



**City of Richmond**  
**Design Review Board & Planning Commission**  
**Joint Meeting Agenda**  
 (Regular Meeting of Design Review Board and  
 Special Meeting of Planning Commission)

**Wednesday, October 9, 2013 at 6pm**  
**Council Chamber, Community Services Building**  
**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 aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

- Roll Call (DRB)** Brant Fetter, Chair Eileen Whitty Ray Welter  
 Brenda Munoz, Vice Chair Mike Woldemar Robin Welter
- Introductions** Introduction of staff members and other guests.
- Approval of Minutes** **From the Design Review Board meetings held on 7/10 and 7/24/2013.**
- 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 this meeting are encouraged to read the "Meeting Procedures" information following the agenda.
- Brown Act Public Forum** Anyone who wishes to address the Board or Commission on a topic that is not on the agenda must file a speaker form with the staff .....2 minute limit.
- Consent Calendar** **DRB Items: 1, 2**
- Appeal Date** The appeal date for actions taken by the Board or Commission at this meeting is no later than **5:00 p.m. on Monday, October 21, 2013.**

**Public Hearings**  
**Design Review Board Only (Regular Meeting)**

**CC 1. PLN13-104 AVILA NEW SINGLE-FAMILY RESIDENCE**  
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±2,881 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A ±484 SQUARE FOOT GARAGE TOTALING ±3,365 SQUARE FEET WITHIN THE POINT RICHMOND HISTORIC DISTRICT. *(THIS ITEM WAS RECOMMENDED FOR CONDITIONAL APPROVAL BY THE HISTORIC PRESERVATION COMMISSION DESIGN REVIEW SUBCOMMITTEE ON 6/19/2013).*

Location MONTANA STREET, BETWEEN NEVADA & BUENA VISTA AVENUES  
 APN 556-141-002  
 Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL)  
 Applicant ENRIQUE AVILA (OWNER)  
 Staff Contact KIERON SLAUGHTER Recommendation: **RECOMMEND CONDITIONAL APPROVAL TO THE PLANNING COMMISSION**

**CC 2. PLN13-192 RICHMOND MEMORIAL AUDITORIUM ADA UPGRADES**  
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR ADA UPGRADES AT THE RICHMOND MEMORIAL AUDITORIUM, A CONTRIBUTING STRUCTURE TO THE CIVIC CENTER HISTORIC DISTRICT. *(THIS ITEM WAS RECOMMENDED FOR CONDITIONAL APPROVAL BY THE HISTORIC PRESERVATION COMMISSION DESIGN REVIEW SUBCOMMITTEE ON 8/29/2013).*

Location 403 CIVIC CENTER PLAZA  
 APN 515-210-001  
 Zoning PC (PUBLIC & CIVIC USES)  
 Owner CITY OF RICHMOND  
 Applicant MARK ALBERTSON, AIA/CITY OF RICHMOND PUBLIC WORKS  
 Staff Contact LINA VELASCO Recommendation: **HOLD OVER TO 10/23/2013**

<b>Roll Call (PC)</b>	Sheryl E. Lane, Chair Ben Choi, Vice Chair Marilyn Langlois, Secretary	Robert Reyes Andrew Butt	Melvin Willis Eduardo Martinez
<b>Approval of Minutes</b>	<b>From the Planning Commission meetings held on 6/6, 7/11, 8/1, and 9/5/2013.</b>		
<b>Agenda Review</b>	At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.		
<b>Meeting Procedures</b>	Members of the public attending this meeting are encouraged to read the "Meeting Procedures" information following the agenda.		
<b>Brown Act Public Forum</b>	Anyone who wishes to address the Board or Commission on a topic that is not on the agenda must file a speaker form with the staff .....2 minute limit.		
<b>Consent Calendar</b>	<b>PC Items: 4, 5</b>		

**Study Session (This Item Will Not Be Discussed Before 7pm)  
Design Review Board & Planning Commission (Regular Meeting of Design Review Board and Special Meeting of Planning Commission)**

- 3. **PLN12-248 LIVABLE CORRIDORS FORM-BASED CODE STUDY SESSION**  
 Description PRESENTATION OF THE DRAFT LIVABLE CORRIDORS FORM-BASED CODE (FBC). ONCE ADOPTED, THE FBC WILL REPLACE THE ZONING AND APPLICABLE ZONING REGULATIONS FOR THE PROPERTIES WITHIN THE BOUNDARIES OF THE FBC. THE DRAFT FBC IS AVAILABLE AT THE MAIN RICHMOND LIBRARY, PLANNING COUNTER AND ON THE CITY'S WEBSITE AT WWW.CI.RICHMOND.CA.US/LIVABLECORRIDORS.  
 Applicant CITY OF RICHMOND  
 Staff Contact LINA VELASCO

**Public Hearings  
Planning Commission Only (Special Meeting)**

- CC 4. **PLN13-148 SPRINT WIRELESS MODIFICATION TO AN EXISTING WIRELESS FACILITY**  
 Description PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AT AN EXISTING WIRELESS FACILITY TO ALLOW THE REPLACEMENT OF THE THREE (3) EXISTING PANEL ANTENNAS WITH THREE (3) NEW 6-FOOT PANEL ANTENNAS AND SIX (6) NEW REMOTE RADIO UNITS (RRUs) WITH FILTERS.  
 Location 1001 MACDONALD AVENUE  
 APN 540-091-016  
 Zoning OFFICE/RETAIL/INSTITUTIONAL (CITY CENTER SPECIFIC PLAN)  
 Owner ERNESTINE MARTIN  
 Applicant KEVIN CHUBB C/O SPRINT  
 Staff Contact KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL**
  
- CC 5. **PLN13-181 510 CROSSFIT FITNESS CONDITIONAL USE PERMIT**  
 Description PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT TO OPERATE AND ESTABLISH A FITNESS CENTER AND PERSONAL TRAINING FACILITY IN A ±3,715 SQUARE FOOT TENANT SPACE.  
 Location 3033 RICHMOND PKWY  
 APN 405-372-001  
 Zoning M-1 (INDUSTRIAL/OFFICE FLEX DISTRICT)  
 Owner PACIFIC RICHMOND LP  
 Applicant ALEXANDER MARION  
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

- Board & Commission Business**
- A. Staff reports, requests, or announcements
  - B. Board/Commission reports, requests, or announcements

**Adjournment**

**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 or Commission action. The Board or Commission 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 or Commission'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 date certain. The Board or Commission may act in one motion to adopt the staff recommendations 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 the 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 or Commission 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 or Commission members may ask follow-up questions of the speakers at any time.
9. Staff presents a final summary and recommendation.
10. Board or Commission members discuss the proposal and vote to either to close or to continue the public hearing to a specific date.
11. If the public hearing is closed, Board or Commission 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 or Commission's action and appeal process.

**Appeals** • Decisions of the Board or Commission may be appealed to the City Council within ten days. Appeals must be submitted to the City Clerk's office in writing and must indicate the reasons that the Board or Commission'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.

**Staff Reports and Tentative Recommendations** • Copies of the Staff reports for public hearing items can be viewed on the City of Richmond's website.

**Cell Phones** • Please silence all cell phones, pagers, and other electronic devices during the meeting.