

PRESENTATION of a proposed four building light industrial warehouse project on vacant land east of the Richmond Parkway at the junction of Giant Rd. and Collins Ave. (APN 408-060-014, -016). M-2 Light Industrial District.

Pleasant Creek Industries, owner; Panattoni Construction, Inc., applicant

2. DR 00-82

PRESENTATION of a pre-application for a mixed use development between Barrett Ave., Macdonald Ave., Marina Way, and 19th St. (APNs 514-140-012, 018 & 027; 514-151-005; 514-072-017). CB - Central Business District.

Richmond Redevelopment Agency, owner; Olson Co., applicant

NEW ITEMS

3. DR 99-4 Construction of Industrial Building

PUBLIC HEARING to consider a proposal to construct an industrial building at 217 So. 1st St. (APN 550-073-002). M-2 District.

Larry Ofiaro, owner/applicant

STAFF RECOMMNDATION: Conditionally Approve

4. DR 00-29 Expansion of Industrial Facility

PUBLIC HEARING to consider a proposal to expand existing industrial facility at 1040 Canal

Blvd. (APN 560-310-030). M-4 District.
National Gypsum Co., owner/applicant

STAFF RECOMMENDATION: Conditionally Approve

5. DR 00-53 Construction of Train Station

PUBLIC HEARING to consider a proposal to construct a train station with offices at the existing railroad station on Nevin Ave. west of the Richmond BART Station (APN 540-061-008, -010). CB - Central Business District.

Richmond Redevelopment Agency, owner/applicant

STAFF RECOMMENDATION: Conditionally Approve

6. DR 00-88 Patio Enclosure

PUBLIC HEARING to consider a proposal to construct a new ±442 SF patio enclosure in the rear of an existing single-family residence at 3406 Eric Court (APN 431-282-028). SFR-3 District.

Doug & Jennette Gay, owners; Century Patios, applicant

STAFF RECOMMENDATION: Conditionally Approve

7. DR 00-89 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 367 SF addition to existing dwelling at 3504 Rheem Ave. (APN 526-090-007). SFR-3 District.

Vijay Kumar, owner/applicant

STAFF RECOMMENDATION: Conditionally Approve

8. DR 00-90 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a two bedroom ±449 SF addition to an existing single-family dwelling at 2350 McBryde Ave. (APN 528-090-003). SFR-3 District
Hari Narayan, owner/applicant

STAFF RECOMMENDATION: Conditionally Approve

9. DR 00-92 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct an addition to a single-family dwelling at 407 Carlston Ave. (APN 519-260-013). SFR-3 District.

Miroslav Sajjan, owner/applicant

STAFF RECOMMENDATION: Approve

10. DR 00-93 Construction of Storage Shed

PUBLIC HEARING to consider a proposal to construct a ±295 SF storage shed in the rear yard of an existing single-family residence at 3406 Clearfield Ave. (APN 431-221-006). SFR-3 District.

Diane Chow, owner; Lawrence Construction, applicant

STAFF RECOMMENDATION: Conditionally Approve

11. DR 00-96 Store Front Alteration/Restoration

PUBLIC HEARING to consider a proposal to construct a store front alteration/restoration in the Pt. Richmond Historic District at 117 West Richmond Ave. (APN 558-101-023). C-1 Neighborhood Commercial District.

Kristen Gates, owner/applicant

STAFF RECOMMENDATION: Approval

12. DR 00-97 Installation of Miscellaneous Accessory Structures

PUBLIC HEARING to consider a proposal to install miscellaneous accessory structures at a utility company's corporation yard at 3999 Lakeside Dr. (APN 4005-371-005). M-2 District.

East Bay Municipal Utility District, owner/applicant

STAFF RECOMMENDATION: Conditionally Approve

BOARD BUSINESS

13. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6, 7, 8

HELD OVER ITEMS

1. DR 00-62 - New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 8/9/00 to consider a proposal to construct a new ± 1,700 SF single-family dwelling at 1564 Santa Clara Ave. (APN 508-251-008). SFR-3 District.
Edward Biggs, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

2. DR 00-83 - Construct Industrial Building

PUBLIC HEARING HELD OVER FROM 8/9/00 to consider a proposal to construct a 15,000± SF industrial building on east side of Goodrick Ave. north of Parr Blvd. (APN 408-082-025). M-3 District.
Rob Butler, owner/applicant

STAFF RECOMMENDATION: Hold To October 11, 2000

NEW ITEMS

- CC 3. DR 00-27 To Install Four Above Ground Fuel Tanks And Equipment

PUBLIC HEARING to consider a proposal to install four above ground 2,000 gallon fuel tanks and fuel dispensing equipment at 992 Hensley St. (APN 561-319-015). M-1 District.
Chevron, owner; B.C. Stocking, applicant

STAFF RECOMMENDATION: Conditional Approval

- CC 4. DR 00-76 New Addition To S F Dwelling

PUBLIC HEARING to consider an addition at a new ±292 SF single car garage to an existing single-family dwelling at 740 South 24th St. (APN 528-260-027). SFR-3 District.
Jean Clark, owner; Hutton Construction, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 5. DR 00-81 To Construct A Second Dwelling Unit

PUBLIC HEARING to consider a proposal to construct a ±592 SF second dwelling unit at 11629 Rheem Ave. (APN 530-080-006). SFR-3 District.

Victor Castaneda, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 6. DR 00-95 To Reconstruct Existing Garage

PUBLIC HEARING to consider a proposal to reconstruct an existing ±3346 SF residential garage at 214 - 218 Washington Ave. (APN 558-164-008). MFR-1 District.

C. & L. Newton, owner/applicant

STAFF RECOMMENDATION: Conditional Approval

CC 7. DR 00-98 New Construction Of S F Dwelling

PUBLIC HEARING to consider a proposal to construct a 1150 SF house with an attached 440 SF garage at 141 1st St. (APN 534-342-007). SFR-3 District.

Jorge Mancheno, owner; Sal Cardinali, applicant

STAFF RECOMMENDATION: Conditional Approval

CC 8. DR 00-101 New Construction Of Light Industrial Building

PUBLIC HEARING to consider a proposal to construct a ±4,550 SF Light Industrial building with related off-street parking and landscaping at 150 South 2nd St. (APN 550-130-010). Light Industry, KCSP District.

Kenneth Hauser, owner; Gutierrez Associates, applicant

STAFF RECOMMENDATION: Conditional Approval

BOARD BUSINESS

9. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 2, 3, 4, 5, 6,

HELD OVER ITEM

1. DR 99-4 Construction of Industrial Building

PUBLIC HEARING HELD OVER FROM 8/23/00 to consider a proposal to construct an industrial building at 217 So. 1st St. (APN 550-073-002). M-2 District; Light Industry, KCSP

Larry Ofiario, owner/applicant

NEW ITEMS

2. DR 00-63 - Site Additions And Improvements: P.A.L. Building

PUBLIC HEARING to consider a proposal to construct a gymnasium, a parking lot, and interior improvements to an existing building for a multi-purpose youth center at 150 22nd St. & 2200 Macdonald Ave. (APN 514-020-001 thru -015 & 514-033-007). C-2 District. Richmond Police Activities League (PAL), owner; Shermon Workmon, architect & applicant

3. DR 00-75 - Proposal For Street Landscape, Fence & Lighting Improvements

PUBLIC HEARING to consider a proposal for street landscape, fence, and lighting improvements at Cutting Blvd. between S. 49th St. and I-80 (in right-of-way). SFR-3 & C-2 & MFR-1 Districts, & Residential Low Density & Commercial/Office Land Use (Knox-Cutting Specific Plan)

City of Richmond, owner; Marcia Vallier, applicant

4. DR 00-100 - Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct an addition of a bedroom, bathroom, and laundry room (±250 SF) to an existing single-family resident at 660 40th St. (APN 514-070-016). SFR-3 District.

Luis Gonzalez, owner; Benjamin C. Felix, applicant

5. DR 00-102 - Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±200 SF addition to existing dwelling at 616 29th St. (APN 518-230-015). SFR-3 District.

Adelia Lines, owner/applicant

6. DR 00-104 - Modular Building For Use As Teen Center

PUBLIC HEARING to construct a ±1,440 SF modular building for use as a teen center at 3580 San Pablo Dam Rd. (APN 420-140-032). C-2 District.

St. Callistus Church, owner; Alexei Lukban, applicant

BOARD BUSINESS

7. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 3, 4, 5, 6

HELD OVER ITEMS

1. DR 00-83 - Construct Industrial Building

PUBLIC HEARING HELD OVER FROM 9/13/00 to consider a proposal to construct a 15,000± SF industrial building on east side of Goodrick Ave. north of Parr Blvd. (APN 408-082-025). M-3 District.

Rob Butler, owner/applicant

STAFF RECOMMENDATION:

2. DR 00-98 New Construction Of Single Family Dwelling

PUBLIC HEARING HELD OVER FROM 9/13/00 to consider a proposal to construct a 1150 SF house with an attached 440 SF garage at 141 1st St. (APN 534-342-007). SFR-3 District.

Jorge Mancheno, owner; Sal Cardinalli, applicant

STAFF RECOMMENDATION:

NEW ITEMS

3. DR 00-85 New Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add two bedrooms and a sound studio to an existing single-family detached dwelling at 4001 Jenkins Way (APN 408-044-004). SFR-3 District

Spring Friedlander, owner/applicant

4. DR 00-106 New Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a 200 SF addition to a single-family dwelling at 1929 Lincoln Ave. (APN 530-310-012). SFR-3 District.
Jorge & Roja Alejandro, owner; Ricardo Magana

5. DR 00-108 New Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±576 SF addition to existing dwelling at 1516 25th St. (APN 527-082-013). SFR-3 District.
Teresita Aragon, owner/applicant

6. DR 00-109 Patio Enclosure To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to install a ±230 SF patio enclosure on a deck at an existing single-family dwelling at 5311 Sierra Ave. (APN 519-050-016). SFR-3.
Charles Magnuson, owner/applicant

7. Presentation

PRESENTATION/STUDY SESSION: to consider architectural design elements associated with the Richmond Transit Village project in Richmond between Macdonald Avenue, Marina Way, Barrett Avenue, and 19th Street (APN 540-061-008, -010). CB District, City Center Specific Plan.
City of Richmond, owner/applicant.

BOARD BUSINESS

8. Reports of Officers, Board Members

Public Forum - Brown Act

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ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR:

NEW ITEMS

1. DR 00-28 Construction of Warehouse Building/Distribution Center

PUBLIC HEARING to consider construction of a ±69,888 SF warehouse building/distribution center at 850 Morton Ave. (APN 408-060-012). M-2 Light Industrial District.
Jeffrey J. Fenton, owner; Roger J. Wilson, applicant

2. DR 00-68 Construction of Apartment Complex

PUBLIC HEARING to consider construction of a 48-unit apartment complex on ±2.15 acres a vacant lot on Via Verde at Mozart Dr. (APN 414-330-002). MFR-1 District.
Brad Durga, owner/applicant

3. DR 00-111 & V 00-11 Construction of Industrial Building

PUBLIC HEARING to consider a proposal to construct a 21,000± SF industrial building with a substandard front-yard setback at 400 W. Ohio Ave. (APN 550-050-017). M-2 District.
Roberto Contreras, owner/applicant

4. DR 00-112 Addition to Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±485 SF 2 bedroom, 1 bath addition to an existing single-family detached dwelling at 911 Lucas Ave. (APN 534-032-014).

SFR-3 District.

Joaquin & Ana Ayala, owner/applicant

5. DR 00-113 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±374 SF addition to an existing dwelling at 3030 Wiswall Dr. (APN 414-222-013). SFR-3 District.

Winston & Esther Hinds, owner; Joe Sorrano, applicant

BOARD BUSINESS

3. Reports of Officers, Board Members

Public Forum - Brown Act

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**ROLL CALL
INTRODUCTIONS
APPROVAL OF MINUTES
APPROVAL OF AGENDA
CONSENT CALENDAR**

HELD OVER ITEMS

1. DR 00-85 New Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/11/00 to consider a proposal to add two bedrooms and a sound studio to an existing single-family detached dwelling at 4001 Jenkins Way (APN 408-044-004). SFR-3 District
Spring Friedlander, owner/applicant

2. DR 00-98 New Construction Of Single Family Dwelling

PUBLIC HEARING HELD OVER FROM 10/11/00 to consider a proposal to construct a 1150 SF house with an attached 440 SF garage at 141 1st St. (APN 534-342-007). SFR-3 District.
Jorge Mancheno, owner; Sal Cardinalli, applicant

NEW ITEMS

3. DR 00-110 Construction of Single-Family Home

PUBLIC HEARING to consider a proposal to construct a new single-family dwelling at 642-644 5th St. (APN 534-201-027). SFR-3 District.
Charles Boney, owner/applicant

4. DR 00-117 Addition to Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±435 SF one bedroom, one bath addition to an existing single-family dwelling at 4322 Center St. (APN 513-101-008). SFR-3 District.

Phillip Calderon, owner; Stan Ginn, applicant

5. DR 00-119 Addition to Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±989 SF addition to a single-family dwelling at 5716 Highland Ave. (APN 508-402-003). SFR-3 District.

My Chan Kim Phuong, owner/applicant

6. DR 00-121 Addition to Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±220 SF bedroom to existing single family dwelling at 1918 Visalia Ave. (APN 530-310-008). SFR-3 District.

Sabino G. Muro, owner/applicant

7. DR 00-122 Addition to Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct an addition to an existing single-family dwelling at 5020 McBryde Ave. (APN 523-022-003). MFR-1 District.

Thanh Ha, owner/applicant

BOARD BUSINESS

8. Reports of Officers, Board Members

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Legal Challenge Notice: if you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising 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.

ROLL CALL

INTRODUCTIONS

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR:

HELD OVER ITEM

1. DR 00-28 Construction of Warehouse Building/Distribution Center

PUBLIC HEARING HELD OVER FROM 10/25/00 to consider construction of a ±69,888 SF warehouse building/distribution center at 850 Morton Ave. (APN 408-060-012). M-2 Light Industrial District.

Jeffrey J. Fenton, owner; Roger J. Wilson, applicant

NEW ITEMS

2. DR 00-105 & V 00-01 To Alter Roof , Add Dormers Stairs And A Deck

PUBLIC HEARING to consider a proposal to alter add dormers, stairs and a deck to existing duplex and detached garage in a Historic District at 519 Golden Gate Ave. (APN 558-253-010). SFR- 2 District.

Billy Bob Karl, owner; Jeri Holan, applicant

3. DR 00-114 To Replace Single Family Dwelling

PUBLIC HEARING to consider a proposal to replace a ±660 SF single family dwelling with a 1,980 SF single family dwelling at 436 Sanford Ave. (APN 561-211-002). SFR-3 District.

Griselda Ledesma, owner/applicant

4. DR 00-123 To Construct Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ±1400 SF single family dwelling at the northeast corner of 9th and Ripley Ave. (APN 534-181-012). MFR-1 District.
SFR-3 District.
Salvader Chavez, owner/applicant

5. DR 00-125 To Construct Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct an addition to a ±187 SF existing single family dwelling at 669 41st St. (APN 518-070-007). SFR-3 District.
Daniel L. Vigil, owner; David Rodriguez, applicant

6. DR 00-126 To Construct A Two Story Addition

PUBLIC HEARING to consider a proposal to construct a two story addition of ±500 SF including a replacement of an existing flat roof with a pitched roof over the existing 1st floor and the new 2nd story at 4308 Jenkins Way (APN 408-012-003). SFR-3 District.
Janet Johnson, owner/applicant

7. DR 00-127 To Construct A Laundromat Facility

PUBLIC HEARING to consider a proposal to construct a ±2975 SF laundromat facility at 1100 23rd St. (APN 527-180-016). C-2 District.
Paul Lee, owner; Stan Ginn, applicant

8. DR 00-130 & CU 00-41 To Add Detached Secondary Dwelling Unit

PUBLIC HEARING to consider a proposal to add a 640 SF detached secondary dwelling unit with an attached garage to a lot with a single family dwelling at 778 Western Dr. (APN 558-21-009-010). SFR-3 District.
Laura Jean Eakle, owner; Theodora Robinson, applicant

9. ZA 00-31 Sign Application Review

PUBLIC HEARING to consider a sign review application by DiCon to place a ±40 SF Monument Identification Sign at it's new campus main entry and a Master Sign Program at 1600 Regatta Blvd. (APN 560-181-092). R & D/Business, Knox-Cutting Specific Plan.
DiCon Fiber Optics, owner; Ware & Malcomb, applicant

BOARD BUSINESS

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HELD OVER ITEMS

1. DR 00-110 Construction of Single-Family Home

PUBLIC HEARING HELD OVER FROM 11/8/00 to consider a proposal to construct a new single-family dwelling at 642-644 5th St. (APN 534-201-027). SFR-3 District.
Charles Boney, owner/applicant

2. DR 00-119 Addition to Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 11/8/00 to consider a proposal to construct a ±989 SF addition to a single-family dwelling at 5716 Highland Ave. (APN 508-402-003). SFR-3 District.
My Chan Kim Phuong, owner/applicant

NEW ITEMS

3. DR 00-107 Proposal To Legalize Bedroom/Storage Room Addition

PUBLIC HEARING to consider a proposal to legalize a ±280 SF bedroom/storage room addition to a single family dwelling at 766 38th St. (APN 524-240-017). SFR-3 District.
Jaime Garcia, owner/applicant

4. DR 00-115 Proposal To Construct Duplex

PUBLIC HEARING to consider a proposal to construct a new duplex at 440 - 442 Tewksbury Ave. (APN 558-330-007). MFR-1 District.
Richard & James Vontickner, owner; Jay Betts, applicant

5. DR 00-131 Proposal To Construct Parking Lot

PUBLIC HEARING to consider a proposal to construct a new surface parking lot with 112 spaces for use by AT&T Cable Services offices in the 2900 block of Technology Ct. (APN 405-371-033). M-1 District. Ernest Lompa, owner; Maurice Levitch, applicant

6. DR 00-132 Proposal To Legalize An Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to legalize a ± 320 SF single family addition to the rear of a single family dwelling at 3511 Garvin Ave. (APN 524-170-015). SFR-3 District. Juan Villarreal, owner; Marus Construction, applicant

7. DR 00-134 Proposal To Construct Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new ± 1200 SF single family dwelling at 903 Pennsylvania Ave. (APN 534-063-015). SFR-3 District. Mr. & Mrs. Idez Fonso Ong, owner/applicant

8. DR 00-135 Proposal To Construct Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ± 800 SF addition to an existing single family dwelling at 3431 Andrade Ave. (APN 526-070-014). SFR-3 District. Fortunato Perez Santiago, owner/applicant

9. DR 00-137 Proposal To Construct Addition To Single Family Dwelling

PUBLIC HEARING to consider a proposal to construct an addition of ± 389 SF to the second story of a single family dwelling which includes a new master bedroom, bath, and closet at 610 29th St. (APN 518-230-013). SFR-3 District. Eddy & Devi Oey, owner/applicant

BOARD BUSINESS

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