



City of Richmond Design Review Board AGENDA

Wednesday, June 12, 2019 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 aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

Roll Call	Jonathan Livingston, Chair Michael Hannah, Vice-Chair	Kimberly Butt Karlynn Neel	Jessica Fine Macy Leung
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Introductions Introduction of staff members and other guests.

Approval of Minutes **From the meeting held on May 22, 2019.**

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 staff2 minute limit.

City Council The City Council member serving as liaison to the Board may make a report on

Liaison Report 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.
Items number(s) to be considered: 5 and 7.

Appeal Date The appeal date for actions taken by the Board at this meeting is no later than **5:00 pm on Monday, June 24, 2019.**

Public Hearing(s)

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| 1. PLN18-372 | RODRIGUEZ NEW RESIDENCE | |
| Description | PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY ±1,800 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A VACANT LOT. | |
| Location | 709 PENNSYLVANIA AVENUE | |
| APN | 534-072-017 | |
| Zoning | RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT | |
| Applicant | DAVID RODRIGUEZ (OWNER) | |
| Staff Contact | EMILY CARROLL | Recommendation: CONDITIONAL APPROVAL |

2. **PLN18-356 HASSUN NEW SINGLE FAMILY RESIDENCE**
 Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW TWO-STORY SINGLE FAMILY DWELLING ON A SUBSTANDARD SIZE PARCEL. THE PROJECT REQUIRES A VARIANCE TO THE MINIMUM LOT SIZE.
 Location FLORIDA AVENUE
 APN 513-036-019
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
 Applicant HASSUN HALUSHKA (OWNER)
 Staff Contact EMILY CARROLL Recommendation: **RECEIVE COMMENTS**
3. **PLN19-011 LUCAS SINGLE FAMILY RESIDENCE AND ADU**
 Description **(HELD OVER FROM MAY 22, 2019)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,276 SQUARE-FOOT SINGLE FAMILY RESIDENCE AND A ±741 SQUARE-FOOT ACCESSORY DWELLING UNIT (ADU) ON A VACANT PARCEL.
 Location 560 ALAMO AVENUE
 APN 561-231-001
 Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
 Applicant YENDY AND ELVIN LUCAS, YC & JJ LLC (OWNER)
 Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**
4. **PLN18-304 KIM SINGLE-FAMILY RESIDENCE AND ADU**
 Description **(HELD OVER FROM MAY 22, 2019)** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ±3,300 SQUARE FOOT SINGLE-FAMILY DWELLING AND A ±800 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) ON A VACANT PARCEL.
 Location SKYVIEW PLACE (PARCEL LOCATED ADJACENT TO 5751 SKYVIEW PLACE)
 APN 433-492-003
 Zoning RH, RESIDENTIAL HILLSIDE DISTRICT
 Applicant CLARISSA KIM (OWNER)
 Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**
- CC 5. **PLN19-156 NEW SECOND STORY DECK**
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW SECOND-STORY DECK.
 Location 1415 MONTEREY STREET
 APN 508-160-003
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Owner VINTAGE INVESTMENT PROPERTY, LLC.
 Applicant JOHN R PHILLIPS JR
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**
6. **PLN19-090 CAMARENA TWO-STORY ADU**
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A 687 SQUARE-FOOT ATTACHED ACCESSORY DWELLING UNIT TO AN EXISTING SINGLE-FAMILY RESIDENCE.
 Location 2960 GILMA DRIVE
 APN 414-053-009
 Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Applicant JOSE CAMARENA (OWNER)
 Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

CC 7. PLN19-030 ORTEGA ADDITION
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY ±450 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.
Location 223 S 4TH STREET
APN 550-151-027
Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Applicant HUMBERTO ORTEGA (OWNER)
Staff Contact EMILY CARROLL Recommendation: **CONDITIONAL APPROVAL**

8. PLN19-069 KENNEDY SECOND STORY ADDITIONS
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW FOR A 294 SQUARE FOOT TWO STORY REAR ADDITION TO AN EXISTING RESIDENCE.
Location 1647 SAN BENITO STREET
APN 508-292-007
Zoning RL-2, SINGLE FAMILY LOW DENSITY
Owner CHARLES & DONNA KENNEDY
Applicant ADAM MILLER
Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO 6/26/2019**

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 on **Wednesday, June 26, 2019.**

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 date certain. The Board 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 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 speakers2 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 to 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 of the agenda items are not completed by **9:00 PM**, the items remaining 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 at <http://www.ci.richmond.ca.us/documentcenterii.asp>. Go to Planning and Building Services > Planning Division > Boards and Commissions > Design Review Board > Reports.

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