

**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 6, 7, 8, 9, 10, 11, 12, 13

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**HELD OVER ITEMS**

**1. DR 00-92R To Modify The Roof of Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 11/28/01 to consider a proposal to modify the roof of an existing single-family dwelling at 470 Carlston St. (APN 519-260-013). SFR-3 District.

Miroslav Sajan, Owner/applicant

**2. DR 01-153 Additions To Duplex**

PUBLIC HEARING HELD OVER FROM 11/28/01 to consider a proposal to construct a ±150 SF addition to the first floor of an existing duplex, and the construction of a new ±620 SF studio over a new 30' x 20' three (3) car garage at 32 & 34 Nicholl Ave. (APN 558-101-009). MFR-1 District.

J.C. & Wendy Miller, & Ellen Meyers, owners; Jay Betts, applicant

**3. DR 01-151 Construction Of Dwelling Unit Above Garage**

PUBLIC HEARING HELD OVER FROM 12/12/01 to consider a proposal to construct a ±600 SF dwelling unit above garage at 5727-29 Bayview Dr. (APN 509-130-017). MFR-1 District.

Al Amin, owner; Bertrand Factora, applicant

**4. DR 01-157 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 12/12/01 to consider a proposal to a construct a ±2,200 SF single-family dwelling at 1521 Bonita Rd. (APN 419-192-009). SFR-3 District.

Patrick Geoghogan, owner/applicant

5. **DR 01-161 Construction Of Accessory Structure For Second Dwelling Unit**

PUBLIC HEARING HELD OVER FROM 12/12/01 to consider a proposal to construct a ±715 SF accessory structure for a second dwelling unit over a two-car garage at 420 40<sup>th</sup> St. (APN 517-160-011). MFR-3 District.  
Sergio Detraujo, owner; Brett Clavio, applicant

**NEW ITEMS**

6. **DR 01-150 Revision of Multi-unit Planned Development**

PUBLIC HEARING to consider a proposal to revise a multi-unit planned development reparceling 12 lots for 8 single-family dwellings on Livingston Ln. between 16<sup>th</sup> St. and Espee Ave. (APN 540-470-004 thru 012; 540-472-014, 021 + 022). Central Business District.  
Richmond Redevelopment Agency, owner; Community Development Housing Corporation, (CHDC), applicant  
Tentative Recommendation: Recommend Conditional Approval

7. **DR 01-163 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±534 SF rear addition to an existing single-family dwelling at 685 11<sup>th</sup> St. (APN 534-142-010). SFR-3 District.  
Angel & Rosa Calvo, owners; Sergio Galdamez, Applicant  
Tentative Recommendation: No Action Required

8. **DR 01-164 Construction of Mixed-use Structure With Condominiums**

PUBLIC HEARING to consider a proposal to a construct a 48' tall 5 story mixed use structure with 8 condominium units above ground floor retail at 900 Macdonald Ave. (APN 538-260-001). Central Business District.  
Mondrich LLC, owner/applicant  
Tentative Recommendation: Hold Over For One Month

**9. DR 01-165 Construction of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a single-family dwelling with ±1,485 SF of living space and a ±400 SF detached two car garage on a vacant lot at 681 4<sup>th</sup> St. (APN 534-111-011). SFR-3 District.  
Henry Avila, owner/applicant

Tentative Recommendation: Conditional Approval

**10. DR 01-167 Deck/Stair Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±570 SF deck/stair addition to the rear of a single-family dwelling at 1529 Solitude Ln. (APN 433-401-003). SFR-3 District.  
Sam Bray, owner/applicant

Tentative Recommendation: Conditional Approval

**11. DR 01-168 Rear Addition & Change Roof To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±464 SF rear addition to an existing single-family dwelling and to change the pitch of the existing roof above the front porch at 4408 Potrero Ave. (APN 509-370-007). SFR-3 District.  
Linda Cao Sauangsy, owner/applicant

Tentative Recommendation: Conditional Approval

**12. DR 01-169 Construction of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,128 SF one story single-family dwelling at 418 Pennsylvania Ave. (APN 534-113-004). SFR-3 District.  
Jose, Pablo & Maria Chavez, owners; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**13. DR 01-170 Construction of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±646 SF single-family dwelling with a single-car garage at 511 Willard Ave. (APN 561-211-013). SFR-3 District.  
Lynn Bijl, owner; Paul Hafen, applicant

Tentative Recommendation: Hold Over For One Month

14. **PRESENTATION**

PRESENTATION & STUDY SESSION: reviewing the architectural design and sign program elements for Phase 1a of the Shoreline Development Project involving a Service Station/Mini Market, a Macdonald's Restaurant, and two R & D Buildings on the eastern portion of the site at the west side of Goodrick Avenue and the Richmond Parkway (APNs: 408-220-032,033,034,003). Light Industrial District, North Shoreline Specific Plan. H & H Management, owners; Michael Woldemar & Associates, Inc., applicant

**BOARD BUSINESS**

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15. 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**

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**HELD OVER ITEM**

**1. DR 01-159 Proposal - 88-Unit Hotel**

PUBLIC HEARING HELD OVER FROM 12/12/01 to consider a proposal to construct a 88-unit, 4 story hotel ( $\pm$ 50,000 SF) at So. Garrity Way, 600" east of Blume Dr. (APN 405-290-063). C-3 District.

Manchester Hotel Inc., owner; Mahendra Bhukhan, applicant

**NEW ITEMS**

**2. DR 01-143R Proposal - Revised Design For a Rear Deck**

PUBLIC HEARING to consider a proposal to revise design for a rear deck of a previously approved application at 5830 Knobcone Ct. (APN 435-300-014). SFR-1 District.

Pinchas Nagar, owner/applicant

Tentative Recommendation: Conditional Approval

**3. DR 01-171 Proposal - Legalize Addition To Single-family Dwelling**

PUBLIC HEARING to consider a proposal to legalize construction of  $\pm$ 452 SF addition to the rear of existing single-family dwelling at 416 So. 28<sup>th</sup> St. (APN 549-082-003). SFR-3 District.

Maria Molina & Wilber Melendez, owners/applicants

Tentative Recommendation: Conditional Approval

**4. DR 01-179 Proposal - Construction Of Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±633 SF second dwelling unit above a 3-car garage at 393 Western Dr. (APN 558-181-006). SFR-2 District.

Robert Burdick, owner; Julie Calandra, applicant

Tentative Recommendation: Conditional Approval

**5. DR 02-01 Proposal - Construct Paton Enclosure To Existing Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±510 SF patio enclosure to existing single-family dwelling at 5200 Solano Ave. (APN 523-054-009). SFR-3 District. Craig Lee, owner; Glen Skidmore, applicant

Tentative Recommendation: Approval

**6. DR 02-8 Proposal - Construction Of Carports For Existing Parking Spaces**

PUBLIC HEARING to consider a proposal to construct a ±1520 SF carport addition for 79 existing parking spaces at Westridge @ Hilltop apartments at 2490 Lancaster Dr. (APNs 414-300-003; 414-310-007; 414-310-008). MFR-3 District.

Westridge Richmond, LLC, owner; Paddy Drumm, applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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**CONSENT CALENDAR: 5, 6, 7, 8**

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**HELD OVER ITEMS**

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Miroslav Sajan, Owner/applicant

**2. DR 01-151 To Construct A Dwelling Unit Above Garage**

PUBLIC HEARING HELD OVER FROM 1/9/02 to consider a proposal to construct a ±600 SF dwelling unit above garage at 5727-29 Bayview Dr. (APN 509-130-017). MFR-1 District.

Al Amin, owner; Bertrand Factora, applicant

**3. DR 01-161 To Construct Accessory Structure For Second Dwelling Unit**

PUBLIC HEARING HELD OVER FROM 1/9/02 to consider a proposal to construct a ±715 SF accessory structure for a second dwelling unit over a two-car garage at 420 40<sup>th</sup> St. (APN 517-160-011). MFR-3 District.

Sergio Detraujo, owner; Brett Clavio, applicant

**4. DR 01-170 To Construct A Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 1/9/02 to consider a proposal to construct a ±646 SF single-family dwelling with a single-car garage at 511 Willard Ave. (APN 561-211-013). SFR-3 District.

Lynn Bijl, owner; Paul Hafen, applicant

**NEW ITEMS**

**5. DR 00-141 Construction Of Warehouse**

PUBLIC HEARING to consider a proposal to construct a ±14,000 SF warehouse for dry materials storage and finished products supporting the existing wax production by Lux International at 102 and 108 W. Cutting Blvd. (APN 560-290-004). Marine Terminal/Ship Repair, Knox Cutting Specific Plan (KCSP).

IMTT-Richmond, owner; Lux International, applicant

Staff Recommendation: Conditional Approval

**6. DR 01-166 Patio Enclosure**

PUBLIC HEARING to consider a proposal to construct a ±286 SF enclosed patio addition to an existing single-family dwelling at 5200 Cutter Ln. (APN 432-151-014). SFR-2 District.

Justin Gonzaga, owner; William Henry, applicant

Staff Recommendation: Approval

**7. DR 02-2 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±540 SF rear addition to a single-family dwelling at 128 Castro St. (APN 558-300-004). MFR-1 District.

Johnny & Alexis Panelli, owners; Maxwell Beaumont, applicant

Staff Recommendation: Conditional Approval

**8. DR 02-3 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,050 SF addition to a single-family dwelling including a second story over the existing garage at 350 41<sup>st</sup> St. (APN 517-221-001). MFR-3 District.

Corazon Mingaracal, owner/applicant

Staff Recommendation: Conditional Approval

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**BOARD BUSINESS**



9. Reports of Officers, Board Members

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**CONSENT CALENDAR:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

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**NEW ITEMS**

**1. DRO 1-136 To Legalize A Rear Yard Workshop/Accessory Building**

PUBLIC HEARING to consider legalization of a rear yard workshop/accessory building ±500 SF at 3233 Andrade Ave. (APN 526-110-020). SFR-3 District.

Merina Tuladhan, owner; Paramesh Admikari, applicant

Tentative Recommendation: Conditional Approval

**2. DRO 01-157 To Construct New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,200 SF single-family dwelling at 1521 Bonita Rd. (APN 419-192-009). SFR-3 District.

Patrick Geoghogan, owner/applicant

Tentative Recommendation: Conditional Approval

**3. DRO 01-180 To Legalize Rear Yard Storage Shed**

PUBLIC HEARING to consider legalization of a rear yard storage shed ±380 SF at 626 Civic Center St. (APN 515-050-019). SFR-3 District.

Nicolas Torres, owner/applicant

Tentative Recommendation: Conditional Approval

**4. DRO 01-181 To Construct Storage Shed In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ±480 SF storage shed in the rear yard at 618 24<sup>th</sup> St. (APN 515-030-016). SFR-3 District.

Juan Nicolas, owner/applicant

Tentative Recommendation: Conditional Approval

**5. DRO 02-7 To Rebuild Second Story Of Single-family Dwelling**

PUBLIC HEARING to consider a proposal to rebuild second story of a single-family dwelling at 1536 Esmond Ave. (APN 529-100-005). SFR-3 District.  
Monica Carranza, owner; Galen Wilcox, applicant  
Tentative Recommendation: Conditional Approval

**6. DRO 02-10 Construct Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±408 SF rear addition to a single-family dwelling at 976 32<sup>nd</sup> St. (APN 524-070-026). SFR-3 District.  
Elizabeth Cossen, owner; Geoffrey Cossen, applicant  
Tentative Recommendation: Conditional Approval

**7. DRO 02-11 To Add Second Floor To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a second floor to a single-family dwelling at 525 17<sup>st</sup> St. (APN 514-162-010). SFR-3 District.  
Gregory Walker, owner; James Lindsey, applicant  
Tentative Recommendation: Conditional Approval

**8. DR0 02-12 To Construct Second Story Master Bedroom Suite**

PUBLIC HEARING to consider a proposal to construct a second story master bedroom suite ±379 SF at 345 Harbour Wy. South (APN 550-310-026). SFR-3 District.  
Sadie Tatum, owner/applicant  
Tentative Recommendation: Conditional Approval

**9. DR0 02-13 To replace A Rear Attachment With A New Addition**

PUBLIC HEARING to consider a proposal to replace a rear attachment with a ±177 SF new addition and remodel existing single-family dwelling at 41 Idaho St. (APN 556-153-022) SFR-2 District.  
Carol & Don Woodrow, owners; Sally Cole, applicant  
Tentative Recommendation: Conditional Approval

**10. DR0 02-16 To Construct Patio Enclosure**

PUBLIC HEARING to consider a proposal to construct a ±420 SF patio enclosure to an existing dwelling at 2906 O'Brien Rd. (APN 414-234-014). SFR-3 District.  
Anthony Harris, owner/applicant

Tentative Recommendation: Approval

**11. DR0 02-18 To Construct Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to a ±340 SF rear addition to a single-family dwelling at 734 Ventura St. (APN 523-054-007). SFR-3 District.  
John & Caro Grosvenor, owners/applicants

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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**12. Reports of Officers, Board Members**

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**CONSENT CALENDAR:** 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

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**HELD OVER ITEMS**

**1. DR 01-164 Mixed-use Structure With Condominium Units**

PUBLIC HEARING HELD OVER FROM 1/9/02 to consider a proposal to construct a 48' tall 5 story mixed use structure with 8 condominium units above ground floor retail at 900 Macdonald Ave. (APN 538-260-001). Central Business District.  
Mondrich LLC, owner/applicant

**2. DR 01-159 88-Unit, Four Story Hotel**

PUBLIC HEARING HELD OVER FROM 1/23/02 to consider a proposal to construct an 88-unit, 4 story hotel ( $\pm$ 50,000 SF) at So. Garrity Way, 600" east of Blume Dr. (APN 405-290-063). C-3 District.  
Manchester Hotel Inc., owner; Mahendra Bhukhan, applicant

**3. DR 01-170 To Construct A Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 2/13/02 to consider a proposal to construct a  $\pm$ 646 SF single-family dwelling with a single-car garage at 511 Willard Ave. (APN 561-211-013). SFR-3 District.  
Lynn Bijl, owner; Paul Hafen, applicant

**NEW ITEMS**

**4. DR 01-78 New Detached Second Dwelling Unit**

PUBLIC HEARING to consider a ±285 SF detached second dwelling unit at 921 Ventura St. (APN 523-023-014). SFR-3 District.

Francisco Gomer, owner/applicant

Tentative Recommendation: Conditional Approval

**5. DR 01-154 Two-Story Addition**

PUBLIC HEARING to consider a proposal to construct a ±1,143 SF two-story addition at 644 3<sup>rd</sup> St. (APN 534-212-020). SFR-3 District.

Shirley Black, owner; Luther Jackson, applicant

Tentative Recommendation: Conditional Approval

**6. DR 02-4 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a single-family dwelling on 3<sup>rd</sup> St. -between Barrett and Ripley Aves. (APN 534-271-034). MFR-1 District.

Edson Camacho, owner/applicant

Tentative Recommendation: Held Over To 4/10/02

**7. DR 02-5 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,277 SF single-family dwelling at 619 4<sup>th</sup> St. (APN 534-212-009). SFR-3 District.

Edson Camacho, owner/applicant

Tentative Recommendation: Held Over To 4/10/02

**8. DR 02-14 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±490 SF addition to a single-family dwelling at 613 12<sup>th</sup> St. (APN 534-172-014). SFR-3 District.

Carlos A. Deras, owner/applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-15 Add Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±390 SF rear addition to

a single-family dwelling at 2117 Esmond Ave. (APN 529-060-021). SFR-3 District.  
Ricardo A. Cuaresma, owner; Ruben Blanco, applicant  
Tentative Recommendation: Conditional Approval

**10. DR 02-19 Add Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±416 SF rear addition to a single-family dwelling at 2935 Oxford Ave. (APN 414-281-030). SFR-3 District.  
Debora Davis, owner; Jim Havens, applicant  
Tentative Recommendation: Conditional Approval

**11. DR 02-20 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,875 SF single-family dwelling with attached two-car garage on the NW corner of Bissell Ave. and 2<sup>nd</sup> St. (APN 538-181-019) SFR-3 District.  
Carl Adams, owner/applicant  
Tentative Recommendation: Conditional Approval

**12. DR 02-22 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,786 SF two-story single-family dwelling on Alamo Ave. (APN 561-191-011). SFR-3 District.  
Itales Rodrigues, owner/applicant  
Tentative Recommendation: Conditional Approval

**13. DR 02-26 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story single-family dwelling at 334 2<sup>nd</sup> St. (APN 538-161-019). SFR-3 District.  
Jaime Chavez, owner; Paul Hafen, applicant  
Tentative Recommendation: Conditional Approval

**14. DR 02-27 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story single-family dwelling at 247 4<sup>th</sup> St. (APN 538-200-009). SFR-3 District.  
Jaime Chavez, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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**HELD OVER ITEM**

**1. DRO 01-157 To Construct New Single-Family Dwelling**

PUBLIC HEARING HELD FROM 2/27/02 to consider a proposal to construct a ±2,200 SF single-family dwelling at 1521 Bonita Rd. (APN 419-192-009). SFR-3 District.

Patrick Geoghogan, owner/applicant

**NEW ITEMS**

**2. DR 99-22R Minor Changes To Structure & Change Location of Fence**

PUBLIC HEARING to consider a proposal to change the location of the fence bordering the street along San Joaquin Street and to make minor changes to the previously approved ±19,000 SF Mixing Structure at 2121 San Joaquin Ave. (APN 507-261-010). Mixed Use, KCSP

Huntington West LLC, owner; American Soils, applicant

Tentative Recommendation: Conditional Approval

**3. DR 01-41R Revisions To An Approved Single-Family Dwelling**

PUBLIC HEARING to consider revisions in an approved single-family dwelling to reduce the addition to a single-story and to ±820 SF in floor area at 969 Humboldt St. (APN 523-024-007). MFR-1 District.

Jose Martinez, owner; Jose Rodriguez, applicant

Tentative Recommendation: Conditional Approval

**4. DR 01-90 Two LPG Spheres In Sphere Farm Area At Chevron Refinery**

PUBLIC HEARING to consider design review for two 70' diameter proposed LPG spheres in the "sphere farm" area of the Chevron Richmond Refinery at 841 Chevron Wy. (APN 561-100-002,-013). M-3 Heavy Industry District.

Chevron Refinery, owner; Chevron Products Division, applicant

Tentative Recommendation: Conditional Approval

**5. DR 01-118 Construction of New Church Building**

PUBLIC HEARING to consider a proposal to construct a ±3,450 SF church at 1423 Cutting Blvd. (APN 544-232-010). Residential Med. Density, KCSP

Acts Full Gospel Church, owner/applicant

Tentative Recommendation: Conditional Approval

**6. DR 02-6 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,250 SF single-family dwelling with 1-car garage on the north side of Sanford Ave. easterly of Filbert Ave. (APN 561-192-035). SFR-3 District.

Edson Camacho, owner/applicant

Tentative Recommendation: Conditional Approval

**7. DR 02-9 To Enlarge Existing Church**

PUBLIC HEARING to consider a proposal to enlarge an existing church by constructing a new 1,300 seat sanctuary, chapel and offices and replace existing sanctuary with a basketball court at 3118 Shane Dr. (APN 414-054-015). C-1 District.

Hilltop Community Church, owner/applicant

Tentative Recommendation: Continue Public Hearing to 4/24/02

**8. DR 02-24 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,100 SF addition to a single-family dwelling at 3313 Andrade Ave. (APN 526-110-015). SFR-3 District.

Chant Phuthama, owner; Aaron Porter, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-25 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,398 SF 2-story addition to a single-family dwelling at 3532 Center Ave. (APN 513-048-007). SFR-3 District. Stanley Walker, owner; Frank Cuthbert, applicant  
Tentative Recommendation: Conditional Approval

**10. DR 02-28 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,885 SF single-family dwelling at Spring St. between Cutting Blvd. and Johnson St. (APN 549-071-022). Residential Low Density, KCSP  
Norman Lewis, owner; Chandra Chaudhury, applicant  
Tentative Recommendation: Deny Without Prejudice

**11. DR 02-29 New Four-Unit Apartment Complex**

PUBLIC HEARING to consider a proposal to construct a ±3,800 SF four-unit apartment complex at 334-340 Chesley Ave. (APN 561-181-005,-006). SFR-3 District.  
Antonio Barajase & Jose Castellanos, owners; Stan Ginn, applicant  
Tentative Recommendation: Conditional Approval

**12. DR 02-30 Additions To Church, Parking & and Play Areas**

PUBLIC HEARING to consider a proposal to construct a ±3,367 SF church addition with one-story pastor's residence/training area, parking and play area at 201 Macdonald Ave. (APN 538-161-015;-016, -017, -011). C-1 District.  
Bibleway Apostolic Church, owner; Architectural Concepts, applicant  
Tentative Recommendation: Conditional Approval

**13. DR 02-32 To Legalize Deck**

PUBLIC HEARING to consider the legalization of a ±114 SF portion of a ±208 deck that has been constructed to a single-family dwelling at 1700 Mendocino St. (APN 507-060-001). SFR-3 District.  
Teya R. Brown, owner/applicant  
Tentative Recommendation: Deny

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**1. DR 01-164 Mixed-use Structure With Condominium Units**

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PUBLIC HEARING HELD OVER FROM 3/13/02 to consider a proposal to construct a ±1,786 SF two-story single-family dwelling on Alamo Ave. (APN 561-191-011). SFR-3 District.

Itales Rodrigues, owner/applicant

**NEW ITEMS**

**6. DR 01-182 Garage Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±400 SF garage addition to a single-family dwelling at 4526 Utah Dr. (APN 431-143-003). SFR-3 District.

Brent Bracelin, owner/applicant

Tentative Representation: Conditional Approval

**7. DR 02-33 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,550 SF single-family dwelling on the NW corner of 33<sup>rd</sup> St. @ Center Ave. (APN 513-041-016). SFR-3 District.

Diosdad P. Haohao, owner; Shermon Workmon, applicant

Tentative Recommendation: Conditional Approval

**8. DR 02-34 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,550 SF single-family dwelling on the west side of So. 33<sup>rd</sup> St. north of Center Ave. (APN 513-041-017). SFR-3

Diosdado P. Haohao, owner; Shermon Workmon, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-35 Front Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±412 SF front addition to a single-family dwelling at 769 Lassen St. (APN 523-042-011). SFR-3 District.

Minna Weissmann, owner/applicant

- Tentative Recommendation: Conditional Approval
10. **DR 02-37 Repair Of Historic Commercial Building**

PUBLIC HEARING to consider a proposal to repair wood decay on front facade of historic commercial building at 145 W. Richmond Ave. (APN 558-101-018). C-1 District.

Patricia Dornan, owner; Thomas K. Butt, applicant

Tentative Recommendation: Conditional Approval

11. **DR 02-38 Two-Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a two-story addition to a single-family dwelling at 5427 Clinton Ave. (APN 523-062-017). SFR-3 District.

Noella & Armando Lopez, applicants; Maria T. Campos, applicant

Tentative Recommendation: Conditional Approval

12. **DR 02-39 Rear Addition And Garage To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±737 SF rear addition and a new one-car garage at a single-family dwelling at 1724 Pennsylvania Ave. (APN 514-290-005). MFR-1 District.

Angel A. Lopez, owner; Victor R. Jimenez, applicant

Tentative Recommendation: Conditional Approval

13. **DR 02-40 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,120 SF single-family dwelling with attached two-car carport on the west side of Jenkins Wy. at its intersection

with Williams Dr. (APN 408-054-002). SFR-3 District.

Jelani L. Dotson, owner/applicant

Tentative Recommendation: Conditional Approval

14. **PRESENTATION & STUDY SESSION**

Reviewing the architectural design of a 200 unit, gated apartment complex with a swimming pool and recreation room on a 7.64 acre parcel at the eastern terminus of Garrity Way in the Hilltop development area. (APN 405-290-063). C-3, Regional Commercial District.

Fairfield Residential LLC, applicant/owner

## BOARD BUSINESS

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### 15. Reports of Officers, Board Members

#### Public Forum - Brown Act

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**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 7, 8, 9, 10, 11, 12, 13, 14

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**HELD OVER ITEMS**

**1. DRO 01-157 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 3/27/02 to consider a proposal to construct a ±2,200 SF single-family dwelling at 1521 Bonita Rd. (APN 419-192-009). SFR-3 District.

Patrick Geoghogan, owner/applicant

**2. DR 99-22R Minor Changes To Structure & Change Location of Fence**

PUBLIC HEARING HELD OVER FROM 3/27/02 to consider a proposal to change the location of the fence bordering the street along San Joaquin Street and to make minor changes to the previously approved ±19,000 SF Mixing Structure at 2121 San Joaquin Ave. (APN 507-261-010). Mixed Use, KCSP

Huntington West LLC, owner; American Soils, applicant

**3. DR 02-6 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 3/27/02 to consider a proposal to construct a ±1,250 SF single-family dwelling with 1-car garage on the north side of Sanford Ave. easterly of Filbert Ave. (APN 561-192-035). SFR-3 District.

Edson Camacho, owner/applicant

**4. DR 02-24 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 3/27/02 to consider a proposal to construct a ±1,100 SF addition to a single-family dwelling at 3313 Andrade Ave. (APN 526-110-015). SFR-3 District.

Chant Phuthama, owner; Aaron Porter, applicant

**5. DR 02-33 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/10/02 to consider a proposal to construct a ±1,550 SF single-family dwelling on the NW corner of 33<sup>rd</sup> St. @ Center Ave. (APN 513-041-016). SFR-3 District.

Diosdad P. Haohao, owner; Shermon Workmon, applicant

**6. DR 02-34 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/10/02 to consider a proposal to construct a ±1,550 SF single-family dwelling on the west side of So. 33<sup>rd</sup> St. north of Center Ave. (APN 513-041-017). SFR-3

Diosdado P. Haohao, owner; Shermon Workmon, applicant

**NEW ITEMS**

**7. DR 02-17 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±676 SF addition to a single-family dwelling at 617 3rd St. (APN 534-221-010). SFR-3 District.

Fernando Barboza, owner/applicant

Tentative Recommendation: Conditional Approval

**8. DR 02-21 Gated 200-Unit Apartment Complex**

PUBLIC HEARING to consider a proposal to construct a gated 200-unit apartment with three building types on a 11.3 acre site (2,461 SF/unit) with community/recreation center and swimming pool at Blume Dr. and Garrity Wy. (APN 405-290-063). C-3 District.

Fairfield Residential, LLC, owner/applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-23 To Construct Three 3-Unit Condominium Structures**

PUBLIC HEARING to consider a proposal to construct three 3-unit ( ±1,000-1150 SF/unit) condominium structures on a ±23,930 SF acreage at 501, 503, 505, 521, 523, 525, 531, 533, 535 Tewksbury Ave. (APN 558-271-012, -005, 007). MFR-1 District. Mike O.Mahoney, owner; Shawn Gorman, applicant  
Tentative Recommendation: Conditional Approval

**10. DR 02-43 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,483 SF single-family dwelling on a partially vacated site with an abandoned foundation at 2468 Diane Dr. (APN 431-100-006). SFR-3 District.  
Miki Conners, owner/ applicant  
Tentative Recommendation: Conditional Approval

**11. DR 02-44 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±470 SF addition to a single-family dwelling at 3314 Clearfield Ave. (APN 431-213-009). SFR-3 District.  
Leslie Deseo, owner; Peter Konge, applicant  
Tentative Recommendation: Conditional Approval

**12. DR 02-45 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±440 SF addition to a single-family dwelling at 5505 Sierra Ave. (APN 519-070-018). SFR-3 District.  
Vicki Van-Hanson, owner; Peter Konge, applicant  
Tentative Recommendation: Conditional Approval

**13. DR 02-52 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,744 SF two-story single-family dwelling at 460 2<sup>nd</sup> St. (APN 538-050-029). SFR-3 District.  
Wes Mayder, owner; Marcos Cesar Desouza, applicant  
Tentative Recommendation: Conditional Approval

**14. DR 02-54 New Addition To An Existing Church**

PUBLIC HEARING to consider a proposal to construct a ±848 SF addition to an existing church at 2375 Aberdeen Wy. (APN 414-310-005). MFR-3 District.

North Shore Community Church, owner; Raymond Goddard, applicant  
Tentative Recommendation: Conditional Approval

**15. PRESENTATION & STUDY SESSION**

PRESENTATION & STUDY SESSION: Introduction of City sponsored program to design generic single-family house models for 25', 37.5, and 50' wide, level lots. Richmond Redevelopment Agency, applicant

**BOARD BUSINESS**

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**16. Reports of Officers, Board Members**

Public Forum - Brown Act

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**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 4, 5, 7, 8, 9, 10, 11, 12, 13

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**HELD OVER ITEMS**

**I. DR 01-170 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/10/02 to consider a proposal to construct a ±646 SF single-family dwelling with a single-car garage at 511 Willard Ave. (APN 561-211-013). SFR-3 District.

Lynn Bijl, owner; Paul Hafen, applicant

**1. DR 02-23 To Construct Three 3-Unit Condominium Structures**

PUBLIC HEARING HELD OVER FROM 4/24/02 to consider a proposal to construct three 3-unit (±1,000-1150 SF/unit) condominium structures on a ±23,930 SF acreage at 501, 503, 505, 521, 523, 525, 531, 533, 535 Tewksbury Ave. (APN 558-271-012, -005, 007). MFR-1 District. Mike O.Mahoney, owner; Shawn Gorman, applicant

**3. DR 02-24 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/24/02 to consider a proposal to construct a ±1,100 SF addition to a single-family dwelling at 3313 Andrade Ave. (APN 526-110-015). SFR-3 District.

Chant Phuthama, owner; Aaron Porter, applicant

**NEW ITEMS**

**4. DR 01-106R To Revise A Condition of Approval**

PUBLIC HEARING to consider a proposal to revise a condition of approval requiring a height reduction of an addition to a single-family dwelling at 5504 Clinton Ave. (APN 519-070-001). SFR-3 District.

Ravi Shori, owner/applicant

Tentative Recommendation: Conditional Approval

**5. DR 01-129R To Modify Parking Arrangements**

PUBLIC HEARING to consider a proposal to modify parking arrangements to the previously approved relocation of El Cerrito Lumber and Store building to a site on the west side of San Pablo Ave. at 10837 San Pablo Ave. (APN 508-332-015). C-2 District.

Vital Properties, owner/applicant

Tentative Recommendation: Conditional Approval

**6. DR 02-48 To Remodel Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to remodel an existing single-family dwelling at 646 Western Dr. (APN 558-254-008). SFR-2 District

George Bennett, owner/applicant

Tentative Recommendation: Deny Without Prejudice

**7. DR 02-49 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±798 SF addition to the rear of an existing single-family dwelling at 2020 Santa Clara St. (APN 507-090-015) in a SFR-3 District. Robert Parker, owner/applicant

Tentative Recommendation: Conditional Approval

**8. DR 02-51 To Convert Garage Into Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to convert existing two-car garage into a second dwelling unit and reconstruct garage roof at 1727 Dunn Ave. (APN 538-140-016). SFR-3 District.

Suheir May Khalaf, owner/applicant

Tentative Recommendation: Continue to 6/26/02

**9. DR 02-57 New Single-Family Detached Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±620 SF detached second dwelling unit at 2600 Maricopa St. (APN 527-150-001). SFR-3 District.

Miguel Colli, owner; Kalilsha Stasenka, applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-58 Placement of Factory-Built Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,200 SF addition to a single-family dwelling on a permanent foundation, the addition of a site-built ±450 SF two-car garage, and the addition of a 105 SF covered front entry porch at 1400 Filbert St. (APN 561-182-024). SFR-3 District.

Irwin, Yvonne & Phillip Cotton, owners; Michael Woldemar & Associates, applicant

Tentative Recommendation: Conditional Approval

**11. DR 02-59 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,730 SF 1-story single-family dwelling at 917 Pennsylvania Ave. (APN 534-063-013). C-1 District.

Richmond Neighborhood Services, Inc., owner; Frederick P. Meyers, applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-61 Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±250 SF addition to the rear of an existing single-family dwelling which involves changing the roof pitch of the flat rear portion of the dwelling to a hip roof at 975 Sonoma St. (APN 523-094-002). SFR-3 District.

Hector Ruiz, owner/ applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-62 Patio Enclosure To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±255 SF patio enclosure to an

existing dwelling at 5499 Cabrillo Sur (APN 432-191-022). SFR-3 District.  
Eduardo & Ligaya Simon, owners/applicants

Tentative Recommendation: Approval

## BOARD BUSINESS

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### 14. Reports of Officers, Board Members

#### Public Forum - Brown Act

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**ROLL CALL**

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**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

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**HELD OVER ITEMS**

**1. DR 02-38 Two-Story Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/10/02 to consider a proposal to add a two-story addition to a single-family dwelling at 5427 Clinton Ave. (APN 523-062-017). SFR-3 District.

Noella & Armando Lopez, applicants; Maria T. Campos, applicant

**2. DR 02-40 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/10/02 to consider a proposal to construct a ±1,120 SF single-family dwelling with attached two-car carport on the west side of Jenkins Wy. at its intersection

with Williams Dr. (APN 408-054-002). SFR-3 District.

**3. DR 02-6 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/24/02 to consider a proposal to construct a ±1,250 SF single-family dwelling with 1-car garage on the north side of Sanford Ave. easterly of Filbert Ave. (APN 561-192-035). SFR-3 District.

Edson Camacho, owner/applicant

**4. DR 02-17 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/24/02 to consider a proposal to construct a ±676 SF addition to a single-family dwelling at 617 3rd St. (APN 534-221-010). SFR-3 District.

Fernando Barboza, owner/applicant

**5. DR 02-44 New Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/24/02 to consider a proposal to construct a ±470 SF addition to a single-family dwelling at 3314 Clearfield Ave. (APN 431-213-009). SFR-3 District.

Leslie Deseo, owner; Peter Konge, applicant

**6. DR 02-52 New Two-Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/24/02 to consider a proposal to construct a ±1,744 SF two-story single-family dwelling at 460 2<sup>nd</sup> St. (APN 538-050-029). SFR-3 District.

Wes Mayder, owner; Marcos Cesar Desouza, applicant

**NEW ITEMS**

**7. DR 02-47 Addition To The Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±7600 SF addition at the rear of an existing single-family dwelling at 5118 Fresno Ave. (APN 510-095-003). MFR-1 District.

James Freels, owner/applicant

Tentative Recommendation: Conditional Approval

**6. DR 02-50 New Two-story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story ±1,600 SF single-family dwelling at 464 2<sup>nd</sup> St. (APN 538-050-001). SFR-3 District.

Tercio Lima, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**7. DR 02-63 Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add ±380 SF to the rear of an existing single-family dwelling, replace flat roof with a pitched Gable Roof and enclose front porch at 1508 25<sup>th</sup> St. (APN 527-082-012). SFR-3 District.  
Jose Medina, owner; Michael Spexarth, applicant

Tentative Recommendation: Approval

**8. DR 02-65 New Two-story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,000 SF two-story single-family dwelling at 3044 Glynis Dr. (APN 414-022-002). SFR-3 District.  
James Chavez, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-66 To Construct A Detached Storage Shed in Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ±500 SF detached storage shed in the rear yard at 434 Gertrude Ave. (APN 561-182-032). SFR-3 District.

Esteban & Maria Gonzales, owner/applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-67 Sunroom Enclosure of A Second Story Deck**

PUBLIC HEARING to consider a proposal for a sunroom enclosure of a second story deck at 610 29<sup>th</sup> St. (APN 518-230-013). SFR-3 District.

Eddy Kim Swan Oey & Devi P. Oey, owners; Century Patios, applicant

Tentative Recommendation: Approval

**11. DR 02-68 Add Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±450 SF rear addition to a single-family dwelling at 1609 24<sup>th</sup> St. (APN 527-042-015). SFR-3 District.

Paulino & Patricia Cuevas, owner; Elpidio Ramos, applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-71 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story single-family

dwelling with attached two-car garage and workshop at (a vacant lot) 505 Nevin Ave. (APN 538-080-029). SFR-3 District.  
Gustavo Perez, owner/applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-72 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,300 SF single-family dwelling at (a vacant lot) Maine Ave. & S. 24<sup>th</sup> St. (APN 549-031-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

Tentative Recommendation: Conditional Approval

**14. DR 02-76 Addition Detached Second Dwelling Over Two-car Garage**

PUBLIC HEARING to consider a proposal to add a ±640 SF detached second dwelling over a two-car garage at 566 9<sup>th</sup> St. (APN 534-330-011). MFR-1 District.  
Lydell Nickleberry, owner/applicant

Tentative Recommendation: Conditional Approval

**15. DR 02-89 Four Pedestrian Overlook Improvements**

PUBLIC HEARING to consider a proposal for four pedestrian overlook improvements in the right-of-way terminus of the southerly end of Marine St., Clarence St., Western Dr., and Santa Fe Ave. (APNs.: 558-223-010, 558-213-010, 558-202-013, 558-181-001, & 558-202-012). SFR-2 District.

City of Richmond, owner; Recreation & Parks Department, applicant

Tentative Recommendation: Conditional Approval

**18. Renovation and Expansion of the Western Research Center**

PRESENTATION & STUDY SESSION: reviewing the architectural design and site plan elements for the Renovation and Expansion of the Western Research Center situated on the south side of Meade Street between S. 46<sup>th</sup> Street on the west and S. 52<sup>nd</sup> Street at its easternmost point. (APNs.: **560-050-016 and 560-050-017**) Knox Cutting Specific Plan, R & D/Light Industry/Heavy Industry Districts.

Simeon Commercial Properties, applicant; Astra Zeneca, Inc., owner

**BOARD BUSINESS**

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**19. 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, 9, 10

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**HELD OVER ITEMS**

**1. DR 01-129R To Modify Parking Arrangements**

PUBLIC HEARING (HELD OVER FROM 5/8/02) to consider a proposal to modify parking arrangements to the previously approved relocation of El Cerrito Lumber and Store building to a site on the west side of San Pablo Ave. at 10837 San Pablo Ave. (APN 508-332-015). C-2 District.  
Vital Properties, owner/applicant

**2. DR 02-65 New Two-story Single-Family Dwelling**

PUBLIC HEARING (HELD OVER FROM 5/22/02) to consider a proposal to construct a ±2,000 SF two-story single-family dwelling at 3044 Glynis Dr. (APN 414-022-002). SFR-3 District.  
James Chavez, owner; Paul Hafen, applicant

**NEW ITEMS**

**3. DR 01-173 A New Fast Food Restaurant**

PUBLIC HEARING to consider a proposal to construct a ±3,800 SF fast food restaurant at SW Corner of Richmond Parkway & Goodrick Ave. (APN 408-220-003, 408-220-004). Office/Industrial Flex District.  
H & H Management, owner; Michael Woldemar & Assoc., Inc., applicant  
Tentative Recommendation: Conditional Approval

**4. DR 01-174 A New Convenience Store & Car Wash**

PUBLIC HEARING to consider a proposal to construct a ±3,023 SF Convenience Store with ±1,026 SF Car Wash on the SW Corner of Richmond Parkway & Goodrick Ave. (APN 408-220-003, 408-220-004). Office/Industrial Flex District. H & H Management, owner; Michael Woldemar & Assoc., Inc., applicant  
Tentative Recommendation: Conditional Approval

**5. DR 01-175 & DR 01-176 Two New Light Industrial Buildings**

PUBLIC HEARING to consider a proposal to construct two ±24,072 SF Light Industrial Building on the SW Corner of Richmond Parkway & Goodrick Ave. (APN 408-220003, 408-220-004, 408-220-002). Office/Industrial Flex District. H & H Management, owner; Michael Woldemar & Assoc., Inc., applicant  
Tentative Recommendation: Conditional Approval

**6. DR 02-23 Three New Three-unit Condominium Structures**

PUBLIC HEARING to consider a proposal to construct 3 new 3-unit condominium structures and parking (total ±12,000 SF) at 501 thru 535 Tewksbury Ave. (APN 558-271-012, 558-271-005, 558-271-007). MFR-1 District. Mike O'Mahoney, owner; Shawn Gorman, applicant  
Tentative Recommendation: Conditional Approval

**7. DR 02-73 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±819 SF rear addition to a single-family dwelling at 844 37<sup>th</sup> St. SFR-3 District. (APN 524-190-019). SFR-3 District. Inderjit S. Bal, owner/applicant  
Tentative Recommendation: Conditional Approval

**8. DR 02-74 New Duplex Building**

PUBLIC HEARING to consider a proposal to construct a 35' tall, ±2,400 SF duplex at 2314 & 2316 Maricopa Ave. (APN 527-132-003, -006) MFR-1 & C-2 Districts. Alfredo Aguilera, owner/applicant  
Recommend Conditional Approval to Planning Commission

**9. DR 02-75 Addition To Existing Commercial Building**

PUBLIC HEARING to consider a proposal to construct a ±11,719 SF addition to an

existing ±3,717 SF building at 165 22<sup>nd</sup> St. (APN 514-010-006, 514-010-007, - 008 & - 009). C-2 General Commercial District.  
Arthur Hatchett, owner; Kevin Stong, Stong & Assoc., Inc., applicant  
Recommend Conditional Approval to Planning Commission

**10. DR 02-77 Detached Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±640 SF detached second dwelling unit at 960 Amador St. (APN 523-092-023). SFR-3 District.  
Alfonso Moreno, owner/applicant  
Recommend Conditional Approval to Planning Commission

**BOARD BUSINESS**

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**11. Reports of Officers, Board Members**

Public Forum - Brown Act

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**CONSENT CALENDAR:** 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16

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**HELD OVER ITEMS**

**I. DR 02-51 To Convert Garage Into Second Dwelling Unit**

PUBLIC HEARING (HELD OVER FROM 5/8/02) to consider a proposal to convert existing two-car garage into a second dwelling unit and reconstruct garage roof at 1727 Dunn Ave. (APN 538-140-016). SFR-3 District.  
Suheir May Khalaf, owner/applicant

**II. DR 02-76 Addition Detached Second Dwelling Over Two-car Garage**

PUBLIC HEARING (HELD OVER FROM 5/22/02) to consider a proposal to add a ±640 SF detached second dwelling over a two-car garage at 566 9<sup>th</sup> St. (APN 534-330-011). MFR-1 District.  
Lydell Nickleberry, owner/applicant

**3. DR 02-89 Four Pedestrian Overlook Improvements**

PUBLIC HEARING (HELD OVER FROM 5/22/02) to consider a proposal for four pedestrian overlook improvements in the right-of-way terminus of the southerly end of Marine St., Clarence St., Western Dr., and Santa Fe Ave. (APNs.: 558-223-010, 558-213-010, 558-202-013, 558-181-001, & 558-202-012). SFR-2 District.

**NEW ITEMS**

**4. DR 02-95 Historic Rehabilitation of Ford Assembly Plant**

PUBLIC HEARING to consider a proposal for review of architectural elements in historic rehabilitation of the Ford Assembly Plant at 1414 Harbour Way South (APN 560-270-056). Mixed Use District, Knox Cutting Specific Plan.

City of Richmond, owner; Assembly Plant Partners, applicant

Recommend Conditional Approval To The Planning Commission

**5. DR 01-149 Deck Addition To 2nd Story of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new deck addition to the 2<sup>nd</sup> story of an existing single-family dwelling at 332 Willard Ave. (APN 561-202-004). SFR-3 District.

Janice L. Benson, owner; Robert L. Gray, applicant

Tentative Recommendation: Conditional Approval

**6. DR 02-28R New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,860 SF single-family dwelling on Spring Street between Johnson Ave. & Cutting Blvd. (APN 549-071-022). Neighborhood Commercial District, Knox Cutting Specific Plan.

Norman Lewis, owner; Chandra Chaudhury, applicant

Tentative Recommendation: Conditional Approval

**7. DR 02-31 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,131 SF single-family dwelling on a vacant lot at High Street and Pacific Avenue (445 High St.) (APN 558-170-011). SFR-2 District.

Toula Silver, owner; Kappe & Du, applicants

Tentative Recommendation: Conditional Approval

**8. DR 02-53 New Service Building For An Auto Repair Business**

PUBLIC HEARING to consider a proposal to construct a new ±8,801 SF service

building for an existing auto repair business at 533 So. 13<sup>th</sup> St. (APN 544-252-002 - 009). M-2 District.

John Talbot, owner; Kevin Strong, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-80 Expansion of Existing Administration Building**

PUBLIC HEARING to consider a proposal to expand an existing administration building by ±2,050 SF at 2910 Hilltop Dr. (APN 405-305-002). C-3 District.

West County Waste Water District, owner; David Lee, Transystems Corp., applicant

Tentative Recommendation: Deny Without Prejudice

**10. DR 02-81 Replace And Enclose Stairway and Add 2<sup>nd</sup> Story Deck**

PUBLIC HEARING to consider a proposal to replace and enclose a ±216 SF two-story entry stairway and the addition of a ±162 SF second story deck for a two-story duplex at 4849 Cypress Ave. (APN 509-310-044). SFR-3 District.

Donald L. Warren, applicant; Shermon Workmon, applicant

Recommend Conditional Approval To The Planning Commission

**11. DR 02-82 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±405 SF addition to an existing single-family dwelling at 2908 Canterbury Dr. (APN 414-262-006). SFR-3 District.

John Blackshear, owner/applicant

Tentative Recommendation: Approval

**12. DR 02-84 Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±416 SF addition to the rear of an existing single-family dwelling at 633 39<sup>th</sup> St. (APN 518-320-007). SFR-3 District.

Mr. & Mrs. Cunningham, owners; Mary Bull-Ransom, applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-85 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±860 SF addition to an existing single-family dwelling at 5920 McLaughlin St. (APN 523-022-019). SFR-3

District.  
Ranjana Maharaj, owner/applicant  
Tentative Recommendation: Conditional Approval

**14. DR 02-86 Deck Addition To Rear of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±330 SF deck addition to the rear of a single-family dwelling at 1915 Mendocino St. (APN 507-050-014). SFR-3 District.

Charles Browning, owner; Patrick Hicks, applicant  
Tentative Recommendation: Conditional Approval

**15. DR 02-88 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,500 SF single-family dwelling at 213 Water St. (APN 558-170-002). SFR-2 District.

Sally Cole, owner/applicant  
Tentative Recommendation: Conditional Approval

**16. SV 01-14 Review of Sign Ordinance For Project on Richmond Pkwy**

PUBLIC HEARING to consider a proposal for an overall sign program review and sign height and size variances to the Sign Ordinance for a project located at Richmond Parkway @ Goodrick Ave. (APN 408-220-003, 004; 408-032-033). Office/Industrial Flex District, North Richmond Shoreline Specific Plan

H & H Management, owner; Michael Woldemar & Assoc., applicant  
Tentative Recommendation: Conditionally Approval

**BOARD BUSINESS**

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17. Election of officers

18. Reports of Officers, Board Members

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

\*Items recommended for denial will not be on the Consent Calendar.

**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:**

---

**HELD OVER ITEMS**

**1. DR 02-82 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 6/26/02 to consider a proposal to construct a ±405 SF addition to an existing single-family dwelling at 2908 Canterbury Dr. (APN 414-262-006). SFR-3 District.  
John Blackshear, owner/applicant

**2. SV 01-14 Review of Sign Program For Project on Richmond Pkwy**

PUBLIC HEARING HELD OVER FROM 6/26/02 to consider a proposal for an overall sign program review and sign height and size variances to the Sign Ordinance for a project located at Richmond Parkway @ Goodrick Ave. (APN 408-220-003, 004; 408-032-033). Office/Industrial Flex District, North Richmond Shoreline Specific Plan  
H & H Management, owner; Michael Woldemar & Assoc., applicant

**NEW ITEMS**

**3. DR 00-82 Transit Village**

PUBLIC HEARING to consider refinements to buildings, landscaping and other site improvements of the first phase of an approved mixed development at the west side of the Richmond Bart Station (514-140-012 -018, 027; 514-151-005). Central Business District.

Richmond Redevelopment Agency, owner; The Olsen Company, applicant

Tentative Recommendation: Conditional Approval

4. **DR 02-36 Development Plan Revision**

PUBLIC HEARING to consider a proposal to revise a mixed-use Development Plan for 504 apartment units and ±104,000 SF of commercial space on a ±37 acre site to provide 432 apartment units, 90 single-family dwellings and ±23,222 SF of commercial space at the east side of San Pablo Ave. between Hilltop Dr. and Richmond Pkwy. (APN 405-050-074). Planned Area District.  
Vista Hills Development, owner/Applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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5. Reports of Officers, Board Members

Public Forum - Brown Act

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**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR: 6, 7, 8, 9, 10, 11, 12, 14, 15, 16**

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**HELD OVER ITEMS**

**I. DR 02-23 Three New Three-unit Condominium Structures**

PUBLIC HEARING HELD OVER FROM 6/12/02 to consider a proposal to construct 3 new 3-unit condominium structures and parking (total ±12,000 SF) at 501 thru 535 Tewksbury Ave. (APN 558-271-012, 558-271-005, 558-271-007). MFR-1 District. Mike O'Mahoney, owner; Shawn Gorman, applicant

**II. DR 02-73 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 6/12/02 to consider a proposal to construct a ±819 SF rear addition to a single-family dwelling at 844 37<sup>th</sup> St. SFR-3 District. (APN 524-190-019). SFR-3 District. Inderjit S. Bal, owner/applicant

**III. DR 02-76 Addition Detached Second Dwelling Over Two-car Garage**

PUBLIC HEARING HELD OVER FROM 6/26/02 to consider a proposal to add a ±640 SF detached second dwelling over a two-car garage at 566 9<sup>th</sup> St. (APN 534-330-011). MFR-1 District. Lydell Nickleberry, owner/applicant

**4. DR 02-89 Four Pedestrian Overlook Improvements**

PUBLIC HEARING HELD OVER FROM 6/26/02 to consider a proposal for four pedestrian overlook improvements in the right-of-way terminus of the southerly end of Marine St., Clarence St., Western Dr., and Santa Fe Ave. (APNs.: 558-223-010, 558-213-010, 558-202-013, 558-181-001, & 558-202-012). SFR-2 District.

**5. DR 02-80 Expansion of Existing Administration Building**



PUBLIC HEARING HELD OVER FROM 6/26/02 to consider a proposal to expand an existing administration building by  $\pm 2,050$  SF at 2910 Hilltop Dr. (APN 405-305-002). C-3 District.  
West County Waste Water District, owner; David Lee, Transystems Corp., applicant

## NEW ITEMS

### 6. DR 01-72R Revision To Front Entry Stairway Design

PUBLIC HEARING to allow applicants to revise a previously approved front entry stairway design at 2201 Carlson Blvd. (APN 507-200-012). SFR-3 District.  
John Allen, owner/applicant

Tentative Recommendation: Conditional Approval

### 7. DR 02-21 Proposal of Gated 200-Unit Apartment Development

PUBLIC HEARING to consider a proposal to construct a gated 200-unit apartment development with three building types on a 11.3 acre site ( $\pm 750$  1,140 SF/Unit) with community/recreation center and swimming pool @ Blume Dr. and Garrity Wy. (APN 405-290-063). C-3 District.  
Fairfield Residential, LLC, owner/applicant

Tentative Recommendation: Conditional Approval

### 8. DR 02-60 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal for a  $\pm 1,100$  SF single-family dwelling on a 25' wide lot at 511 Bissell St. (APN 538-220-016). SFR-3 District.  
Richmond Neighborhood Housing, owner; Frederick P. Myers, applicant

Tentative Recommendation: Conditional Approval

### 9. DR 02-64 Additions To Two-Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±360 SF front second story addition and a ±252 SF rear second story addition to a two-story single-family dwelling at 2703 Carlson Ave. (APN 510-116-026). SFR-3 District.  
Henley Lao, owner/applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-83 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a rear addition of ±1,293 SF at 3141 JoAnn Dr. (APN 414-071-009). SFR-3 District.

Woodrow McGee, Jr., owner; Stephen Bourne, applicant

Tentative Recommendation: Conditional Approval

**11. DR 02-91 Additional Commercial Space And Residential Addition**

PUBLIC HEARING to consider a proposal to construct ±1,560 SF of additional commercial space and a residential addition of ±174 SF at 201 Tewksbury Ave. (Standard Ave.) (APN 558-312-001). C-1 Neighborhood Commercial District.

Anthony & Ruth Murphy, owner; Ming Lee, applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-93 Remodeling And Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to have the roof and north side exterior wall remodeled, with an addition of ±85 SF to the northeast corner of the existing 1-story house with an attics loft at 5723 Van Fleet Ave. (APN 510-103-013).

Brian Ullensvang, owner; Troy Kashanipour, applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-96 To Legalize Covered Rear Yard Patio**

PUBLIC HEARING to consider a proposal to legalize a ±315 SF covered rear yard patio at 660 38th St. (APN 518-090-022). SFR-3 District.

Mario Ornelas Cerna, owner/applicant

Tentative Recommendation: Deny

**14. DR 02-97 New Detached Garage In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a detached garage in the

rear yard at 1910 Burbeck Ave. (APN 529-272-003). SFR-3 District.  
Flavio Valencia, owner/applicant  
Tentative Recommendation: Conditional Approval

**15. DR 02-98 Sun Room Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±308 SF sun room addition at 720 Courtland St. (APN 520-100-029). SFR-3 District.  
Sylvia White, owner; All Seasons Remodeling, applicant  
Tentative Recommendation: Conditional Approval

**16. DR 02-99 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,685 SF two-story single family dwelling at 1062 Leo St. (APN 561-212-001). SFR-3 District.  
Robert Tuckey, owner; Paul Hafen, applicant  
Tentative Recommendation: Hold Over To 8/14/02

**BOARD BUSINESS**

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**17. Reports of Officers, Board Members**

Public Forum - Brown Act

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**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13**

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**HELD OVER ITEMS**

**1. DR 00-82 Transit Village**

PUBLIC HEARING HELD OVER FROM 7/17/02 to consider landscaping and other site improvements of the first phase of an approved mixed use development at the west and east side of the Richmond Bart Station (514-140-012 -018, 027; 514-151-005). Central Business District.

Richmond Redevelopment Agency, owner; The Olsen Company, applicant

**2. DR 02-91 Additional Commercial Space And Residential Addition**

PUBLIC HEARING HELD OVER FROM 7/24/02 to consider a proposal to construct  $\pm 1,560$  SF of additional commercial space and a residential addition of  $\pm 174$  SF at 201 Tewksbury Ave. (Standard Ave.) (APN 558-312-001). C-1 Neighborhood Commercial District.

Anthony & Ruth Murphy, owner; Ming Lee, applicant

**3. DR 02-99 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 7/24/02 to consider a proposal to construct a  $\pm 1,685$  SF two-story single family dwelling at 1062 Leo St. (APN 1). SFR-3 District. Robert Tuckey, owner; Paul Hafen, applicant

## NEW ITEMS

4. **DR 02-101 Restoration of Historical Building**

PUBLIC HEARING to consider a proposal for the interior retrofitting and exterior restoration of a historical building at 201 W. Richmond Ave. (APN 558-164-004). C-1 District.

Mark Howe, owner/applicant

Tentative Recommendation: Conditional Approval

5. **DR 02-102 Addition to Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 12' x 25' (300 SF) family room and kitchen addition to a single-family dwelling at 3049 Collette Dr. (APN 414-222-005). SFR-3 District.

Henry & Beverly O'dell, owners; Draul Diez West Valley Builders, applicant

Tentative Recommendation: Conditional Approval

6. **DR 02-103 Changes and Additions To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a bedroom addition to the rear, a front porch addition and a change in the pitch of the existing roof of a single-family residence at 3103 Moyers Road (APN 414-063-020). SFR-3 District.

Jaime A. Mejia, owner/applicant

Tentative Recommendation: Conditional Approval

7. **DR 02-104 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new  $\pm$ 3,000 SF single-family dwelling with tandem parking on a  $\pm$ 2,800 SF lot at 237 So. 3<sup>rd</sup> St. (APN 550-120-020). SFR-3 District, K/CSP - Residential Low Density.

Adedigba Akanni, owner/applicant

Recommend Conditional Approval To Planning Commission

8. **DR 02-106 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,800 SF single-family dwelling with a single-car garage at 511 Willard Ave. (APN 561-211-013). SFR-3 District.

Lynn Bijl, owner; Paul Hafen, applicant

Recommend Conditional Approval To Planning Commission

9. **DR 02-107 Addition To Single-family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±670 SF addition to a single-family dwelling at 5402 Victoria Ln. (APN 432-123-020). SFR-2 District.

Gwendolyn A. Easter, owner; Richard Hawley, applicant

Tentative Recommendation: Hold Over To 8/28/02

10. **DR 02-108 Additions To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new first and second floor ±1,062 SF addition at 1333 Hayes St. (APN 527-011-019). SFR-3 District.

Federico Casanares, owner/applicant

Tentative Recommendation: Conditional Approval

11. **DR 02-109 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider the construction of a ±1,440 SF second story addition to a single family residence at 923 28<sup>th</sup> Street (APN 528-141-024). SFR-3 District.

Monroe Harrison, Jr., owner/applicant

Tentative Recommendation: Conditional Approval

12. **DR 02-110 New Factory Manufactured Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to erect a new factory manufactured home at 1<sup>st</sup> St. near Ripley Ave. (APN 534-230-025). SFR-3 District.

Ascend Residential Properties, owner/applicant

Tentative Recommendation: Conditional Approval

13. **DR 02-115 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider construction of a ±103.8 SF second story deck over

an existing trellis at 5461 Carriage Drive (APN 432-122-017). SFR-2 District.  
Yulanda Williams, owner; Jerry Brown, applicant

Tentative Recommendation: Approval

## BOARD BUSINESS

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14. **Informational Items - No action to be taken**
  - a. Presentation - Architectural Refinements for Transit Village
15. **Reports of Officers, Board Members**

### Public Forum - Brown Act

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\*Items recommended for denial will not be on the Consent Calendar.

**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 5, 6, 7, 8, 9, 10, 11

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**HELD OVER ITEMS**

**1. DR 02-108 Additions To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 8/14/02 to consider a proposal to construct a new first and second floor ±1,062 SF addition at 1333 Hayes St. (APN 527-011-019). SFR-3 District.

Federico Casanares, owner/applicant

**2. DR 02-110 New Factory Manufactured Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 8/14/02 to consider a proposal to erect a new factory manufactured home at 1<sup>st</sup> St. near Ripley Ave. (APN 534-230-025). SFR-3 District.

Ascend Residential Properties, owner/applicant

**3. DR 02-115 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 8/14/02 to consider construction of a ±103.8 SF second story deck over an existing trellis at 5461 Carriage Drive (APN 432-122-017). SFR-2 District.

Yulanda Williams, owner; Jerry Brown, applicant

**4. DR 02-116 Addition And Renovation To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 8/28/02 to consider a proposal to construct a ±400 SF addition and totally renovate existing single-family dwelling and two car garage at

731 Pennsylvania St. (APN 534-072-014). SFR-3 District.

Mario V. Carrillo, owner/applicant



## NEW ITEMS

### 5. DR 02-121 New Community Center For Existing Apartment Complex

PUBLIC HEARING to consider a proposal to construct a ±2,250 SF community center as an accessory use to the existing residential apartments at 4312 Potrero Ave. (APN 509-370-028). SFR-3 District.

CBG Richmond, owner; Birba Group, Architects, applicant

Tentative Recommendation: Conditional Approval

### 6. DR 02-122 Addition To Rear of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add ±300 SF to the rear of an existing ±925 SF single-family dwelling at 2711 Center St. (APN 513-022-002). SFR-2 District.

Charles Evans, owner; Jesse Workmon, applicant

Tentative Recommendation: Conditional Approval

### 7. DR 02-124 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±3,100 SF new single-family dwelling at 234 Scenic Dr. (APN 556-131-018). SFR-2 District.

Abbas Mash, owner; Jerry Frate, applicant

Tentative Recommendation: Conditional Approval

### 8. DR 02-125 Replacements And Modifications To Historic Structure

PUBLIC HEARING to consider a proposal to replace windows and modifications to the roof pitch on an historical structure at 45 Idaho St. (APN 556-153-023). SFR-2 District.

Scott Stanfield, owner; John Romeo, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-126 New Single-Family Dwelling With Attached Garage**

PUBLIC HEARING to consider a proposal to construct a two story ±2,722 SF single-family dwelling with attached garage on Brentwood Ave. (433-510-020). SFR-1 District.

Jones Tong, owner; Randy Piona, applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-127 Roofline Modifications To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to approve modifications to the roofline of a single-family dwelling at 3140 Henderson Dr. (APN 414-062-009). SFR-3 District.

June Burdine, owner/applicant

Tentative Recommendation: Conditional Approval

**11. DR 02-128 Additions To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal for the replacement of a single car garage with a second dwelling unit above a two car garage at 1765 Pennsylvania Ave. (APN 529-262-006). SFR-3 District.

Jose Gutierrez & Ana Valadez, owner/applicant

Recommend Conditional Approval To The Planning Commission

**BOARD BUSINESS**

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**12. 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, 7, 8, 9, 10, 11, 12, 13, 14

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**HELD OVER ITEM**

**1. DR 02-109 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider the construction of a ±1,440 SF second story addition to a single family residence at 923 28<sup>th</sup> Street (APN 528-141-024). SFR-3 District.

Monroe Harrison, Jr., owner/applicant

**NEW ITEMS**

**2. DR 02-134 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,205 SF new single-family dwelling with attached garage at 903 Pennsylvania Ave. (APN 534-063-015). SFR-3 District.

Deevendr Lal, owner/applicant

Tentative Recommendation: Conditional Approval

**3. DR 02-118 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±2,128 SF single-family dwelling at 653 So. 29th St. (APN 549-201-008A). SFR-3 District.

Sergio Silva, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**4. DR 02-119 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±2,128 SF single-family dwelling at 657 So. 29<sup>th</sup> St. (APN 549-201-008B). SFR-3 District.

Sergio Silva, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**5. DR 02-132 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±1,850 SF single-family dwelling plus an attached double car garage at 15 Crest Ave. (APN 556-170-017). SFR-2 District.

Boland Mireles, owner/applicant

Tentative Recommendation: Hold Over To 11/27/02

**6. DR 02-133 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±1,380 SF single-family dwelling at 411 Duboce Ave. (APN 561-191-024). SFR-3 District.

Lawrence Ellison, owner/applicant

Tentative Recommendation: Conditional Approval

**7. DR 02-130 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±550 SF new first floor addition to a single-family dwelling at 122 Marina Wy. (APN 540-250-019). MFR-1 District.

Martha E. Ellner, owner/applicant

Tentative Recommendation: Hold Over To 10/9/02

**8. DR 02-90 To Convert Garage Into Artist's Studio**

PUBLIC HEARING to consider a proposal to convert a ±480 SF garage structure into an artist's (musician's) studio at 5907 Alameda Ave.(APN 509-110-004). MFR-1 District.

George Cole, owner/applicant

Tentative Recommendation: Conditional Approval

9. **DR 02-131 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±320 SF master bedroom addition at 111 So. 39<sup>th</sup> St. (APN 513-074-021). SFR-3 District.

Mary Terrell, owner; Miranda Marcello, applicant

Tentative Recommendation: Conditional Approval

10. **DR 02-135 To Construct A Detached Garage**

PUBLIC HEARING to consider a proposal to construct a ±320 SF detached garage at 655 33<sup>rd</sup> St. (APN 518-190-013). SFR-3 District.

Anthony Giampaolo, owner/applicant

Tentative Recommendation: Conditional Approval

11. **DR 02-166 Replacement And Redesign Of Entry Deck**

PUBLIC HEARING to consider the replacement and redesign of an entry deck at 141 Bishop Ave. (APN 558-063-010). SFR-2 District.

John Knox, owner/applicant

Tentative Recommendation: Conditional Approval

12. **DR 02-129 To Add A Second-Story Deck**

PUBLIC HEARING to consider a proposal to construct a 10' x 16' second-story deck at 2602-2606 Roosevelt Ave. (APN 515-130-020). MFR-1 District.

Katherine Malyj Santiago, owner/applicant

Tentative Recommendation: Conditional Approval

13. **DR 02-151 To Modify Roof Pitch On Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to modify the roof pitch on a single-family dwelling at 615 33<sup>rd</sup> St. (APN 518-260-012). SFR-3 District.

Linda Yakis, owner; Mario E. Navea, applicant

Tentative Recommendation: Hold Over To 10/9/02

**14. DR 02-158 To Install Awning On Historic Structure**

PUBLIC HEARING to consider a proposal to install an awning on the façade of a historic structure in Point Richmond at 105 Park Pl. (APN 558-122-033). C-1 District. Masquers Playhouse, Inc., owner; Robert C. Goshay

Tentative Recommendation: Conditional Approval

**15. Presentation**

PRESENTATION BY RICHMOND REDEVELOPMENT AGENCY on Draft Standard Home Designs for City sponsored In-fill Lot Development Program.

**BOARD BUSINESS**

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**16. Reports of Officers, Board Members**

Public Forum - Brown Act

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\*Items recommended for denial will not be on the Consent Calendar.

AGENDA  
DESIGN REVIEW BOARD  
2600 Barrett Avenue, Richmond, CA  
Council Chambers, 3rd Floor, City Hall

**Wednesday, October 9, 2002, 6:30 P.M.**

**DRB BOARD MEMBERS**

Charles G. Duncan, Chair  
Eileen Whitty  
Clifford D. Lee

Michael Woldemar, Vice Chair  
Roger Hodges  
Ted J. Smith  
Diane Bloom

**PUBLIC HEARING INFORMATION**

**Function of a Public Hearing:** A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

**Consent Calendar Items:** In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

**Public Hearing Procedure:**

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to ten minutes;
- (4) Members of the Public wishing to speak have up to three minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to three minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 10:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

**Appeals:** Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

**Exhaustion of Remedies Requirement:** 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 public hearings 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:** 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

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**HELD OVER ITEMS**

**1. DR 02-115 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/11/02 to consider construction of a ±103.8 SF second story deck over an existing trellis at 5461 Carriage Drive (APN 432-122-017). SFR-2 District.

Yulanda Williams, owner; Jerry Brown, applicant

**2. DR 02-121 New Community Center For Existing Apartment Complex**

PUBLIC HEARING HELD OVER FROM 9/11/02 to consider a proposal to construct a ±2,250 SF community center as an accessory use to the existing residential apartments at 4312 Potrero Ave. (APN 509-370-028). SFR-3 District.

CBG Richmond, owner; Birba Group, Architects, applicant

**3. DR 02-127 Roofline Modifications To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/11/02 to consider a proposal to approve modifications to the roofline of a single-family dwelling at 3140 Henderson Dr. (APN 414-062-009). SFR-3 District.

June Burdine, owner/applicant

**4. DR 0 2-128 Additions To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/11/02 to consider a proposal for the replacement of a single car garage with a second dwelling unit above a two car garage at 1765 Pennsylvania Ave. (APN 529-262-006). SFR-3 District.  
Jose Gutierrez & Ana Valadez, owner/applicant

**5. DR 02-132 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/25/02 to consider a proposal to construct a new ±1,850 SF single-family dwelling plus an attached double car garage at 15 Crest Ave. (APN 556-170-017). SFR-2 District.  
Boland Mireles, owner/applicant

**6. DR 02-130 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/25/02 to consider a proposal to construct a ±550 SF new first floor addition to a single-family dwelling at 122 Marina Wy. (APN 540-250-019). MFR-1 District.  
Martha E. Ellner, owner/applicant

**7. DR 02-90 To Convert Garage Into Artist's Studio**

PUBLIC HEARING HELD OVER FROM 9/25/02 to consider a proposal to convert a ±480 SF garage structure into an artist's (musician's) studio at 5907 Alameda Ave. (APN 509-110-004). MFR-1 District.  
George Cole, owner/applicant

**8. DR 02-158 To Install Awning On Historic Structure**

PUBLIC HEARING HELD OVER FROM 9/25/02 to consider a proposal to install an awning on the façade of a historic structure in Point Richmond at 105 Park Pl. (APN 558-122-033). C-1 District.  
Masquers Playhouse, Inc., owner; Robert C. Goshay

## NEW ITEMS

### 9. DR 02-144 Two New Attached Two-Story Single-Family Dwellings

PUBLIC HEARING to consider a proposal to construct two attached two-story single-family dwellings at the SW corner of 6<sup>th</sup> St. and Maine Ave. (APN 550-191-001). SFR-3 District (KCSP).

Richmond Neighborhood Housing Services, owner; Fred Myers, applicant  
Recommend Conditional Approval To Planning Commission

### 10. DR 02-139 Two-Story Commercial Building For Retail/Office

PUBLIC HEARING to consider a proposal to construct a ±2,000 SF two-story commercial building for retail/office at 120 Railroad Ave. (APN 558-122-017). C1 District.

Frank Oliveto, owner; Jay Betts, applicant  
Tentative Recommendation: Conditional Approval

### 11. DR 02-5R New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,080 SF single-family dwelling at 619 4<sup>th</sup> St. (APN 534-212-009). SFR-3 District.

Ed Camacho, owner/applicant  
Recommend Conditional Approval To Planning Commission

### 12. DR 02-4R New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,900 SF single-family dwelling at 525 3<sup>rd</sup> St (APN 534-271-034). MFR-1 District.

Ed Camacho, owner/applicant  
Recommend Conditional Approval To Planning Commission

### 13. DR 02-141 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,800 SF single-family dwelling at 525 Willard Ave. (APN 561-211-011). SFR-3 District.  
Ed Camacho, owner/applicant

Recommend Conditional Approval To Planning Commission

**14. DR 02-137 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,650 SF single-family dwelling with a single-car garage and tandem parking at 408 Chesley Ave. (APN 561-181-008). C-1 District.

Donald Hampton, owner; Stan Ginn, applicant

Recommendation Conditional Approval To The Planning Commission

**15. DR 02-142 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,500 SF single-family dwelling with a single-car garage and tandem parking at 231 Alamo Ave. (APN 561-172-011). SFR-3 District.

Casey Jones, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**16. DR 02-143 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a new ±1,500 SF single-family dwelling with a single-car garage and tandem parking at 239 Alamo Ave. (APN 561-172-011). SFR-3 District.

Casey Jones, owner; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**17. DR 02-138 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±589 SF addition to a single-family dwelling at 2358 McBryde Ave. (APN 528-090-004). MFR-1 District.

Kamil Loud, owner/applicant

Tentative Recommendation: Conditional Approval

**18. DR 02-140 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±393 SF rear addition to a single-family dwelling at 2858 Tulare Ave. (APN 526-300-008). SFR-3 District. Dida Gilma Rodriguez, owner/applicant

Tentative Recommendation: Conditional Approval

**19. DR 02-151 To Modify Roof Pitch On Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to modify the roof pitch at 645 33<sup>rd</sup> St. (APN 518-260-003). SFR-3 District. Blaine & Linda Yaris, owner/applicant

Tentative Recommendation: Approval

**BOARD BUSINESS**

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**20. Reports of Officers, Board Members**

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

\*Items recommended for denial will not be on the Consent Calendar.

**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

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**HELD OVER ITEMS**

**1. DR 02-133 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/25/02 to consider a proposal to construct a new ±1,380 SF single-family dwelling at 411 Duboce Ave. (APN 561-191-024). SFR-3 District.  
Lawrence Ellison, owner/applicant

**2. DR 02-130 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/9/02 to consider a proposal to construct a ±550 SF new first floor addition to a single-family dwelling at 122 Marina Wy. (APN 540-250-019). MFR-1 District.  
Martha E. Ellner, owner/applicant

**3. DR 02-139 Two-Story Commercial Building For Retail/Office**

PUBLIC HEARING HELD OVER FROM 10/9/02 to construct a ±2,000 SF two-story commercial building for retail/office at 120 Railroad Ave. (APN 558-122-017). C1 District.  
Frank Oliveto, owner; Jay Betts, applicant

## NEW ITEMS

### 4. DR 02-42 Replace 13 Buildings With 4 New Life Science Buildings

PUBLIC HEARING to consider a proposal to replace 13 R&D buildings containing ±152,307 SF with four (4) new life-science buildings containing ±360,000 SF and renovation of two existing lab/office buildings totaling 113,000 SF and site improvements at 1240 & 1260 S. 47<sup>th</sup> St. (APNs 560-050-016, 017) in Knox /Cutting Specific Plan area, R&D/Light Industry/Heavy Industry Districts. Astra Zeneca Inc., owner; Simeon Properties, applicant

Recommend Conditional Approval To Planning Commission:

### 5. DR 02-152 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new 1,680 SF two-story single-family dwelling on a vacant lot on Welcome Ave. (APN 549-020-016). SFR-3 District.

Jaime Chavez, owner; Paul Hafen, applicant

Tentative Recommendation: Conditional Approval

### 6. DR 02-149 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add a ±627 SF addition to a single-family dwelling at 345 Western Dr. (APN 558-030-003). SFR-2 District. David Anaker, owner; Ron Nicolino, applicant

Tentative Recommendation: Conditional Approval

### 7. DR 02-154 Rear Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to add a ±612 SF rear addition of three bedrooms, one bath room and family room to a single-family dwelling at 1405 Hellings Ave. (APN 530-170-014). MFR-1 District.

Brenda Mendieta, applicant/owner

Tentative Recommendation: Conditional Approval

**8. DR 02-147 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±575 SF rear addition to a single-family dwelling at 135 S. 9<sup>th</sup> St. (APN 550-222-007). SFR-3 District. Sofia Pareja, owner; Jesus Mata, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-148 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±525 SF second-story addition for a family room, master bedroom and bath to a single-family dwelling at 1802 Florida Ave. (APN 544-092-006). SFR-3 District. Maxine Cotright, owner/applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-146 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±444 SF addition to a single-family dwelling at 1714 San Benito St. (APN 507-070-029). SFR-3 District.

Lewis Jacobson, owner; Bruce Brubaker, applicant

Tentative Recommendation: Conditional Approval

**11. DR 02-145 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±430 SF addition to a single-family dwelling at 876 Yuba St. (APN 523-084-017). SFR-3 District.

Rosa & Percy Scandoval, owners; Marc Ashkenas, applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-150 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±430 SF addition to a single-family dwelling at 1552 Mariposa St. (APN 508-231-019). SFR-3 District.

Ruby Grayson, owner; Gordon Peebles, applicant



Tentative Recommendation: Conditional Approval

**13. DR 02-153 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±353 SF addition to a single-family dwelling at 6117 San Jose Ave. (APN 510-114-012) . SFR-3 District.

Emmogene Barrentine, (Conservator); Roger Habig, applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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**14. Reports of Officers, Board Members**

Public Forum - Brown Act

Anyone who wishes to address the Design Review Board 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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AGENDA  
DESIGN REVIEW BOARD  
2600 Barrett Avenue, Richmond, CA  
Council Chambers, 3rd Floor, City Hall

**Wednesday, November 13, 2002**

**DRB BOARD MEMBERS**

Charles G. Duncan, Chair  
Eileen Whitty  
Clifford D. Lee

Michael Woldemar, Vice Chair  
Roger Hodges  
Ted J. Smith  
Diane Bloom

**PUBLIC HEARING INFORMATION**

**Function of a Public Hearing:** A public hearing is intended to inform the public of proposals and to enable members of the public to present relevant information and viewpoints before Design Review Board action.

**Consent Calendar Items:** In order to allow the Design Review Board to complete their reviews within the time they have offered to serve, applications that are considered routine will be placed on the consent calendar with a staff recommendation to approve, conditionally approve or to continue the item to the next meeting. The Board may act in one motion to adopt the staff recommendations on those items. Before voting on the consent calendar, the Chair will ask if any members of the public wish to speak on any of the items on the consent calendar. If you wish to speak on an item on the consent calendar, you need to rise and request that it be removed from the consent calendar. The item will then be discussed in the numerical order in which it appears. Staff and Board members may also remove items from the consent calendar.

**Public Hearing Procedure:**

- (1) Chair opens the hearing;
- (2) City staff identifies project being reviewed and presents a preliminary analysis;
- (3) Applicant explains proposal for up to ten minutes;
- (4) Members of the Public wishing to speak have up to three minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to three minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
- (8) City staff presents its summary and recommendations;
- (9) The Board discusses the application and votes to approve, approve in modified form, continue or deny the application or to make such a recommendation to the Planning Commission when the action of the Planning Commission is also required;
- (10) The Chair informs the audience of the Board's action.

If all items are not completed by 10:00 pm, the items remaining will be continued to the next meeting unless the Board votes to extend the meeting.

**Appeals:** Decisions of the Design Review Board may be appealed to the City Council within ten days. Appeals are submitted to the City Clerk and must state the reasons the action is considered to in error. If action is required by the Planning Commission on the proposal, the decision will be made by the Planning Commission in consideration of the Design Review Board recommendation. Planning Commission decisions are also appealable to the City Council.

**Exhaustion of Remedies Requirement:** 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 public hearings 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:** 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18

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**HELD OVER ITEMS**

**1. DR 02-132 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/9/02 to consider a proposal to construct a new ±1,850 SF single-family dwelling plus an attached double car garage at 15 Crest Ave. (APN 556-170-017). SFR-2 District.  
Boland Mireles, owner/applicant

**2. DR 02-5R New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/9/02 to consider a proposal to construct a ±2,080 SF single-family dwelling at 619 4<sup>th</sup> St. (APN 534-212-009). SFR-3 District.  
Ed Camacho, owner/applicant

**3. DR 02-4R New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/9/02 to consider a proposal to construct a ±1,900 SF single-family dwelling at 525 3<sup>rd</sup> St (APN 534-271-034). MFR-1 District.  
Ed Camacho, owner/applicant

**4. DR 02-141 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/9/02 to consider a proposal to construct a ±1,800 SF single-family dwelling at 525 Willard Ave. (APN 561-211-011). SFR-3 District.  
Ed Camacho, owner/applicant

## NEW ITEMS

### 5. DR 02-95 Historic Rehabilitation of Ford Assembly Plant

PUBLIC HEARING to consider drawings addressing added conditions for the rehabilitation of the Ford Assembly Plant at 1414 Harbour Way So. (APN 560-270-056). Mixed Use District, Knox-Cutting Specific Plan.

City of Richmond, owner; Assembly Plant Partners, applicant

Tentative Recommendation: Conditional Approval

### 6. DR 02-160 Remodel And Add Office Space And Meeting Rooms To Church

PUBLIC HEARING to consider a proposal to remodel and add  $\pm 5,000$  SF of office space and meeting rooms to an existing church at 662 So. 52<sup>nd</sup> St. (APN 513-395-023). SFR-3 District.

St. John Missionary Baptist Church, owner; Paul Kelly, architect, applicant

Recommend Conditional Approval To Planning Commission

### 7. DR 02-155 Addition To An Existing Industrial Building

PUBLIC HEARING to consider a proposal to add  $\pm 2,750$  SF to an existing 0034  $\pm 1,375$  Industrial building at 617 South 13<sup>th</sup> St. (APN 544-352-006, 022). M-2 District.

Scott Johnson, owner; Stong & Associates, applicant

Recommend Conditional Approval To Planning Commission

### 8. DR 02-165 Modify Roofline On Single-Family Dwelling

PUBLIC HEARING to consider a proposal to modify the roofline of a  $\pm 829$  SF single-family dwelling at 635 26<sup>th</sup> St. (APN 515-05-0004). SFR-3 District.

Manual Valentin, owner; Erol Yildiz, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-162 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±575 SF addition to a single-family dwelling at 2611 Rheem Ave. (APN 527-150-025). SFR-3 District.

Amber Chanthalith, owner; Northcal Construction, applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-159 Rear Addition And Conversion To Warehouse**

PUBLIC HEARING to consider a proposal to add a ±542 SF rear addition and convert an existing warehouse building into a single-family dwelling at 3130 Florida Ave. (APN 513-036-018). SFR-3 District.

Kathleen Y. Greinke, owner/applicant

Tentative Recommendation: Conditional Approval

**11. DR 02-170 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±504 addition to a single-family dwelling at 886 Carlson Blvd. (APN 509-390-013). Knox-Cutting Specific Plan.

Charles H. Polk, owner/applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-157 Patio Cover With Rear Enclosure To Single-Family Dwelling**

PUBLIC HEARING to consider the construction of a 19' x 32' patio cover with a 16' x 18' screen enclosure to the rear of an existing dwelling at 1345 Fascination Cir. (APN 433-422-019). SFR-3 District.

Onofre & Laticia Favis, owners; Century Patio Village, applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-164 To Legalize Detached Building For Second Dwelling Unit**

PUBLIC HEARING to consider the legalization of a ±480 SF detached building for a second dwelling unit and a ±100 SF addition to an existing garage at 1457 Kelsey St. (APN 561-181-014). C-1 District.

Barbarita Castaneda, owner/applicant

Recommend Conditional Approval To Planning Commission

**14. DR 02-161 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±450 SF rear addition to a single-family dwelling at 2507 Humphrey Ave. (APN 527-200-019). SFR-3 District. Sackdavong Khamneck, owner; North Cal Construction, applicant  
Tentative Recommendation: Conditional Approval

**15. DR 02-169 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±441 SF rear addition to an existing single-family dwelling at 452 2<sup>nd</sup> St. (APN 538-050-027). SFR-3 District. Chinwe Okoli, owner/applicant  
Tentative Recommendation: Conditional Approval

**16. DR 02-167 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±400 SF carport to a single-family dwelling at 661 33<sup>rd</sup> St. (APN 518-190-012). SFR-3 District. Lauren Ari, owner/applicant  
Tentative Recommendation: Conditional Approval

**17. DR 02-163 Legalize Addition To Single-Family Dwelling**

PUBLIC HEARING to consider the legalization of a ±352 SF addition to a single-family dwelling at 138 16<sup>th</sup> St. (APN 540-230-025). MFR-3 District. Andres Acosta, owner/applicant  
Tentative Recommendation: Conditional Approval

**18. DR 02-168 To Construct Storage Shed In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a storage shed in the rear yard at 633 6<sup>th</sup> St. (APN 534-201-034). SFR-3 District. Armanro Austin Gil, owner/applicant  
Tentative Recommendation: Conditional Approval

**19. PRESENTATION**

PRESENTATION of draft adjustments to zoning development standards and pattern book designs for in-fill single family developments.  
Richmond Redevelopment Agency, applicant

**20. PRESENTATION**

PRESENTATION and Study Session regarding a 134 single-family residential development on Atlas Road.  
Pinole Point Properties II, LLC, owner; Norris Canyon Associates, LLC, applicant

**BOARD BUSINESS**

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21. Reports of Officers, Board Members

Public Forum - Brown Act

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AGENDA  
DESIGN REVIEW BOARD  
2600 Barrett Avenue, Richmond, CA  
Council Chambers, 3rd Floor, City Hall

**Wednesday, November 27, 2002, 6:30 P.M.**

**DRB BOARD MEMBERS**

Charles G. Duncan, Chair  
Eileen Whitty  
Clifford D. Lee

Michael Woldemar, Vice Chair  
Roger Hodges  
Ted J. Smith  
Diane Bloom

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- (5) Applicant may respond to specific allegations made for up to three minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
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**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 4, 5, 6, 7, 8, 9

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**HELD OVER ITEMS**

**1. DR 02-147 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/23/02 to consider a proposal to add a ±575 SF rear addition to a single-family dwelling at 135 S. 9<sup>th</sup> St. (APN 550-222-007). SFR-3 District.

Sofia Pareja, owner; Jesus Mata, applicant

**2. DR 02-148 Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/23/02 to consider a proposal to add a ±525 SF second-story addition for a family room, master bedroom and bath to a single-family dwelling at 1802 Florida Ave. (APN 544-092-006). SFR-3 District.

Maxine Cotright, owner/applicant

**3. DR 02-160 Remodel, Add Office Space And Meeting Rooms To Church**

PUBLIC HEARING HELD OVER FROM 11/13/02 to consider a proposal to remodel and add ±5,000 SF of office space and meeting rooms to an existing church at 662 So. 52<sup>nd</sup> St. (APN 513-395-023). SFR-3 District.

St. John Missionary Baptist Church, owner; Paul Kelly, architect, applicant

## NEW ITEMS

### 4. DR 01-172 To Construct Ethanol Storage Tank

PUBLIC HEARING to consider a proposal to construct a 48 feet in diameter, 48 feet tall, ethanol storage tank (working capacity 12,496 barrels or 524,832 gallons) on ±15,000 SF at 155 Castro St. (APN 561-100-040). M-3 Heavy Industrial District.

Skip Bradlee, owner; Mark Piersante, applicant

Tentative Recommendation: Recommend To The Planning Commission

### 5. DR 02-172 Two Story Addition In Rear Yard Of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,476 SF two-story addition in the rear yard at 3097 Erla Wy. (APN 414-021-002). SFR-3 District. Earl H. Bill Jr. owner/applicant

Tentative Recommendation: Conditional Approval

### 6. DR 02-174 Second Story Addition, Extend Kitchen, & Add 2-Car Garage

PUBLIC HEARING to consider a proposal to construct a ±1,008 SF second story addition, extend kitchen, and construct new two car garage at 3315 Maricopa Ave. (APN 526-150-014). SFR-3 District.

Phil Felix, owner; Walter A. Connolly, applicant

Tentative Recommendation: Recommend To The Planning Commission

### 7. DR 02-173 Rear Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±624 SF rear addition to an existing dwelling at 945 33<sup>rd</sup> St. (APN 524-070-010). SFR-3 District.

Cynthia Holloway, owner; applicant

Tentative Recommendation: Conditional Approval

**8. DR 02-175 Clerestory Window Area On Roof Of Existing Building**

PUBLIC HEARING to consider a proposal to construct a ±432 SF clerestory window area on the roof of an existing building at 244-248 S. 24<sup>th</sup> St. (APN 549-020-013). Knox Cutting Specific Plan, Light Industrial District.

Welton Rotz, owner/applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-180 Patio Enclosure In Rear Of Property**

PUBLIC HEARING to consider a proposal to construct a ±280 SF patio enclosure at the rear of the property at 3002 O'Brien Rd. (APN 414-234-012). SFR-3 District.

Loris Moore, owner/applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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10. Discussion regarding January's Meeting Dates

11. Reports of Officers, Board Members

Public Forum - Brown Act

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\*Items recommended for denial will not be on the Consent Calendar.

**ROLL CALL**

**INTRODUCTIONS**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 4, 5, 6, 7, 8, 9, 11, 12, 13

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**HELD OVER ITEMS**

**1. DR 02-95 Historic Rehabilitation of Ford Assembly Plant**

PUBLIC HEARING HELD OVER FROM 11/13/02 to consider drawings addressing added conditions for the rehabilitation of the Ford Assembly Plant at 1414 Harbour Way So. (APN 560-270-056). Mixed Use District, Knox-Cutting Specific Plan. City of Richmond, owner; Assembly Plant Partners, applicant

**2. DR 02-147 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 11/27/02 to consider a proposal to add a ±575 SF rear addition to a single-family dwelling at 135 S. 9<sup>th</sup> St. (APN 550-222-007). SFR-3 District. Sofia Pareja, owner; Jesus Mata, applicant

**NEW ITEMS**

**3. DR 02-171 New Single Story Attached Duplex**

PUBLIC HEARING to consider a proposal to construct a single story attached duplex with a total area of ±2,674 SF at 659 4<sup>th</sup> St. (APN 534-212-004). SFR-3 District.

Bennie Williams, owner; Shermon Workmon, applicant

Recommend Denial Without Prejudice To The Planning Commission

**4. DR 02-181 New Metal Storage Building**

PUBLIC HEARING to consider a proposal to construct a ±1,920 SF metal storage building at 3999 Lakeside Dr. (APN 405-371-005). M-1 District.  
EBMUD, owner/applicant

Tentative Recommendation: Conditional Approval

**5. DR 02-177 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,550 SF single-family dwelling at 524 3<sup>rd</sup> St. (APN 534-280-003). SFR-3 District.  
Edson Camacho, owner/applicant

Recommend Approval To The Planning Commission

**6. DR 02-178 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,200 SF single-family dwelling at 855 9<sup>th</sup> St. (APN 534-031-021). SFR-3 District.  
Edson Camacho, owner/applicant

Tentative Recommendation: Continue To 1/15/03

**7. DR 02-184 Two-Story Addition To The Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±836 SF two-story addition to the rear of a single-family dwelling at 2825 Gaynor Ave. (APN 528-200-024). SFR-3 District.

Miguel Ceja, Owner/applicant

Tentative Recommendation: To Be Re-noticed

**8. DR 02-182 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±740 SF addition to a single-family dwelling at 2213 Hellings Ave. (APN 530-210-021). SFR-3 District.

Fidel Gutierrez, owner/applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-183 One Story Addition To The Rear Of Single Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±680 SF one story addition to the rear of a single-family dwelling at 718 Amador St. (APN 523-062-022). SFR-3 District. Mr. & Mrs. Anthony Freeman. Owner; Mary Bull-Ransom, applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-156 Detached Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to add a ±640 SF detached second dwelling unit at 1028 Pennsylvania St. (APN 534-142-008). SFR-3 District. Martin Andrade, owner; Amalea Andrade, applicant

Tentative Recommendation: Deny Without Prejudice

**11. DR 02-186 Addition To Single-family Dwelling & Replacement Of Deck**

PUBLIC HEARING to consider a proposal to add a ±300 SF addition and replace an existing deck in the rear at 1123 Parkridge Dr. (APN 426-341-007). SFR-3 District. Dianna Cash, owner; Shermon, Workmon, applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-179 To Legalize A Detached Accessory Structure**

PUBLIC HEARING to legalize a ±264 SF detached accessory structure to be used for a gymnasium at 1403 Gaynor Ave. (APN 529-110-017). MFR-3 District.

Miguel Yepez, owner/applicant

Tentative Recommendation: Continue to 1/15/03

**13. DR 02-212 Masonry Block Building On Front Property Line**

PUBLIC HEARING to consider a proposal to construct a ±1,152 SF masonry block building on the front property line at 531 A St. (APN 534-250-008). M-2 Light Industrial District.

Douglas Pryne, owner/applicant

Tentative Recommendation: Conditional Approval

14. **PRESENTATION** of proposed changes to the residential fencing ordinance.  
Richmond Planning Staff

## BOARD BUSINESS

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15. Reports of Officers, Board Members

### Public Forum - Brown Act

Anyone who wishes to address the Design Review Board 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 Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

\*Items recommended for denial will not be on the Consent Calendar.