

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

**Wednesday, January 15, 2003, 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:** 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

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**HELD OVER ITEMS**

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

PUBLIC HEARING HELD OVER FROM 11/27/02 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

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

PUBLIC HEARING HELD OVER FROM 12/11/02 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

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

PUBLIC HEARING HELD OVER FROM 12/11/02 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

## NEW ITEMS

### 4. DR 00-141L To Consider Landscaping For Warehouse Building

PUBLIC HEARING to consider landscaping for ±14,000 SF warehouse building that was conditionally on 2/13/02 at 102 & 108 Cutting Blvd. (APN 560-290-004). Port Maritime District of Knox/Cutting Specific Plan Area.

IMTT – Richmond, owner; Lux International, applicant

Tentative Recommendation: Conditional Approval

### 5. DR 02-194 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,640 SF single-family dwelling on a vacant lot on Sanford Ave. (APN 561-232-016). SFR-3 District.

Leck Soungpanya, owner/applicant

Tentative Recommendation: Conditional Approval

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

PUBLIC HEARING to consider a proposal to construct a ±1,790 SF single-family dwelling with a one-car garage and the second uncovered parking space provided in the driveway at 619 Fourth St. (APN 534-212-009) SFR-3 District. Ed Camacho, owner/applicant.

Recommend Conditional Approval To Planning Commission

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

PUBLIC HEARING to consider a proposal to construct a ±1,701 single-family dwelling with a one-car garage and the second uncovered parking space provided in the driveway on Third Street between Barrett & Ripley Avenues. (APN 534-271-034). SFR-3 District.

Edson Camacho, owner/applicant

Recommend Conditional Approval To Planning Commission

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

PUBLIC HEARING to consider a proposal to construct a ±1,690 SF single-family dwelling with a one car garage and the second uncovered parking space provided in the driveway on Willard Avenue between Leo & Kelsey Streets. (APN 561-211-011). SFR-3 District.

Edson Camacho, owner/applicant

Recommend Conditional Approval To Planning Commission

**9. DR 02-185 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,512 SF single-family dwelling at 1265 Kelsey St. (APN 561-211-007). SFR-3 District.

Edson Camacho, owner/applicant

Tentative Recommendation: Continue To 2/12/03

**10. DR 02-184 Two-Story Addition To Rear Of A 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: Conditional Approval

**11. DR 02-189 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±700 SF addition to a single-family dwelling at 5027 Garvin Ave. (APN 532-032-015). SFR-3 District.

Thomas Tallerico, owner/applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-190 Proposal To Construct An Art Studio**

PUBLIC HEARING to consider a proposal to construct a ±386 SF art studio at 5104 Barrett Ave. (APN 519-271-031). SFR-3 District.

Elizabeth Kudo, owner/applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-191 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a 11.3' tall, ±385 SF addition to the rear of an existing single-family dwelling at 1626 Carlson Blvd. (APN 508-222-014). SFR-3 District.

In Sung Chang, owner; William Coburn, applicant

Tentative Recommendation: Conditional Approval

**14. DR 02-192 Addition To The Rear of A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±350 SF to the rear of a single-family dwelling at 712 11<sup>th</sup> St. (APN 534-052-002). SFR-District.

Mt. Sinai Missionary Baptist Church, owner; Hana Mori, applicant

Tentative Recommendation: Conditional Approval

**15. DR 02-188 Second-Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±200 SF second story deck to an existing single-family dwelling at 467 Carlston St. (APN 519-250-016). SFR-3 District.

James & Judith Sanders, owners/applicants

Tentative Recommendation: Conditional Approval

**16. DR 02-193 Proposed Changes To A Historical Contributing Structure**

PUBLIC HEARING to consider a proposal to enclose a ±166 SF second story deck and convert a portion of an existing second story commercial space to a residential studio on a historical contributing structure at 110-114 Washington Ave. (APN 558-140-002). C-1 District.

Marcia Hammond, owner; Dennis Fox, applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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**17. 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:**

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**HELD OVER ITEMS**

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

PUBLIC HEARING HELD OVER FROM 12/11/02 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 02-171 New Single Story Attached Duplex**

PUBLIC HEARING HELD OVER FROM 12/11/02 to consider a proposal to construct a single story attached duplex with a total area of  $\pm 2,674$  SF at 659 4<sup>th</sup> St. (APN 534-212-004). SFR-3 District. Bennie Williams, owner; Shermon Workmon, applicant

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

PUBLIC HEARING HELD OVER FROM 12/11/02 to consider a proposal to construct a  $\pm 1,152$  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

## NEW ITEMS

### 4. DR 02-202 Commercial Drive Thru Restaurant Structure

PUBLIC HEARING to consider a proposal to construct a ±3,148 SF commercial drive thru restaurant structure at 12319 San Pablo Ave. (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant

Tentative Recommendation:

### 5. DR 02-195 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±3,300 SF single-family dwelling on a vacant lot on Capital Hill Ave. (APN 419-191-002). SFR-2 District. Sandeep Gahla, owner/applicant

Tentative Recommendation:

### 6. DR 02-197 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±3,242 SF single-family dwelling at 190 Mitey Mite Ct. (APN 433-510-009). SFR-1 District.

Duane A. Bartels, owner; Carlos Valero, applicant

Tentative Recommendation:

### 7. DR 02-198 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,800 single-family dwelling at 1400 Block of York St. (APN 561-172-015). SFR-3 District.

Itales Rodrigues, owner/applicant

Tentative Recommendation:



**8. DR 02-203 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a two-story rear addition of ±1,794 SF to a single-family dwelling at 420 S. 7<sup>th</sup> St. (APN 550-251-015). Knox Cutting Specific Plan (SFR-3 District).

Wesley Stean, owner; Alton Jefferson, applicant

Tentative Recommendation:

**9. DR 02-199 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,284 SF one-story single-family dwelling at 757 9<sup>th</sup> St. (APN 534-071-027). SFR-3 District.

Ron Ibeke, owner; Paul Hafen, applicant

Tentative Recommendation:

**10. DR 02-17R One Story Addition To Single-Family Dwelling**

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

Fernando Barboza, owner/applicant

Tentative Recommendation:

**11. DR 02-200 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±625 SF addition to a single-family dwelling at 1926 Barrett Ave. (APN 514-130-003). MFR-3 District.

Samuel Hernandez, owner/applicant

Tentative Recommendation:

**12. DR 02-204 Patio Covering**

PUBLIC HEARING to consider a proposal to construct a ±366 SF patio covering at 1509 26<sup>th</sup> St. (APN 527-082-009). SFR-3 District.

Reinhard Holst, owner/applicant

Tentative Recommendation:

**13. DR 02-201 Addition To An Existing Garage**

PUBLIC HEARING to consider a proposal to add a ±350 SF addition to an existing detached garage at 522 Willard Ave. (APN 561-212-010). SFR-3 District.  
Lacell Lopez, owner; David Rodriguez, applicant

Tentative Recommendation:

**BOARD BUSINESS**

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PUBLIC HEARING HELD OVER FROM 12/11/02 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

**2. DR 02-194 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,640 SF single-family dwelling on a vacant lot on Sanford Ave. (APN 561-232-016). SFR-3 District.  
Leck Soungpanya, owner/applicant

**3. DR 02-185 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,512 SF single-family dwelling at 1265 Kelsey St. (APN 561-211-007). SFR-3 District.  
Edson Camacho, owner/applicant

## NEW ITEMS

### 4. DR 02-216 To Construct Auto Dealership Car Storage

PUBLIC HEARING to consider a proposal to construct a ±14,700 SF auto dealership car storage near Blume Drive and Auto Plaza (APN 405-290-024). C-3 District.

Hanlees Dealership Group, owner; Bruce Nemanic, applicant

Tentative Recommendation: Conditional Approval

### 5. DR 02-206 New Hillside Development

PUBLIC HEARING to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Tentative Recommendation: Hold Over To 3/12/03

### 6. DR 02-220 Single-Family Dwelling Units In New Subdivision

PUBLIC HEARING to consider a proposal to construct a ±4,000 SF 68 single-family dwelling units near Giant Highway and Atlas Road (APN 405-270-009). MFR-2 District.

Pinole Point Properties II, LLC, owner; Norric Canyon Assoc. LLC, applicant

Tentative Recommendation: Conditional Approval

### 7. DR 02-205 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±2,760 SF single-family dwelling at 2520 Emeric Avenue(APN 527-112-007). SFR-3 District.

Ramon Chan,owner/applicant

Recommend Conditional Approval To Planning Commission

**8. DR 02-209 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,700 SF two-story dwelling at 130 E. Scenic Avenue (APN 556-163-006). SFR-2 District.  
Randy Chandler, owner/applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-55 Five New Single-Family Dwellings**

PUBLIC HEARING to consider a proposal to construct five single-family dwellings with ±2,150 SF each on the north side of Nevada Street westerly of Alvarado Street (APN 556-121-016). SFR-2 District.  
Michael O'Mahoney, owner; Gregory Smith, applicant

Recommend Conditional Approval To Planning Commission

**10. DR 02-219 Single-Family Dwelling Units In New Subdivision**

PUBLIC HEARING to consider a proposal to construct 134 single-family dwelling units ±2,000 SF near Giant Highway and Atlas Road (APN 405-270-009) (portion). MFR-2 District.  
Pinole Point Properties II, LLC, owner/applicant; Norric Canyon Assoc. LLC, applicant

Tentative Recommendation: Conditional Approval

**11. DR 02-213 Second Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±812 second story addition on existing single-family dwelling at 603 Sonoma Street (APN 520-172-009).  
SFR-3 District.  
Molly Keating, owner/applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-208 Detached two-car Garage With Storage Space**

PUBLIC HEARING to consider a proposal to construct a ±770 SF detached two-car garage with storage space at 2970 DeAnza Drive (APN 431-121-011). SFR-3 District.

Jesse Sutherland, owner/applicant

Tentative Recommendation: Conditional Approval

**13. DR 02-207 One Story Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±622 SF one story addition to the rear of a single-family dwelling at 1315 Chanslor Avenue (APN 540-260-018).

MFR-1 District.

Angelica Zavaleta, owner; Donald L. Blayney & Assoc., applicant

Tentative Recommendation: Conditional Approval

**14. DR 02-210 Rear Addition And Carport To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a rear addition of ±457 SF to a single-family dwelling as well as a single carport at 665 Third Street (APN 534-221-028).

SFR-3 District.

Dave & Monica Taylor, owner; Gensis General Bldg. Contractor, applicant

Tentative Recommendation: Conditional Approval

**15. DR 02-214 Detached Workshop On Single-Family Lot**

PUBLIC HEARING to consider a proposal to construct a ±382 SF detached workshop on a single-family lot at 5126 Simoni Court (APN 433-340-029).

SFR-3 District.

Leo J. Nice, owner/applicant

Tentative Recommendation: Coinditional Approval

**16. DR 02-40R Second Story Deck To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±155 SF second story deck to the rear of the single-family dwelling at 3901 Jenkins Way (APN 408-054-002).

SFR-3 District.

Jelani Dotson, owner/applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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

## HELD OVER ITEMS

### 1. DR 02-202 Commercial Drive Thru Restaurant Structure

PUBLIC HEARING HELD OVER FROM 1/29/03 to consider a proposal to construct a ±3,148 SF commercial drive thru restaurant structure at 12319 San Pablo Ave. (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant

### 2. DR 02-195 New Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/29/03 to consider a proposal to construct a ±3,300 SF single-family dwelling on a vacant lot on Capital Hill Ave. (APN 419-191-002). SFR-2 District.

Sandeep Gahla, owner/applicant

### 3. DR 02-200 Addition To Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 1/29/03 to consider a proposal to add a ±625 SF addition to a single-family dwelling at 1926 Barrett Ave. (APN 514-130-003). MFR-3 District.

Samuel Hernandez, owner/applicant



## NEW ITEMS

### 4. DR 02-36R Mixed Use Development Of S.F. Homes And Apartment Units

PUBLIC HEARING to consider a proposal for site development and building architectural refinements for a mixed use development consisting of 91 single-family homes, ±23,000 SF of retail and 432 apartment units on a ±35 acre parcel between the Richmond Parkway, Hilltop Drive and San Pablo Avenue. (APN 405-050-072-075). C-3 District.

Vista Hills Development LLC, owner; Essex Properties Trust, Santa Clara Valley Housing Group, applicant

Tentative Recommendation: Conditional Approval

### 5. SV 03-1 Sign Variance And Program For A Commercial Center

PUBLIC HEARING to consider a proposal for a Sign Variance and program for a commercial center to allow installation of various business identification, monument, wall and accessory signs in excess of allowances of the Freeway Proximity regulations of the City of Richmond Sign Ordinance at the Southeast corner of the Richmond Parkway and Atlas Road. C-3 District.

Vista Hills Partner LLC, owner; Hopkins Realty, applicant

Tentative Recommendation: Conditional Approval

### 6. DR 02-222 Two-Story Duplex With Ground Level Parking

PUBLIC HEARING to construct a ±3,270 SF two-story duplex with ground level parking at 215 15<sup>st</sup> St. (APN 540-140-015). Urban High Density City Center Specific Plan

Mardonio Obeso, owner/applicant

Tentative Recommendation: Conditional Approval

**7. DR 02-221 Two-Story Garage/Two Bedroom Addition And Rear Addition**

PUBLIC HEARING to consider a proposal to construct a ±992 SF two-story garage/ two bedroom addition and a ±324 SF rear addition at 2212 Carlson Blvd. (APN 507-190-003). SFR-3 District, Low Density Residential Knox/Cutting Specific Plan.

Mr. & Mrs. Edward LaBuy, owners; Cerletti Construction, applicant

Tentative Recommendation: Conditional Approval

**8. DR 02-217 Five Classroom Buildings And One Modular Building**

PUBLIC HEARING to consider a proposal to install five 960± SF modular classroom buildings, one ±1,152 SF modular administration building and make other related site improvements for a child development center at 485 Lucas Ave. (APN 534-024-013, -015, -018 & -019. SFR-3 District.

West County YMCA, owner; Michael Woldemar, applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-225 Rear Addition To Existing S. F. Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±600 SF rear addition to an existing single-family dwelling at 436 Pennsylvania Ave. (APN 534-113-006). SFR-3 District.

Santos Sismai DeLeon, owner; Daniel Flores, applicant

Tentative Recommendation: Conditional Approval

**10. DR 02-196 Second Unit Over A Two Car Garage In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ±580 SF second dwelling unit over a two car garage in the rear yard of 446 Pennsylvania Ave. (APN 534-113-007). SFR-3 District.

Heber Benjamin, owner/applicant

Recommend Conditional Approval To Planning Commission

**11. DR 02-224 Patio Enclosure**

PUBLIC HEARING to consider a proposal to construct a ±384 SF patio enclosure in the rear of an existing single-family dwelling at 4732 Buckboard Wy.

(APN 432-101-009). SFR-2 District.

Steve Coker, owner; Glen Skidmore, applicant

Tentative Recommendation: Conditional Approval

**12. DR 02-223 Modify Exterior Of Historical District Structure**

PUBLIC HEARING to consider a proposal to modify the exterior of a Point Richmond Historical District contributing structure at 34 Montana St.

(APN 556-153-007). SFR-2 District.

Russel Shearer, owner/applicant

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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

**HELD OVER ITEMS**

**1. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 2/12/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.  
Stephen Graham, owner/applicant

**2. DR 02-205 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 2/12/03 to consider a proposal to construct a ±2,760 SF single-family dwelling at 2520 Emeric Avenue(APN 527-112-007). SFR-3 District.  
Ramon Chan,owner/applicant

**3. DR 02-209 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 2/12/03 to consider a proposal to construct a ±2,700 SF two-story dwelling at 130 E. Scenic Avenue (APN 556-163-006). SFR-2 District.  
Randy Chandler, owner/applicant

## NEW ITEMS

### 4. DR 03-27 28 Unit Mutual Housing Development

PUBLIC HEARING to consider a proposal to construct a 28 unit mutual housing development at 802 Chesley Ave. (APN 561-251-003). MFR-1 District.  
Community Housing & Development Corp. of North Richmond, owner/applicant  
Tentative Recommendation: Conditional Approval

### 5. DR 02-228 New Two Story Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a new two story ±1,913 SF single-family residence with attached garage at 5420 Highland Ave. (APN 508-012-002). MFR-1 District.  
James Chavez, owner; Paul Hafen, applicant  
Tentative Recommendation: Conditional Approval

### 6. DR 03-6 New Two Story Single-Family Dwelling

PUBLIC HEARING to consider a ±1,800 SF two story single-family residence at 629 - 39<sup>th</sup> St. (APN 518-320-008). SFR-3 District.  
Lloyd and Linda Cunningham, owners/applicants  
Recommend Conditional Approval To Planning Commission

### 7. DR 02-141 Single-Family Dwelling, With One Car Garage

PUBLIC HEARING to consider a proposal to construct a new single-family dwelling with a one-car garage and the second parking space provided in the driveway at 525 Willard Ave. (APN 561-211-011). SFR-3 District.  
Ed Camacho, owner/applicant  
Tentative Recommendation: Conditional Approval

**8. DR 02-4R Single-Family Home With One Car Garage**

PUBLIC HEARING to consider a proposal to construct a new single-family dwelling with a one-car garage and the second parking space provided in the driveway at 521 Third St. (APN 534-271-034). SFR-3 District.

Ed Camacho, owner/applicant

Tentative Recommendation: Conditional Approval

**9. DR 02-5R Single-Family Home With One Car Garage**

PUBLIC HEARING to consider a proposal to construct a new single-family dwelling with a one-car garage and the second parking space provided in the driveway at 619 Fourth St. (APN 534-212-009). SFR-3 District.

Ed Camacho, owner/applicant

Tentative Recommendation: Conditional Approval

**10. DR 03-4 New Single-Family Dwelling**

PUBLIC HEARING to consider the construction of a new single-family dwelling at East Scenic Ave. (APN 556-163-005). SFR-2 District.

Leopoldo and Joyce Lopez, owners/applicants

Tentative Recommendation: Hold Over To 4/9/03

**11. DR 02-232 Raising Structure And New 1<sup>st</sup> Floor Addition**

PUBLIC HEARING to consider raising the home and constructing a new 1<sup>st</sup> floor at 1314 South 58<sup>th</sup> St. (APN 508-380-018). SFR-3 District.

John Erickson/Jane Stenmark, owners/applicants

Tentative Recommendation: Conditional Approval

**12. DR 02-230 Two Story Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal for a 900 SF, two story addition to the rear of an existing single-family dwelling at 427 31<sup>st</sup> St. (APN 516-150-010). MFR-3 District.

Paul Oda, owner/applicant

This Item Has Been Withdrawn By The Applicant

**13. DR 02-229 Sunroom Addition**

PUBLIC HEARING to consider a proposal to construct a 600 SF sunroom addition to an existing dwelling at 4031 Minuet Circle (APN 414-321-035). MFR-1 District. Joseph Jones, Owner; Four Seasons Sunrooms, applicant  
Tentative Recommendation: Conditional Approval

**14. DR 03-3 Addition To Rear Of An Existing Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a 468 SF addition to the rear of an existing single-family dwelling at 715 Lassen Ave. (APN 523-052-012). SFR-3 District.  
Erich Richenbach, owner; R.J. Reynolds, applicant  
Tentative Recommendation: Conditional Approval

**15. DR 02-231 Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to allow the remodel of a single-family dwelling unit by adding approximately 455 SF on the first floor and 802 SF on the second floor at 619 33<sup>rd</sup> St. (APN 518-260-011). SFR-3 District.  
Felix Gutierrez, owner; Thomas Meece, applicant  
Tentative Recommendation: Conditional Approval

**16. DR 03-1 Additions To An Apartment**

PUBLIC HEARING to consider a proposal to allow the remodel of an apartment to add one bedroom and a storage room to Apartment "C" of the complex at 2922 Cutting Blvd. (APN 549-192-021). C-1 District.  
Athlene King-Graham, owner/applicant  
Tentative Recommendation: Conditional Approval

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**BOARD BUSINESS**

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

Public Forum - Brown Act

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

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



## **SPECIAL DESIGN REVIEW BOARD MEETING**

### **HELD OVER ITEMS**

#### **1. DR 02-36R Mixed Use Development Of Single-Family Homes**

PUBLIC HEARING HELD OVER FROM 2/26/03 to consider a proposal for site development and building architectural refinements for a mixed use development consisting of 91 single-family homes, ±23,000 SF of retail and 432 apartment units on a ±35 acre parcel between the Richmond Parkway, Hilltop Drive and San Pablo Avenue. (APN. 405-050-072-075). C-3 District.

Vista Hills Development LLC, owner; Essex Properties Trust, Santa Clara Valley Housing Group, applicant

#### **2. SV 03-1 Sign Variance And Program For A Commercial Center**

PUBLIC HEARING HELD OVER FROM 2/26/03 to consider a proposal for a Sign Variance and program for a commercial center to allow installation of various business identification, monument, wall and accessory signs in excess of allowances of the Freeway Proximity regulations of the City of Richmond Sign Ordinance at the Southeast corner of the Richmond Parkway and Atlas Road. (APN. 405-050-075). C-3 District.

Vista Hills Partner LLC, owner; Hopkins Realty, applicant

## NEW ITEM

### 3. DR 02-234 Hope VI Multi-Family Housing Units

PUBLIC HEARING to consider design review for 219 new multi-family units to replace existing multi-family units that will be demolished at Easter Hill (multiple addresses) north of I-580, east of South 23<sup>rd</sup> Street, south of Cutting Boulevard, and west of South 28<sup>th</sup> Street (APNos. 549-160-001, 549-170-019 & 549-180-012). MFR-1 District, Knox-Cutting Medium Density Residential. Richmond Housing Authority, owner; McCormack Baron Salazar, applicant

Recommend Approval To Planning Commission

## BOARD BUSINESS

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4. Revisions To Design Review Board Public Hearing Procedures
  
5. 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 meeting. A three-minutes-per-speaker time limit shall apply.

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

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

**Wednesday, March 26, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Michael Woldemar, Chair      Clifford D. Lee  
Eileen Whitty, Vice Chair      Ted J. Smith  
Charles G. Duncan      Paula Wolper  
David B. Janes.

**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**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEMS**

**1. DR 02-213 Second Story Addition On Existing Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 2/12/03 to consider a proposal to construct a ±812 second story addition on existing single-family dwelling at 603 Sonoma Street (APN 520-172-009).

SFR-3 District.

Molly Keating, owner/applicant

**2. DR 02-202 Commercial Drive Thru Restaurant Structure**

PUBLIC HEARING HELD OVER FROM 2/26/03 to consider a proposal to construct a ±3,148 SF commercial drive thru restaurant structure at 12319 San Pablo Ave. (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant

**3. DR 02-221 Two-Story Garage/Two Bedroom Addition And Rear Addition**

PUBLIC HEARING HELD OVER FROM 2/26/03 to consider a proposal to construct a ±992 SF two-story garage/ two bedroom addition and a ±324 SF rear addition at 2212 Carlson Blvd. (APN 507-190-003). SFR-3 District, Low Density Residential Knox/Cutting Specific Plan.

Mr. & Mrs. Edward LaBuy, owners; Cerletti Construction, applicant

**4. DR 03-6 New Two Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 3/12/03 to consider a ±1,800 SF two story single-family residence at 629 - 39<sup>th</sup> St. (APN 518-320-008). SFR-3 District. Lloyd and Linda Cunningham, owners/applicants

**NEW ITEMS**

**5. DR 03-12 Rear Addition And Carport To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±750 SF rear addition and carport to an existing single-family dwelling at 415 S. 50<sup>th</sup> St. (APN. 513-317-014). MFR-1 District /Knox-Cutting Specific Plan - Residential Low Density. Teresa Delgadillo, applicant/owner

Tentative Recommendation: Conditional Approval

**6. DR 03-23 New Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±639 SF detached second dwelling unit at 1705 Rheem Ave. (APN. 530-090-020). SFR-3 District. Alvaro Castaneda, owner/applicant

Recommend Conditional Approval To Planning Commission

**7. DR 03-9 Second Unit Behind A Single-Family Unit**

PUBLIC HEARING to consider a proposal to construct a ± 638 SF second unit behind a single-family dwelling at 3314 Tulare Ave. (APN 526-150-011). SFR-3 District.

Adrienne Harris, owner/applicant

Recommend Conditional Approval To Planning Commission

**8. DR 03-14 Two-Story Rear Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story ±576 SF rear addition to a single-family dwelling at 5257 Bayview Ave. (APN 508-041-029). MFR-3 District.  
Paul Tademý & Naomi Mitchell, owners; Shermon Workmon, applicant  
Tentative Recommendation: Conditional Approval

**9. DR 03-13 Second Dwelling Unit In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ±468 SF second dwelling unit in the rear yard of 2118 Rheem Ave. (APN. 530-120-008). SFR-3 District.  
Jose Vargass, owner/applicant  
Recommend Conditional Approval To Planning Commission

**10. DR 03-15 Detached Garage With A Secondary Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±400 SF detached garage surmounted with a secondary dwelling unit at 4942 Thunderhead Ct. (APN. 431-411-011). SFR-3 District .  
Frank Casillas, owner/applicant  
Tentative Recommendation: Conditional Approval

**11. DR 03-8 Patio Enclosure To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±336 SF patio enclosure to an existing single-family dwelling at 2913 Canterbury Dr. (APN. 414-261-029). SFR-3 District.  
Layzell & Patricia Lee, owner; Four Seasons Sunrooms, applicant  
Tentative Recommendation: Deny Without Prejudice

**12. DR 03-11 Patio Enclosure On Second Floor Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±229 SF patio enclosure on the second floor of a single-family dwelling at 2741 Sheldon Dr. (APN. 431-142-003).

SFR-3 District.

Virgilio Archibald, owner; All Seasons, applicant

Tentative Recommendation: Hold Over To 4/23/03

## BOARD BUSINESS

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### 13. 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 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, April 9, 2003, 5:30 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;
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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 be 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.



**HELD OVER ITEMS**

**1. DR 03-4 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 3/12/03 to consider the construction of a new single-family dwelling at East Scenic Ave. (APN 556-163-005). SFR-2 District.

Leopoldo and Joyce Lopez, owners/applicants

**2. SV 03-1 Sign Variance And Program For A Commercial Center**

PUBLIC HEARING HELD OVER FROM 3/19/03 to consider a proposal for a Sign Variance and program for a commercial center to allow installation of various business identification, monument, wall and accessory signs in excess of allowances of the Freeway Proximity regulations of the City of Richmond Sign Ordinance at the Southeast corner of the Richmond Parkway and Atlas Road. (APN. 405-050-075). C-3 District.

Vista Hills Partner LLC, owner; Hopkins Realty

**NEW ITEMS**

**3. DR 03-2 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,055 SF single-family dwelling at 555 Sanford Ave. (APN. 561-232-017). SFR-3 District.

Charles Boney, owner/applicant

Tentative Recommendation: Conditional Approval

**4. DR 03-19 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,720 SF two-story single-family dwelling at 235 Willard Ave. (APN. 561-151-016). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**5. DR 03-16 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 1,641 SF two-story single-family dwelling at 220 Willard Ave. (APN 561-152-027). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

**6. DR 03-18 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a two-story ±1,641 SF two-story single-family dwelling at 228 Willard Ave. (APN 561-152-025). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Recommend Conditional Approval To Planning Commission

**7. DR 03-17 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,540 SF two-story single-family dwelling at 224 Willard Ave. (APN. 561-152-026). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Recommend Conditional Approval To Planning Commission

**8. DR 03-10 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,200 SF single-family dwelling in the 100 block of Harbour Way South (APN. 550-332-024). Knox/Cutting Specific Plan, SFR-3 District .

Paul Hafen, owner/applicant

Recommend Conditional Approval To Planning Commission

**9. DR 03-21 First & Second Floor Additions To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,041 SF addition to a single-family dwelling adding a new second floor at 328 South 8<sup>th</sup> St. (APN. 550-242-006). Knox/Cutting Specific Plan, SFR-3 District.

Marilyn Washington, owner; F.P. Construction, applicant

Tentative Recommendation: Conditional Approval

**10. DR 03-26 Second Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±886 SF two-story addition to an existing single-family dwelling at 2963 McKenzie Dr. (APN. 414-051-010). SFR-3 District.

Dorris Holland, owner; Shermon Workman, applicant

Tentative Recommendation: Conditional Approval

**11. DR 03-24 Rear Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±640 SF rear addition to an existing single-family dwelling at 2851 Lowell Ave. (APN. 526-280-016). SFR-3 District.

Arturo Garcia, owner/applicant

Tentative Recommendation: Conditional Approval

**12. DR 03-25 Second Dwelling Unit & A Garage**

PUBLIC HEARING to consider a proposal to construct a ±602 SF second dwelling unit and a ±220 SF garage at 234 S. 9<sup>th</sup> St. (APN. 550-320-008). SFR-3 District.

Jose A. Villanueva, owner/applicant

Tentative Recommendation: Conditional Approval

**13. DR 03-28 Sunroom Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±600 SF sunroom addition at 5072 Buckboard Wy. (APN. 432-111-025). SFR-2 District.

Joanne Watkins, owner; Glen Skidmore, applicant

Tentative Recommendation: Conditional Approval

**14. DR 02-227 Two-Story Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±525 SF two-story rear addition to a single-family dwelling at 820 38<sup>th</sup> St. (APN. 524-200-013). SFR-3 District.

Francisco, & Meritza Merrino, owners; John Bichth, applicant

Tentative Recommendation: Conditional Approval

**15. DR 03-20 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±344 SF addition to an existing single family dwelling at 542 Washington Ave. (APN. 558-042-002). SFR-2 District.

Ben J. Landon, owner/applicant

Tentative Recommendation: Conditional Approval

**16. DR 03-45 Detached Garage For Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±220 SF detached garage for a single-family dwelling at 2428 Maricopa Ave. (APN. 527-142-004). MFR-1 District.

Francisco Rendon, owner/applicant

Tentative Recommendation: Approval

#### 17. DR 03-49 PRESENTATION

PRESENTATION of eight single-family house designs for In-Fill Housing Program Pattern Book.

Richmond Redevelopment Agency, applicant

### BOARD BUSINESS

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#### 18. 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, April 23, 2003, 5:30 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 9:00 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

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

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## HELD OVER ITEMS

### 1. DR 02-206 New Hillside Development

PUBLIC HEARING HELD OVER FROM 3/12/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

### 2. DR 03-15 Detached Garage With A Secondary Dwelling Unit

PUBLIC HEARING HELD OVER FROM 3/26/03 to consider a proposal to construct a ±400 SF detached garage surmounted with a secondary dwelling unit at 4942 Thunderhead Ct. (APN. 431-411-011). SFR-3 District .

Frank Casillas, owner/applicant

Contact Person: *Joe Light*

### 3. DR 03-11 Patio Enclosure On Second Floor Of Single-Family Dwelling

PUBLIC HEARING HELD OVER FROM 3/26/03 to consider a proposal to construct a ±229 SF patio enclosure on the second floor of a single-family dwelling at 2741 Sheldon Dr. (APN. 431-142-003).

SFR-3 District.

Virgillo Archibald, owner; All Seasons, applicant

Contact Person: *Dennis Carrington*

## NEW ITEMS

**4. DR 02-42 Revisions To Design Review Approval on 4/23/03**

PUBLIC HEARING to consider revisions to the Design Review approval for the replacement of 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

Contact Person: *Judy Battle*

Tentative Staff Recommendation: Conditional Approval

**5. DR 02-234 & DR 02-235 New Single-Family Dwellings**

PUBLIC HEARING to consider a proposal to construct single-family dwellings for both Easter Hill and Cortez developments of the Hope VI Project located north of I-580, east of South 23<sup>rd</sup> Street, south of Cutting Boulevard, and west of South 28<sup>th</sup> Street. (APNos. 549-160-001, 549-170-019, 549-180-012). SFR-3 & MFR-1 District, Knox-Cutting Specific Plan, Medium Density Residential.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant

Contact Person: *Dennis Carrington*

Recommend Conditional Approval To Planning Commission

**6. DR 02-234 New Community Center (Hope VI Project)**

PUBLIC HEARING to consider a proposal to construct a Community Center for Easter Hill development of the Hope VI Project located north of I-580, east of South 23<sup>rd</sup> Street, south of Cutting Boulevard, and west of South 28<sup>th</sup> Street. (APNos. 549-160-001, 549-170-019, 549-180-012). MFR-1 District, Knox-Cutting Specific Plan, Medium Density Residential.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant

Contact Person: *Dennis Carrington*

Recommend Conditional Approval To Planning Commission

**7. DR 03-29 New Single-Family Dwelling**



PUBLIC HEARING to consider a proposal to construct a ±2,032 SF single-family dwelling at York Street & Alamo Avenue (APN 561-172-013). SFR-3 District. Itales Rodrigues, owner/applicant

Contact Person: *Tanya Boyce*

Tentative Staff Recommendation: Conditional Approval

#### **8. DR 02-218 Addition To A Single-Family Dwelling & Detached Garage**

PUBLIC HEARING to consider a proposal to construct an addition plus a detached two car garage totaling ±1,790 SF at 2914 Garvin Avenue (APN 528-280-014). SFR-3 District.

Lazara Lopes & Claudia Zunita, owners/applicants

Contact Person: *Tanya Boycer*

Tentative Recommendation: Hold Over To 5/14/03

#### **9. DR 03-33 Two-Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 1,530 SF two-story single-family dwelling at 636 Golden Gate Ave. (APN 558-251-001). MFR-1 District.

Matthew D. Binder, owner; Linda Kao, applicant

Contact Person: *David Landry*

Tentative Recommendation: Conditional Approval

#### **10. DR 03-34 Additions of First & Second Story & Rear Yard Structure**

PUBLIC HEARING to consider a proposal to construct a ±1,020 SF first and second story addition as well as an accessory structure in the rear yard at 4730 Castilla Avenue (APN 513-295-007). SFR-3 District.

DeYong Hollman, owner; David Ralston, applicant

Contact Person: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

#### **11. DR 03-31 Additions To Single-Family Dwelling**

PUBLIC HEARING to consider proposal to construct a ± 640 SF second unit

above the garage of a single-family dwelling to which a ±377 SF single space garage will be added to make a two-car garage at 1437 24<sup>th</sup> Street (APN 527-022-011). SFR-3 District.

Gerardo Rocha, owner/applicant

Contact Person: *Dennis Carrington*

Tentative Recommendation: Conditional Approval

#### **12. DR 03-35 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±669 SF rear addition to a single-family dwelling at 212 South 17<sup>th</sup> Street (APN 544-091-009). SFR-3 District.

Joe L. Fisher, owner; Jesse Workmon, applicant

Contact person: *Judy Battle*

Tentative Recommendation: Conditional Approval

#### **13. DR 03-5 Detached Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±637 SF detached second dwelling unit at 995 Lassen Street (APN 523-022-004). MFR-1 District. Jorge Gutierrez, owner; Carlos Valero, applicant

Contact Person: *Walter Oetzell*

Tentative Recommendation: Conditional Approval

#### **14. DR 02-57R Detached Garage And Utility Room**

PUBLIC HEARING to consider a proposal to construct a ±620 SF detached garage and utility room at 2600 Maricopa Avenue (APN 527-150-001). MFR-1 District.

Miguel Colli, owner; Kalisha Stasenka, applicant

Contact Person: *Walter Oetzell*

Tentative Recommendation: Conditional Approval

#### **15. DR 03-32 Second-Story Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±575 SF second-story addition to an existing single-family dwelling at 6103 Van Fleet Avenue. (APN. 510-113-014). SFR-3 District.

Duc M. Ta, owner; Jack Backus, applicant  
*Contact Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**16. DR 03-36 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±337 SF addition to a single-family dwelling at 1936 Esmond Avenue (APN 529-080-012). SFR-3 District Miguel Gomez, owner/applicant

*Contact Person: Dennis Carrington*

Tentative Recommendation: Conditional Approval

**17. DR 03-30 Legalize Patio Enclosure**

PUBLIC HEARING to consider a proposal to legalize a ±320 SF patio enclosure at 3110 Clinton Avenue (APN. 518-200-002). SFR-3 District.

Arlene Boxtton, owner; Stephen Swearingen, applicant

*Contact Person: David Landry*

Tentative Recommendation: Conditional Approval

**18. DR 03-22 Storage Building**

PUBLIC HEARING to consider a proposal to construct a ±212 SF storage building at 555 9<sup>th</sup> Street (APN. 534-320-009). MFR-1 District.

Manuel Bellonn, owner/applicant

*Contact Person: Judy Battle*

Tentative Recommendation: Conditional Approval

**19. DR 02-226 Modification Of Roof Pitch On Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to modify a single-family dwelling's roof pitch at 2900 Moyers Road (APN. 414-104-018). SFR-3 District.

Robert Paul Hunter, owner; Ernie Sangmaster, applicant

*Contact Person: Walter Oetzell*

Tentative Recommendation: Conditional Approval

## BOARD BUSINESS

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### 20. Reports of Officers, Board Members

#### Public Forum - Brown Act

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

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

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

**Wednesday, May 14, 2003, 5:30 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**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15

---

**HELD OVER ITEMS**

**1. DR 02-227 Two-Story Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/9/03 to consider a proposal to construct a ±525 SF two-story rear addition to a single-family dwelling at 820 38<sup>th</sup> St. (APN. 524-200-013). SFR-3 District.

Francisco, & Meritza Merrino, owners; John Bichth, applicant

*Contact Person: Robie Evangelista*

**2. DR 02-218 Addition To A Single-Family Dwelling & Detached Garage**

PUBLIC HEARING HELD OVER FROM 4/23/03 to consider a proposal to construct an addition plus a detached two car garage totaling ±1,790 SF at 2914 Garvin Avenue (APN 528-280-014). SFR-3 District.

Lazara Lopes & Claudia Zunita, owners/applicants

*Contact Person: Tanya Boyce*

**3. DR 02-226 Modification Of Roof Pitch On Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/23/03 to consider a proposal to modify a single-family dwelling's roof pitch at 2900 Moyers Road (APN. 414-104-018). SFR-3 District.

Robert Paul Hunter, owner; Ernie Sangmaster, applicant

*Contact Person: Walter Oetzell*

## NEW ITEMS

### 4. DR 03-43 Two New Buildings - Office/ Commercial & Office/ Retail

PUBLIC HEARING to consider a proposal to construct a ± 4,509 SF office and commercial building and a ±4,908 SF office and retail building at 64 & 70 Railroad Avenue (APN 558-122-010). C-1 District.

Paige Poulos & John Wooley Jr., owners; Thomas Butt, applicant

*Contact Person: David Landry*

Tentative Recommendation: Conditional Approval

### 5. DR 03-39 New Two-Story Office Building

PUBLIC HEARING to consider a proposal to construct a ±3,647 SF two-story building to house the Westwind Family Agency at Broadway & 26<sup>th</sup> Street (APN 515-350-006). C-1 District

Willia Gray Pugh, owner; Shermon Workmon, applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

### 6. DR 03-38 New Four-Unit Apartment Complex

PUBLIC HEARING to consider a proposal to construct a ±3,362 SF four unit apartment complex on the corner of Macdonald & 1<sup>st</sup> Street (APN 538-181-001). C-1 District.

Nageeb & Mohamed El-Najar, owners/applicants

*Contact Person: Tanya Boyce*

Tentative Recommendation: Denyu Without Prejudice

**7. DR 02-234 & DR 02-235 New Single-Family Dwellings (Hope VI)**

PUBLIC HEARING to consider conditions of recommended approval for a proposal to construct single-family dwellings for both Easter Hill and Cortez developments of the Hope VI Project located north of I-580, east of South 23<sup>rd</sup> Street, south of Cutting Boulevard, and west of South 30<sup>th</sup> Street. (APNos. 549-160-001, 549-170-019, 549-180-012). SFR-3 & MFR-1 District, Knox-Cutting Specific Plan, Medium Density Residential.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant  
*Contact Person: Dennis Carrington*

Recommend Conditional Approval To Planning Commission

**8. DR 02-234 New Multi-Family Development (Hope VI Project)**

PUBLIC HEARING to consider conditions of recommended approval for a proposal for multi-family Easter Hill development of the Hope VI Project located north of I-580, east of South 23<sup>rd</sup> Street, south of Cutting Boulevard, and west of South 28<sup>th</sup> Street. (APNos. 549-160-001, 549-170-019, 549-180-012). MFR-1 District, Knox-Cutting Specific Plan, Medium Density Residential.

Richmond Housing Authority, owner; McCormack Baron Salazar, applicant  
*Contact Person: Dennis Carrington*

Recommend Conditional Approval To Planning Commission

**9. DR 03-42 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,300 SF two-story single-family dwelling on a sloping lot in the 400 Block on Santa Fe Avenue (APN 558-092-004). SFR-2 District.

Edward Condiotti, owner/applicant  
*Contact Person: Judy Battle*

Recommend Conditional Approval To Planning Commission

**10. DR 03-48 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,625 SF two-story single-family dwelling on a ±2,565 SF lot in the 500 Block on 2<sup>nd</sup> Street (APN 534-271-017). MFR-1 District.

Frank Cuthbert, owner/applicant  
*Contact Person: Robie Evangelista*



Recommend Conditional Approval To Planning Commission

**11. DR 03-40 Addition To Single-Family Dwelling With One Car Garage**

PUBLIC HEARING to consider a proposal to construct a ±697 SF addition to a single-family dwelling with an attached one car garage at 877 Kern Street (APN 523-082-006). SFR-3 District.

Javier Andrade, owner/applicant

*Contact Person: Dennis Carrington*

Tentative Recommendation: Conditional Approval

**12. DR 02-91R New Façade For Commercial Building**

PUBLIC HEARING to consider a proposal to change a ±500 SF façade for the building at 201 Tewksbury Avenue (APN 558-312-001). C-1 District.

Anthony Murphy, owner; Ming Lee, applicant

*Contact Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**13. DR 03-47 To Remodel & Add To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to remodel and add ± 440 SF to the rear of an existing ±1,050 SF single-family dwelling with an attached one car garage at 3503 Lowell Avenue (APN 526-190-012). SFR-3 District.

Israel Sanchez, owner; Luis Perez, applicant

*Contact Person: Joe Light*

Tentative Recommendation: Conditional Approval

**14. DR 03-46 Addition Of Second Floor Deck**

PUBLIC HEARING to consider a proposal to construct a ±156 SF second floor deck above existing first floor deck at 723 Western Drive (APN 558-222-008). SFR-2 District.

Christopher Gibney, owner/applicant

*Contact Person: David Landry*

Recommend Conditional Approval To Planning Commission

**15. DR 03-44 Additions & Detach Second Unit To Single-Family Dwelling**

PUBLIC HEARING to consider proposal to add ± 126 SF to the rear of an existing single-family dwelling and construct a ±640 SF detached secondary dwelling unit with an attached single car garage at 3325 Rheem Avenue (APN 526-140-013). SFR-3 District.

David Lastueka, owner; Paul Lupinsky, applicant

*Contact Person: Joe Light*

Recommend Conditional Approval

**BOARD BUSINESS**

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**16. 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, May 28, 2003, 5:30 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**

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**Public Hearing Procedure:**

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- (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;
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**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 be 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.

**HELD OVER ITEMS**

**1. DR 03-16 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/9/03 to consider a proposal to construct a ± 1,641 SF two-story single-family dwelling at 220 Willard Ave. (APN 561-152-027). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

Contact Person: Tanya Boyce

**2. DR 03-18 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/9/03 to consider a proposal to construct a two-story ±1,641 SF two-story single-family dwelling at 228 Willard Ave. (APN 561-152-025). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Tentative Recommendation:

Contact Person: Tanya Boyce

**3. DR 03-17 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/9/03 to consider a proposal to construct a ±1,540 SF two-story single-family dwelling at 224 Willard Ave. (APN. 561-152-026). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Tentative Recommendation: Conditional Approval

Contact Person: Tanya Boyce

**4. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 4/23/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenant drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.  
Stephen Graham, owner/applicant

Tentative Recommendation: Hold Over To 6/25/03

Contact Person: *Joe Light*

**5. DR 03-34 Additions of First & Second Story & Rear Yard Structure**

PUBLIC HEARING HELD OVER FROM 4/23/03 to consider a proposal to construct a ±1,020 SF first and second story addition as well as an accessory structure in the rear yard at 4730 Castilla Avenue (APN 513-295-007). SFR-3 District.  
DeYong Hollman, owner; David Ralston, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Tanya Boyce*

**6. DR 02-227 Two-Story Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 4/9/03 to consider a proposal to construct a ±525 SF two-story rear addition to a single-family dwelling at 820 38<sup>th</sup> St. (APN. 524-200-013). SFR-3 District.

Francisco, & Meritza Merrino, owners; John Bich, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**7. DR 03-32 Second-Story Addition To A Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 2/23/03 to consider a proposal to construct a ±575 SF second-story addition to an existing single-family dwelling at 6103 Van Fleet Avenue. (APN. 510-113-014). SFR-3 District.

Duc M. Ta, owner; Jack Backus, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**NEW ITEMS**

**8. DR 03-50 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 2,300 SF single-family dwelling at 1 Crest Ave. (APN 556-101-009). SFR-2 District.

Lou & Alyce Windhurst, owners; Jay Betts, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**9. DR 03-52 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,900 SF two-story single-family dwelling at 222 Florida St. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**10. DR 03-54 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,900 SF two-story single-family dwelling at 228 Florida St. (APN 550-120-025). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**11. DR 03-53 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,900 SF two-story single-family dwelling at 234 Florida St. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**12. DR 03-51 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,850 SF two-story single-family dwelling in the 1300 Block of Kelsey St. (APN 561-232-018). SFR-3 District.

Sergio Silva, owner; Marcos C. DeSouza, applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**13. DR 110007 New Two-Story Single-Family Dwelling & Two Car Garage**

PUBLIC HEARING to consider a proposal to construct a ±1,645 SF two-story single-family dwelling plus an attached two car garage at 532 Barrett Ave. (APN 538-080-036). SFR-3 District.

Sergio Silva, owner/applicant

Tentative Recommendation: Continue To 7/23/03

Contact Person: *Joe Light*

**14. DR 1100000 New Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±615 SF single-family dwelling at 1614 24<sup>th</sup> St. (APN 527-051-012). SFR-3 District.

Eliseo Sanchez, owner/applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Dennis Carrington*

**15. DR 03-55 Rear Addition & Concrete Patio To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±425 SF rear addition and ±83 SF concrete patio at 3087 JoAnn Dr. (APN 414-072-001). SFR-3 District.

Cecil W. Anderson, owner/applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Robie Evangelista*

**16. DR 1100015 Remodel & Add Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to remodel and add a ±360 SF family room to the rear of an existing ±1,100 SF single-family dwelling with an attached two car garage at 3107 Bristol Ct. (APN 414-262-017). SFR-3 District.

Vanna Lath, owner; North Cal Construction Co., applicant

Tentative Recommendation: Conditional Approval

Contact Person: *Joe Light*

## BOARD BUSINESS

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### 17. Public Hearing Time Limits.

### 18. 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, June 11, 2003, 5:30 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;
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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEMS**

**1. DR 03-38 New Four-Unit Apartment Complex**

PUBLIC HEARING HELD OVER FROM 5/14/03 to consider a proposal to construct a ±3,362 SF four unit apartment complex on the corner of Macdonald & 1<sup>st</sup> Street (APN 538-181-001). C-1 District.

Nageeb & Mohamed El-Najar, owners/applicants

Tentative Recommendation: Conditional Approval

*Contact Person: Tanya Boyce*

**2. DR 03-42 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/14/03 to consider a proposal to construct a ±2,300 SF two-story single-family dwelling on a sloping lot in the 400 Block on Santa Fe Avenue (APN 558-092-004). SFR-2 District.

Edward Condiotti, owner/applicant

Tentative Recommendation: Conditional Approval

*Contact Person: Judy Battle*

**3. DR 02-227 Two-Story Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ±525 SF two-story rear addition to a single-family dwelling at 820 38<sup>th</sup> St. (APN.524-200-013). SFR-3 District.

Francisco, & Meritza Merrino, owners; John Bict, applicant

Tentative Recommendation: Conditional Approval

*Contact Person: Robie Evangelista*

## NEW ITEMS

### 4. DR 1100020 Addition To Single-Family Dwelling With Attached Garage

PUBLIC HEARING to consider a proposal to add a ±2,450 SF on two-stories to an existing ±850 SF single-family dwelling and replace an existing detached single-car garage with an attached one car garage at 5808 Madison Ave. (APN 509-100-019). SFR-3 District.

Alberto & Doris Miranda, owners; Maria Elena, applicant

Tentative Recommendation: Conditional Approval

Contact Person: Joe Light

### 5. DR 1100030 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ± 1,200 SF single-family dwelling on a 2,500 SF lot at 241 S. 3<sup>rd</sup> St. (APN 550-120-019). SFR-2 District.

Jaime Chavez, owner; Paul Hafen, applicant

Recommend Conditional Approval To Planning Commission

Contact Person: Robie Evangelista

### 6. DR 1100032 New Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±1,200 SF single-family dwelling on a 2,500 SF lot at 129 7<sup>th</sup> St. (APN 538-290-011). SFR-3 District.

Jaime Chavez, owner; Paul Hafen, applicant

Recommend Conditional Approval To Planning Commission

Contact Person: Robie Evangelista

**7. DR 1100037 Detached Addition In Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±640 SF detached secondary dwelling in the rear yard of an existing single-family dwelling at 766 McLaughlin St. (APN 523-042-020). SFR-3 District.

Stefan Menzi, applicant

Recommend Conditional Approval To Planning Commission

*Contact Person: Joe Light*

**8. DR 1100017 Addition In Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±377 SF master bedroom addition in the rear yard of a single-family dwelling at 3707 Esmond Ave. (APN 524-020-014). SFR-3 District.

Herman Ovellana, owner/applicant

Tentative Recommendation: Conditional Approval

*Contact Person: Tanya Boyce*

**9. DR 1100016 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to add a ±365 SF room addition to an existing single-family dwelling at 381 S. 39th St. (APN 513-141-020). SFR-3 District.

Ruben Ferreira, owner/applicant

Tentative Recommendation: Conditional Approval

*Contact Person: Robie Evangelista*

**10. DR 1100033 Addition In Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±360 SF room addition at the rear of an existing single-family dwelling at 2364 Pine Ave. (APN 527-022-009). SFR-3 District.

Eva A. Russell, owner; Sackda Southichack, applicant

Tentative Recommendation: Conditional Approval

*Contact Person: Ruby Benjamin*

## BOARD BUSINESS

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### 11. 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, June 25, 2003, 5:30 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**

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- (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;
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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:**

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**HELD OVER ITEMS**

**1. DR 03-16 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ± 1,641 SF two-story single-family dwelling at 220 Willard Ave. (APN 561-152-027). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Contact Person: *Tanya Boyce*

Recommend Conditional Approval To Planning Commission

**2. DR 03-18 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a two-story ±1,641 SF two-story single-family dwelling at 228 Willard Ave. (APN 561-152-025). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Contact Person: *Tanya Boyce*

Recommend Conditional Approval To Planning Commission

**3. DR 03-17 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ±1,540 SF two-story single-family dwelling at 224 Willard Ave. (APN. 561-152-026). SFR-3 District.

Donald Hampton/Carl Adams, owners; Stan Ginn, applicant

Contact Person: *Tanya Boyce*

Recommend Conditional Approval To Planning Commission

**4. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenant drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

**5. DR 02-42 Revisions To Design Review Approval**

PUBLIC HEARING to consider revisions to the Design Review approval for the replacement of 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

Contact Person: *Judy Battle*

Tentative Recommendation: Conditional Approval

**6. DR 02-202 Commercial Drive Thru Restaurant Structure**

PUBLIC HEARING to consider revisions to a proposal to construct a ±3,148 SF commercial drive thru restaurant structure at 12319 San Pablo Ave. (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant

Contact Person: *Judy Battle*

Tentative Recommendation: Continue To 7/9/03



**7. DR 1100044 New Single-Family Dwelling With Attach Garage**

PUBLIC HEARING to consider a proposal to construct a ±2,440 SF single-family dwelling including an attached garage on a 8,160 SF Tiscornia Estates lot on Tremont Ave. (APN 558-282-020). SFR-2 District.

John & Kevan Redgwick, owners; Walter Connolly, applicant

*Contact Person: Joe Light*

Tentative Recommendation: Continue To 7/24/03

**8. DR 1100049 Structure For A Dog Wash & Concession/Coffee Shop**

PUBLIC HEARING to consider a proposal to construct a ±940 SF structure for a dog wash and concessions/coffee shop at 1 Isabel St. (APN 560-400-003).

Public & Civic Uses (PC).

East Bay Regional Parks District, owner/applicant

*Contact Person: Judy Battle*

Tentative Recommendation: Conditional Approval

**9. DR 1100047 Two Story Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 835 SF two-story rear addition to a single-family dwelling on a 5,000 SF lot at 615 29<sup>th</sup> St. (APN 515-100-006). SFR-3 District.

Ubirijara G. Almeida, owner/applicant

*Contact Person: Dennis Carrington*

Tentative Recommendation: Conditional Approval

**10. DR 1100053 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±700 SF rear addition to a single-family dwelling at 2344 McBryde Ave. (APN 528-090-002). MFR-1 District.

Jay & Rohini Narayan owners/applicants

*Contact Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**11. DR 1100041 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±576 SF rear addition to a single-family dwelling at 783 32nd St. (APN 524-300-014). SFR-3 District.

Reina & Juan Linares, owners; Karina Cardona, applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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12. 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, July 9, 2003, 5:30 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 five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
- (7) Hearing is closed;
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ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

CONSENT CALENDAR: 7, 8, 9, 10, 12, 14, 15

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1. **Election Of Officers**

**HELD OVER ITEMS**

2. **DR 03-52 New Two-Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ±1,900 SF two-story single-family dwelling at 222 Florida St. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

*Contact Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

3. **DR 03-54 New Two-Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ±1,900 SF two-story single-family dwelling at 228 Florida St. (APN 550-120-025). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

*Contact Person: Robie Evangelista*

Recommend Conditional Approval To Planning Commission

4. **DR 03-53 New Two-Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ±1,900 SF two-story single-family dwelling at 234 Florida St. (APN 550-120-024). SFR-3 District.

Rhonda Harris, owner; Frank Cuthbert, applicant

*Contact Person: Robie Evangelista*

Recommend Conditional Approval To Planning Commission

**5. DR 03-38 New Four-Unit Apartment Complex**

PUBLIC HEARING HELD OVER FROM 6/11//03 to consider a proposal to construct a ±3,362 SF four unit apartment complex on the corner of Macdonald & 1<sup>st</sup> Street (APN 538-181-001). C-1 District.

Nageeb & Mohamed El-Najar, owners/applicants

*Contact Person: Tanya Boyce*

Tentative Recommendation: Hold Over To 8/13/03

**6. DR 02-202 Commercial Drive Thru Restaurant Structure**

PUBLIC HEARING HELD OVER FROM 6/25/03 to consider revisions to a proposal to construct a ±3,148 SF commercial drive thru restaurant structure at 12319 San Pablo Ave. (APN 517-090-019). C-2 District.

M.R. Oyster, owner; Sergio Casanova, applicant

*Contact Person: Judy Battle*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

**7. DR 1100055 New Community Building And Maintenance Building**

PUBLIC HEARING to consider a proposal to construct a ±7,400 SF community building and a ±1,000 SF maintenance building at the Richmond Townhouses complex at 2989 Pullman Ave. (APN 513-010-019). Planned Area District

Carlson Boulevard L.P., owner; Kodama Diseno, Architects

*Contact Person: Robie Evangelista*

Tentative Recommendation: Hold Over To 7/23/03

**8. DR 1100070 New Two Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±19,000 SF, two story, single-family dwelling at 239 1<sup>st</sup> St. (APN 538-182-006). SFR-3 District.

Romi Mayder, owner; Armando Vancini, applicant

Contact Person: *Joe Light*

Tentative Recommendation: Conditional Approval

#### **9. DR 1100074 Two Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±980 SF, two story addition to an existing single-family dwelling at 3006 Humphrey Ave. (APN 526-250-006). SFR-3 District.

Herberto Saucedo, owner; Fabricio Saucedo, applicant

Contact Person: *Joe Light*

Tentative Recommendation: Conditional Approval

#### **10. DR 1100075 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±644 SF rear addition to an existing single-family dwelling at 632 20<sup>th</sup> St. (APN 514-250-023). MFR-1 District.

Leo Garcia, owner; Elpido Ramos, applicant

Contact Person: *Ruby Benjamin*

Tentative Recommendation: Conditional Approval

#### **11. DR 1100063 Second Dwelling Unit In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ± 630 SF second dwelling unit above a ±588 SF garage in the rear yard at 936 37<sup>th</sup> St. (APN 524-020-017). SFR-3 District.

Vinod Maharaj, owner/applicant

Contact Person: *Judy Battle*

Recommend Denial To Planning Commission

#### **12. DR 1100066 An Addition To Extend Existing Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±450 SF addition by extending the existing home 11' 6" to the north at 2001 Santa Clara St. (APN 507-100-010). SFR-3 District.

Janis Lieberman, owner/applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**13. DR 1100065 Two Decks On Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct two decks ±428 SF, one at each level, on the rear of 1816 San Benito Ave. (APN 507-070-023). SFR-3 District.

Don Brown, owner; David Brodsley, applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Application Withdrawn. No Action Is Required.

**14. DR 1100076 Addition To A Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±355 SF addition to a single-family dwelling at 2179 Pyramid Dr. (APN 435-222-025). SFR-2 District.

Jeffrey Sondrol, owner; Raul Diaz, applicant

*Contact Person: Walter Oetzell*

Tentative Recommendation: Conditional Approval

**15. DR 1100078 New Hip Roof, Stucco Siding, & Trash Enclosure Wall**

PUBLIC HEARING to consider a proposal to replace the existing flat roof with a new hip roof, remove wood siding and replace with new stucco siding and build an 8" trash enclosure wall at 428 Wilson St. (APN 517-100-013). C-2 District.

Anthony Barton, owner/applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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

Legal Challenge Notice: If you challenge a decision on any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at any public hearing on the item challenged, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

Public Forum - Brown Act

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

**Wednesday, July 23, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldenmar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
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.

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- (1) Chair opens the hearing;
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- (3) Applicant explains proposal for up to five minutes;
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- (5) Applicant may respond to specific allegations made for up to two minutes;
- (6) The Board may ask follow-up questions of any of the speakers;
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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

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**HELD OVER ITEMS**

**1. DR 110007 New Two-Story Single-Family Dwelling & Two Car Garage**

PUBLIC HEARING HELD OVER FROM 5/28/03 to consider a proposal to construct a ±1,645 SF two-story single-family dwelling plus an attached two car garage at 532 Barrett Ave. (APN 538-080-036). SFR-3 District.

Sergio Silva, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Continue To 9/24/03

**2. DR 1100044 New Single-Family Dwelling With Attach Garage**

PUBLIC HEARING HELD OVER FROM 6/25/03 to consider a proposal to construct a ±2,440 SF single-family dwelling including an attached garage on a 8,160 SF Tiscornia Estates lot on Tremont Ave. (APN 558-282-020). SFR-2 District.

John & Kevan Redgwick, owners; Walter Connolly, applicant

Contact Person: *Joe Light*

Tentative Recommendation: Continue To 8/13/03

**3. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 6/25/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Continue To 8/27/03

**4. DR 1100055 New Community Building And Maintenance Building**

PUBLIC HEARING HELD OVER FROM 7/9/03 to consider a proposal to construct a ±7,400 SF community building and a ±1,000 SF maintenance building at the Richmond Townhouses complex at 2989 Pullman Ave. (APN 513-010-019).

Planned Area District

Carlson Boulevard L.P., owner; Kodama Diseno, Architects

Contact Person: *Robie Evangelista*

Recommend Conditional Approval To Planning Commission

**5. DR 1100075 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 7/9/03 to consider a proposal to construct a ±644 SF rear addition to an existing single-family dwelling at 632 20<sup>th</sup> St. (APN 514-250-023). MFR-1 District.

Leo Garcia, owner; Elpido Ramos, applicant

Contact Person: *Ruby Benjamin*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

**6. DR 03-27 Final Design Refinements**

PUBLIC HEARING to consider final design refinements for a 30 unit mutual housing development at 802 Chesley St. (APN 561-251-003). MFR-1 District.

Community Housing & Development Corp. of North Richmond, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Conditional Approval

**7. SV 11000126 Sign Variance For Business Identification Signs**

PUBLIC HEARING to consider a sign variance for multiple business identification signs at 12319 San Pablo Ave. (APN 517-090-019). C-2 District,

KFC Corp., owner; Vincent + Murphy, Inc., applicant

Contact Person: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

**8. DR 1100081 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,496 SF single-family dwelling with one-car attached garage and one uncovered, tandem parking space on the front driveway on a vacant lot on Gertrude Ave. (APN 561-252-027). SFR-3 District

Harold Thomas, owner; Rick Dumas, applicant

*Contact Person: Tanya Boyce*

Recommend Conditional Approval To The Planning Commission

**9. DR 1100082 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,496 SF single-family dwelling with one-car attached garage and one uncovered, tandem parking space on the front driveway on a vacant lot on Gertrude Ave. (APN 561-252-026). SFR-3 District.

Harold Thomas, owner; Rick Dumas, applicant

*Contact Person: Tanya Boyce*

Recommend Conditional Approval To The Planning Commission

**10. DR 1100077 New Two Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 1,762 SF two-story single-family dwelling at 681 S. 29<sup>th</sup> St. (APN 549-201-006). Knox/Cutting Residential Low-Density (SFR-3 District.)

Kevin Hampton, owner/applicant

*Contact Person: Dennis Carrington*

Tentative Recommendation: Conditional Approval

**11. DR 03-37 Detached Secondary Dwelling Unit In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ±640 SF detached secondary dwelling unit in the rear yard of an existing single-family dwelling at 1426 Rheem Ave. (APN 530-160-009). SFR-3 District.

Heriberto Orozco, owner; Daniel Celli, applicant

*Contact Person: Joe Light*

Recommend Conditional Approval To Planning Commission

**12. DR 1100087 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±418 SF rear addition to a single-family dwelling at 4949 Thunderhead Ct. (APN 431-411-014). SFR-3 District.

Tim Rau, owner/applicant

*Contact Person: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

**13. DR 1100097 Attach Deck To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to attach a ±200 SF elevated deck to the rear of an existing single-family dwelling at 5811 Van Fleet Ave. (APN 510-116-023). SFR-3 District.

James Bruce & April Netzer, owners/applicants

*Contact Person: Joe Light*

Tentative Recommendation: Conditional Approval

**14. DR 1100114 Additions To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±180 SF addition on the first floor plus a completely new second story of ±1,250 SF at 3420 Grasswood Dr. (APN 431-263-006). SFR-3 District.

John Ward, owner/applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**15. Staff Presentation: Proposed Design Review Ordinance Changes**

PRESENTATION: Proposed Design Review Ordinance Changes; history, current conditions, problems and possible solutions.

Planning Staff; Citywide

*Contact Person: Dennis Carrington*

## BOARD BUSINESS

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### 16. Reports of Officers, Board Members

#### Public Forum - Brown Act

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

---

**HELD OVER ITEMS**

**1. DR 1100020 Addition To Single-Family Dwelling With Attached Garage**

PUBLIC HEARING HELD OVER FROM 6/11/03 to consider a proposal to add a ±2,450 SF on two-stories to an existing ±850 SF single-family dwelling and replace an existing detached single-car garage with an attached one car garage at 5808 Madison Ave. (APN 509-100-019). SFR-3 District.

Alberto & Doris Miranda, owners; Maria Elena, applicant

Contact Person: *Joe Light*

Tentative Recommendation:

**2. DR 03-38 New Four-Unit Apartment Complex**

PUBLIC HEARING HELD OVER FROM 7/9/03 to consider a proposal to construct a ±3,362 SF four unit apartment complex on the corner of Macdonald & 1<sup>st</sup> Street (APN 538-181-001). C-1 District.

Nageeb & Mohamed El-Najar, owners/applicants

Contact Person: *Tanya Boyce*

Tentative Recommendation:

**3. DR 1100044 New Single-Family Dwelling With Attach Garage**

PUBLIC HEARING HELD OVER FROM 7/23/03 to consider a proposal to construct a ±2,440 SF single-family dwelling including an attached garage on a 8,160 SF Tiscornia Estates lot on Tremont Ave. (APN 558-282-020). SFR-2 District.

John & Kevan Redgwick, owners; Walter Connolly, applicant

Contact Person: *Joe Light*

Tentative Recommendation:

**NEW ITEMS**

**4. DR 1100108 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,200 SF single-family dwelling with one car attached garage and one uncovered, tandem parking space on the front driveway at the currently vacant lot on Sanford Ave. (APN 561-151-003). SFR-3 District.

David Herzers, owner; Mary Bull-Ransom, applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation:

**5. DR 1100116 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,850 SF single-family dwelling on a substandard lot at 150 2<sup>nd</sup> St. (APN 538-330-028). SFR-3 District,

Romi Mayder, owner; Marcos DeSouza, applicant

*Contact Person: Robie Evangelista*

Tentative Recommendation:

**6. DR 1100096 Dining Hall Expansion**

PUBLIC HEARING to consider a proposal to construct a ±1,500 SF Dining Hall Expansion at 2851 Salesian Ave. (APN 527-120-001). Public And Civic District.

Salesian Society Inc., owner; Charles Higuera, applicant

*Contact Person: Judy Battle*

Tentative Recommendation:

**7. DR 1100095 Second Story Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±475 SF second story addition to a single-family dwelling at 2514 Chanslor Ave. (APN 515-380-020). SFR-3 District.

Sandra & Kedra Rhodes, owners; Howard Cameron, applicant

*Contact Person: Robie Evangelista*

Tentative Recommendation:

**8. DR 1100102 Rear Addition To Single-Family Dwelling**



PUBLIC HEARING to consider a proposal to construct a ± 405 SF addition to the rear of a single-family dwelling at 633 Civic Center St. (APN 515-040-004). SFR-3 District.

Gerald McIntre, owner/applicant  
*Contact Person: Ruby Benjamin*

Tentative Recommendation:

#### 9. **SV 11000156 Waive Sign Ordinance Size Regulations**

PUBLIC HEARING to consider a proposal to waive Sign Ordinance size regulations for a ±400 SF wall sign at 4801 Central Ave. (APN 560-400-006). M-1 District.

Pat Asch/Costco Wholesale, owner/applicant  
*Contact Person: Joe Light*

Tentative Recommendation:

#### 10. **DR 11000106 Revise Sign Program**

PUBLIC HEARING to consider a proposal to revise a sign program for an Industrial complex at 914- 938 Marina Way South (APN560-181-089). M-1 District.

Clare Wilde, owner; Catellus Development Co., applicant  
*Contact Person: Joe Light*

Tentative Recommendation:

### BOARD BUSINESS

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

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

**Wednesday, August 27, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldenmar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
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 five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two 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 9:00 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.

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEMS**

**1. DR 1100070 New Two Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 7/9/03 to consider a proposal to construct a ±19,000 SF, two story, single-family dwelling at 239 1<sup>st</sup> St. (APN 538-182-006). SFR-3 District.

Romi Mayder, owner; Armando Vancini, applicant

Contact Person: *Joe Light*

Tentative Recommendation: Conditional Approval

**2. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 7/23/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Hold Over To 9/24/03

**3. DR 1100081 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 7/23/03 to consider a proposal to construct a ±2,496 SF single-family dwelling with one-car attached garage and one uncovered, tandem parking space on the front driveway on a vacant lot on Gertrude Ave. (APN 561-252-027). SFR-3 District

Harold Thomas, owner; Rick Dumas, applicant

Contact Person: *Tanya Boyce*

Tentative Recommendation: Conditional Approval

**4. DR 1100082 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 7/23/03 to consider a proposal to construct a ±2,496 SF single-family dwelling with one-car attached garage and one uncovered, tandem parking space on the front driveway on a vacant lot on Gertrude Ave. (APN 561-252-026). SFR-3 District.

Harold Thomas, owner; Rick Dumas, applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

#### **5. DR 1100055 New Community Building And Maintenance Building**

PUBLIC HEARING HELD OVER FROM 7/23/03 to consider a proposal to construct a ±7,400 SF community building and a ±1,000 SF maintenance building at the Richmond Townhouses complex at 2989 Pullman Ave. (APN 513-010-019). Planned Area District

Carlson Boulevard L.P., owner; Kodama Diseno, Architects

*Contact Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

### **NEW ITEMS**

#### **6. DR 03-27 Final Revision To 30 Unit Multi-Family Development**

PUBLIC HEARING to consider final revision to a 30 unit multi-family residential development on 1.2 acres at 802 Chesley Ave. (APN 561-251-003). M-1 District.

Community Housing Corporation, owner/applicant

*Contact Person: Joe Light*

Tentative Recommendation: Conditional Approval

#### **7. DR 1100135 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 535 Santa Fe Ave. (APN 558-184-006). SFR-2 District.

James & Rita Seiber, owners/applicants

*Contact Person: Joe Light*

Tentative Recommendation: Conditional Approval

**8. DR 1100136 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 531 Santa Fe Ave. (APN 558-184-006). SFR-2 District,

James & Rita Seiber, owners/applicants

*Contact Person: Joe Light*

Tentative Recommendation: Hold Over To 9/24/03

**9. DR 1100104 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING to consider a proposal to construct a ±2,020 SF single-family dwelling at 1602 Garvin Ave. (APN 529-220-005). SFR-3 District.

Gustavo Perez, owner/applicant

*Contact Person: Judy Battle*

Tentative Recommendation: Conditional Approval

**10. DR 1100161 Two-Story Addition In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ±800 SF two-story addition in the rear yard at 621 25<sup>th</sup> St. (APN 515-030-031). SFR-3 District.

Greg Roberts, owner; Jerry Brown, applicant

*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**11. DR 1100091 Two Bedroom Addition In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ± 493 SF two bedroom addition in the rear yard at 2919 Moran Ave. (APN 526-193-003). SFR-3 District. Chio Saelee, owner; Joe Lau, applicant  
*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**12. DR 1100142 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±451 SF addition in the rear of an existing single-family dwelling at 2880 Moran Ave. (APN 526-310-010). SFR-3 District.

Li Hua Meng, owner/applicant  
*Contact Person: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

**13. DR 1100137 Detached Second Dwelling Unit**

PUBLIC HEARING to consider a proposal to construct a ±400 SF detached second dwelling unit at 3500 Wall Ave. (APN 513-164-005). SFR-3 District. Michael P. Noon, owner/applicant

*Contact Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**14. DR 1100133 Dormers On Second-Story Of Existing Dwelling**

PUBLIC HEARING to consider a proposal to construct dormers (totaling ±218 SF) on the second story of an existing dwelling at 319 Nevada St. (APN 556-122-0100). SFR-2 District.

Paul & Desiree Hansen, owners; Bruce Brubaker, applicant  
*Contact Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

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**BOARD BUSINESS**

## 15. 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, September 10, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldenmar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
Ted J. Smith  
Diane Bloom

**PUBLIC HEARING INFORMATION**

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**NEW ITEMS**

**1. DR 1100152 Addition to Building C And Relocation of Storage Containers**

PUBLIC HEARING to consider a proposal to construct a ±15,415 SF two story addition to Building C on the Berlex campus and relocation of two storage containers at 2600 Hilltop Dr. (APN 405-050-033). M-1 Industrial/Office Flex District. This expansion is in compliance with the Berlex Master Plan and Development Agreement.

Berlex Laboratories, Inc., owner; Linda Ellis, Dowler Gruman, Architect, applicant

*Staff Contact: Dennis Carrington*

Tentative Recommendation: Conditional Approval

**2. DR 1100129 Five New Single-Family Dwellings**

PUBLIC HEARING to consider a proposal to construct five single-family dwellings at the northeast corner of Sanford Ave. & Filbert St. (APN 561-192-029, 030). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant

*Staff Contact: Joe Light*

Recommend Conditional Approval To Planning Commission

**3. DR 1100130 Four New Single-Family Dwellings**

PUBLIC HEARING to consider a proposal to construct four single-family dwellings at southwest corner of Alamo Ave. & Filbert St. (APN 561-161-005, 006, 007 & 008). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant

*Staff Contact: Joe Light*

Recommend Conditional Approval To Planning Commission

**4. DR 1100159 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±3,450 SF single-family dwelling in the 5800 Block of Knobcone Ct. (APN 435-300-011). SFR-1 District.

Hai Thi Nguyen, owner; Trung Van Nguyen, applicant

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Continue Public Hearing to 9/24/03

#### **5. DR 1100146 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 436 SF addition in the rear of an existing dwelling at 5820 Burlingame Ave. (APN 507-030-003). SFR-3 District.

Benny Stewart, owner/applicant

*Staff Contact: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

#### **6. DR 1100153 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±395 SF addition to an existing single-family dwelling at 2927 McKenzie Dr. (APN 414-051-001). SFR-3 District.

Miguel Hernandez, owner/applicant

*Staff Contact: Robie Evangelista*

Tentative Recommendation: Conditional Approval

### **BOARD BUSINESS**

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#### **7. 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, September 24, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldenmar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
Ted J. Smith  
Diane Bloom

**PUBLIC HEARING INFORMATION**

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEMS**

**1. DR 110007 New Two-Story Single-Family Dwelling & Two Car Garage**

PUBLIC HEARING HELD OVER FROM 7/23/03 to consider a proposal to construct a ±1,645 SF two-story single-family dwelling plus an attached two car garage at 532 Barrett Ave. (APN 538-080-036). SFR-3 District.

Sergio Silva, owner/applicant

*Staff Person: Joe Light*

Tentative Recommendation: Hold Over To 10/22/03

**2. DR 110055 New Community Building And Maintenance Building**

PUBLIC HEARING HELD OVER FROM 8/27/03 to consider a proposal to construct a ±7,400 SF community building and a ±1,000 SF maintenance building at the Richmond Townhouses complex at 2989 Pullman Ave. (APN 513-010-019). Planned Area District Carlson Boulevard L.P., owner; Kodama Diseno, Architects

*Staff Person: Robie Evangelista*

Recommend Conditional Approval To Planning Commission

**3. DR 1100135 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING HELD OVER FROM 8/27/03 to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 535 Santa Fe Ave. (APN 558-184-006). SFR-2 District.

James & Rita Seiber, owners/applicants

*Staff Person: Joe Light*

Tentative Recommendation: Hold Over To 10/22/03

**4. DR 1100136 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING HELD OVER FROM 8/27/03 to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 531 Santa Fe Ave. (APN 558-184-006). SFR-2 District,

James & Rita Seiber, owners/applicants

*Staff Person: Joe Light*

Tentative Recommendation: Hold Over To 10/22/03

**5. DR 1100159 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/10/03 to consider a proposal to construct a ±3,450 SF single-family dwelling in the 5800 Block of Knobcone Ct. (APN 435-300-011). SFR-1 District.

Hai Thi Nguyen, owner; Trung Van Nguyen, applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**NEW ITEMS**

**6. SV 1100 Sign Variance For Campus Bay Business Park**

PUBLIC HEARING to consider a proposal for a sign variance for the Campus Bay Business Park at 1240 & 1260 S. 47<sup>th</sup> St. (APNs 560-050-020, 021). Knox/Cutting Specific Plan, R&D/Light Industry/Heavy Industrial

Cherokee Simeon Venture I, LLC, owner; Simeon Properties, applicant

*Staff Person: Judith Battle*

Tentative Recommendation: Conditional Approval

**7. DR 1100167 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,400 SF addition to an existing single-family dwelling at 431 Florida Ave. (APN 550-142-014). SFR-3 District.

Rev. Ulis G. Redic, owner; Brad Ramos, applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**8. DR 1100163 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct ±1,097 SF addition to the rear of an existing single-family dwelling at 805 So. 41<sup>st</sup> St. (APN 509-400-005). Knox/Cutting Specific Plan, Neighborhood Commercial

Rodney & Sundra Henderson, owners/applicants

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**9. DR 1100174 Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±536 SF addition to a single-family dwelling at 781 McLaughlin St. (APN 523-041-005). SFR-3 District.

Kent Detrieux, owner/applicant

*Staff Person: Walter Oetzell*

Tentative Recommendation: Conditional Approval

**10. DR 1100170 Add Four Decks To Rear And Side Of Dwelling**

PUBLIC HEARING to consider a proposal to add four new decks ±523 SF to the rear and southern side of an existing single-family dwelling at 5619 Van Fleet Ave. (APN 510-103-020). SFR-3 District.

Column Keelaghan, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**11. DR 1100172 Addition To Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ± 496.50 SF addition in the rear of an existing single-family dwelling at 3244 Andrade Ave. (APN 526-100-006). SFR-3 District. Adora Brazil, owner; AD Construction, applicant

*Staff Person: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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## 12. Reports of Officers, Board Members

### Public Forum - Brown Act

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

**Wednesday, October 8, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldenmar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
Ted J. Smith  
Diane Bloom

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEMS**

**1. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 8/27/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Hold Over To 10/22/03

**2. DR 1100135 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING HELD OVER FROM 9/24/03 to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 535 Santa Fe Ave. (APN 558-184-006). SFR-2 District.

James & Rita Seiber, owners/applicants

Staff Person: *Joe Light*

Tentative Recommendation: Conditional Approval

**3. DR 1100136 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING HELD OVER FROM 9/24/03 to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 531 Santa Fe Ave. (APN 558-184-006). SFR-2 District,

James & Rita Seiber, owners/applicants

Staff Person: *Joe Light*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

### 4. DR 1100098 Construct Two, Four-Unit Apartment Buildings

PUBLIC HEARING to consider a proposal to construct two, four-unit apartment buildings at 2 & 4 Sixth St. (APN 538-400-034). MFR-1 District.

Entrust Adman Inc., owner; Paul Hafen, applicant

*Staff Person: Joe Light*

Recommend Conditional Approval To Planning Commission

### 5. DR 1100185 Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct an addition to a ±670 SF single-family dwelling at 278 So. 23<sup>rd</sup> St. (APN 549-020-021). SFR-3 District.

Sammie Calloway, owner/applicant

*Staff Person: Walter Oetzell*

Tentative Recommendation: Conditional Approval

### 6. DR 1100191 Rear Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±544 SF rear addition at 1525 26<sup>th</sup> St. (APN 527-071-013). SFR-3 District.

Mario Carrillo, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

### 7. DR 1100178 Rear Addition To Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±400 SF rear addition to a single-family dwelling at 2886 Stephen Dr. (APN 431-143-007). SFR-3 District.

Abelardo Lahip, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**8. DR 1100179 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±335 SF rear addition to a single-family dwelling at 660 40<sup>th</sup> St. (APN 518-070-016). SFR-3 District.

Eddy Escobar, owner; Delmy Escobar, applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**9. DR 1100187 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±300 SF rear addition to an existing single-family dwelling at 3311 McBryde Ave. (APN 526-100-015). SFR-3 District.

Jose Alvarado, owner/applicant

*Staff Person: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

**10. DR 1100192 Construct An Accessory Structure In Rear Yard**

PUBLIC HEARING to consider a proposal to construct a ± 240 SF storage shed in the rear yard near the interior property line at 1700 Costa Ave. (APN 530-090-001). SFR-3 District.

Guillermo Reyes, owner/applicant

*Staff Person: Lamont Thompson*

Tentative Recommendation: Conditional Approval

**11. SV 11000182 Temporary Freeway Oriented Banner Signs**

PUBLIC HEARING to consider a proposal to allow temporary freeway oriented banner signs at 321 Canal Blvd. (APN 550-011-013). M-2 District,

Richmond Associates LTD, owner; Darrell deTienne, applicant

*Staff Person: Joe Light*

Tentative Recommendation: Deny

**BOARD BUSINESS**

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## 12. Reports of Officers, Board Members

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2600 Barrett Avenue, Richmond, CA  
Council Chambers, 3rd Floor, City Hall

**Wednesday, October 22, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldenmar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
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 five minutes;
- (4) Members of the Public wishing to speak have up to two minutes to express their view point;
- (5) Applicant may respond to specific allegations made for up to two 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 9:00 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.

**HELD OVER ITEMS**

**1. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 10/8/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Hold Over To 11/12/03

**2. DR 1100129 Five New Single-Family Dwellings**

PUBLIC HEARING HELD OVER FROM 9/10/03 to consider a proposal to construct five single-family dwellings at the northeast corner of Sanford Ave. & Filbert St. (APN 561-192-029, 030). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant

Staff Contact: *Joe Light*

Tentative Recommendation: Hold Over To 11/12/03

**3. DR 1100130 Four New Single-Family Dwellings**

PUBLIC HEARING HELD OVER FROM 9/10/03 to consider a proposal to construct four single-family dwellings at the southwest corner of Alamo Ave. & Filbert St. (APN 561-161-005, 006, 007 & 008). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant

Staff Contact: *Joe Light*

Tentative Recommendation: Hold Over To 11/12/03

**4. DR 110007 New Two-Story Single-Family Dwelling & Two Car Garage**

PUBLIC HEARING HELD OVER FROM 9/24/03 to consider a proposal to construct a ±1,645 SF two-story single-family dwelling plus an attached two car garage at 532 Barrett Ave. (APN 538-080-036). SFR-3 District.

Sergio Silva, owner/applicant

*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

**5. DR 1100098 Construct Two, Four-Unit Apartment Buildings**

PUBLIC HEARING HELD OVER FROM 10/8/03 to consider a proposal to construct two, four-unit apartment buildings at 2 & 4 Sixth St. (APN 538-400-034). MFR-1 District.

Entrust Adman Inc., owner; Paul Hafen, applicant

*Staff Person: Joe Light*

Tentative Recommendation: Hold Over To 11/12/03

**NEW ITEMS**

**6. DR 02-234 & DR 02-235 Review Final Landscape & Lighting Plans**

PUBLIC HEARING to consider Final Landscape Plans, Lighting Plans, Architectural Details, and Site Details for the Multi-family units (DR 02-234) and to consider Final Landscape and Lighting Plans for single-family units (DR 02-235) for both Easter Hill and Cortez developments of the Hope VI Project. (APNos. 549-160-001, 549-170-019, & 549-180-012). Knox/Cutting Specific Plan, Medium Density, Planned Area

Richmond Housing Authority, owner/applicant

*Staff Person: Dennis Carrington*

Tentative Recommendation: Conditional Approval

**7. DR 1100189 Storage Bins For Rock & Soil Retail Landscaping Supplies**

PUBLIC HEARING to consider a proposal to construct storage bins for rock and soil and enclosures for display of retail landscaping supplies at 3251 Jacuzzi St. (APN 510-070-003).

Knox/Cutting Commercial/Office District.

Acapulco Rock & Soil, Inc., owner/applicant

*Staff Person: Judy Battle*

Tentative Recommendation: Conditional Approval

**8. DR 1100231 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,792 SF single-family dwelling at 1603 Garvin Ave. (APN 529-140-013). SFR-3 District.

Mohammad Kolahdooz, owner/applicant

*Staff Person: Tanya Boyce*

Recommend Conditional Approval To Planning Commission

**9. DR 1100194 New Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,641 SF two-story single-family dwelling at 322 Willard Ave. (APN 561-202-002). SFR-3 District.

tales Rodrigues, owner/applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**10. DR 1100208 Addition of Second Story Covering First Level Of Dwelling**

PUBLIC HEARING to consider a proposal to add a ±1,507 SF second story completely covering the first level of the existing single-family dwelling at 3127 Alta Mira Dr. (APN 414-061-025). SFR-3 District.

Jose Lopez, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**11. DR 1100201 New Two Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,450 SF two-story single-family dwelling on a vacant lot on Duboce Ave. (APN 561-262-006). SFR-3 District.

NRT And Development, owner/applicant, owner/applicant

*Staff Person: Lamont Thompson*

Recommend Conditional Approval To Planning Commission

**12. DR 1100207 Rear Addition To An Existing Single-Family Dwelling**



PUBLIC HEARING to consider a proposal to construct a ±626 SF rear addition to an existing single-family dwelling at 2527 Grant Ave. (APN 528-340-023). MFR-1 District.  
Ramon Ibanez, owner/applicant  
*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

### 13. DR 1100206 Additions To Rear Of Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a carport and add ±600 SF to the rear of an existing single-family dwelling at 866 Sixth St. (APN 534-022-004). SFR-3 District.  
Cheryl Vaughn, owner; Shermon Workmon, applicant  
*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

### 14. DR 1100200 Addition To Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ± 595 SF addition to an existing single-family dwelling at 2027 Gaynor Ave. (APN 529-070-024). SFR-3 District.  
Antonio Cervantes, owner/applicant  
*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

## 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 the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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

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

**Wednesday, November 12, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldemar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
Ted J. Smith  
Diane Bloom

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

**CONSENT CALENDAR:** 10, 11, 12, 13

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**HELD OVER ITEMS**

**1. DR 1100159 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 9/24/03 to consider a proposal to construct a ±3,450 SF single-family dwelling in the 5800 Block of Knobcone Ct. (APN 435-300-011). SFR-1 District.

Hai Thi Nguyen, owner; Trung Van Nguyen, applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**2. DR 1100135 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING HELD OVER FROM 10/8/03 to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 535 Santa Fe Ave. (APN 558-184-006). SFR-2 District.

James & Rita Seiber, owners/applicants

*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

**3. DR 1100136 New Single-Family Dwelling With Two Car Garage**

PUBLIC HEARING HELD OVER FROM 10/8/03 to consider a proposal to construct a ±3,800 SF single-family dwelling with an attached two car garage at 531 Santa Fe Ave. (APN 558-184-006). SFR-2 District,

James & Rita Seiber, owners/applicants

*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

**4. DR 02-206 New Hillside Development**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct a hillside development consisting of one ±4,100 SF care-takers residence, a ±520 SF garage, a swimming pool, a ±120 SF pool on appurtenet drives and patios at 5437 Heavenly Ridge Lane (APN 433-371-008). CRR District.

Stephen Graham, owner/applicant

Contact Person: *Joe Light*

Tentative Recommendation: Continue to 1/14/04

#### **5. DR 1100129 Five New Single-Family Dwellings**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct five single-family dwellings at the northeast corner of Sanford Ave. & Filbert St. (APN 561-192-029, 030). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant

Staff Contact: *Joe Light*

Recommend Conditional Approval To Planning Commission

#### **6. DR 1100130 Four New Single-Family Dwellings**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct four single-family dwellings at the southwest corner of Alamo Ave. & Filbert St. (APN 561-161-005, 006, 007 & 008). SFR-3 District.

Community Development Corporation of North Richmond, owner; Jeanne M. Chang, applicant

Staff Contact: *Joe Light*

Recommend Conditional Approval To Planning Commission

#### **7. DR 02-234 & DR 02-235 Review Final Landscape & Lighting Plans**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider Final Landscape Plans, Lighting Plans, Architectural Details, and Site Details for the Multi-family units (DR 02-234) and to consider Final Landscape and Lighting Plans for single-family units (DR 02-235) for both Easter Hill and Cortez developments of the Hope VI Project. (APNos. 549-160-001, 549-170-019, & 549-180-012). Knox/Cutting Specific Plan, Medium Density, Planned Area Richmond Housing Authority, owner/applicant

Staff Person: *Dennis Carrington*

Tentative Recommendation: Conditional Approval

#### **8. DR 1100231 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct a

±1,792 SF single-family dwelling at 1603 Garvin Ave. (APN 529-140-013). SFR-3 District.

Mohammad Kolahdooz, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

## NEW ITEMS

### 9. DR 02-187 New 104-Unit Hotel

PUBLIC HEARING to consider a proposal to construct a 104 unit hotel at Meeker Ave.& So. 34<sup>th</sup> St. (APN 560-090-018). M-1 District

ZKS Real Estate Parnters, Inc., owner; Edward Shaffer, applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Deny

### 10. DR 1100226 New Detached 2 Car Garage

PUBLIC HEARING to consider a proposal to construct a ±600 SF detached 2 car garage at 519 34th St. (APN 516-050-009). SFR-3 District.

David Rodriguez, owner/applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

### 11. DR 1100232 Addition At The Rear Of Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±550 SF addition at the rear of an existing single-family dwelling at 2347 Maricopa Ave. (APN 527-131-007). MFR-1 District.

Juneval Perez, owner/applicant

*Staff Person: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

### 12. DR 1100209 Addition At The Rear Of Existing Single-Family Dwelling

PUBLIC HEARING to consider a proposal to construct a ±335SF room addition at the rear of a single-family dwelling at 2918 Barkley Dr. (APN 414-253-008). SFR-3 District.

Chiem Ay Chao, owner/applicant  
Staff Person: Lamont Thompson

Tentative Recommendation: Conditional Approval

**13. SV 1100229 Waive Sign Ordinance Regulations & Amend Sign Program**

PUBLIC HEARING to consider a proposal to waive Sign Ordinance regulations and amend sign program to allow two internally illuminated business identification signs of ±200 SF, including one oriented toward to freeway and five accessory signs in excess of size allowances at 3300 Blume Dr. (APN 405-290-064). C-3 District.

JoAnn Stores/Diversified Development Co., owner; Camco Pacific Construction, applicant  
Staff Person: Joe Light

Tentative Recommendation: Continue To 12/10/03

**BOARD BUSINESS**

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14. 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 19, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldemar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
Ted J. Smith  
Diane Bloom

**PUBLIC HEARING INFORMATION**

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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEMS**

**1. DR 1100098 Construct Two, Four-Unit Apartment Buildings**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct two, four-unit apartment buildings at 2 & 4 Sixth St. (APN 538-400-034). MFR-1 District. Entrust Adman Inc., owner; Paul Hafen, applicant

*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

**2. DR 1100194 New Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct a ±1,641 SF two-story single-family dwelling at 322 Willard Ave. (APN 561-202-002). SFR-3 District.

tales Rodrigues, owner/applicant

*Staff Person: Robie Evangelista*

Recommend Conditional Approval To Planning Commission

**3. DR 1100201 New Two Story Single-Family Dwelling**

PUBLIC HEARING HELD OVER FROM 10/22/03 to consider a proposal to construct a ±1,450 SF two-story single-family dwelling on a vacant lot on Duboce Ave. (APN 561-262-006). SFR-3 District.

NRT And Development, owner/applicant

*Staff Person: Lamont Thompson*

Recommend Conditional Approval To Planning Commission

**NEW ITEMS**



CC 4. **DR 1100233 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±2,660 SF two-story single-family dwelling for congregate (senior) care usage at 526 Florida Ave. (APN 550-201-001). SFR-3 District

Ray Robinson, owner/applicant

*Staff Person: Joe Light*

Recommend Conditional Approval To Planning Commission

CC 5. **DR 1100261 New Two-Story Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±1,675 SF two-story single-family dwelling on a 25' x 100' lot in the 700 Block of Duboce Ave. (APN 561-262-005). SFR-3 District.

Kevin Hampton, owner; Robert Avellar, applicant

*Staff Person: Lamont Thompson*

Recommend Conditional Approval To Planning Commission

CC 6. **DR 1100263 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±829 SF addition at the rear of an existing single-family dwelling at 348 So. 17<sup>th</sup> St. (APN 544-161-002). SFR-3 District.

Mario Navea, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 7. **DR 1100264 Second Dwelling Unit In Rear Yard Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±480 SF second dwelling unit in the rear yard of a single-family dwelling at 155 So. 17<sup>th</sup> St. (APN 544-033-010).

SFR-3 District.

Elieser Gonzales, owner/applicant

*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

CC 8. **DR 1100244 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±470 SF rear addition to an existing single-family dwelling at 3253 Humphrey Ave. (APN 526-120-018). SFR-3 District. Juan Villalobos, owner; Roberto Huerta, applicant  
*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**CC 9. DR 1100254 Two Car Garage In Rear Of Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±420 SF two car garage in the rear yard at 1828 San Benito St. (APN 507-070-021). SFR-3 District. Alex Mangubi, owner/applicant  
*Staff Person: Lamont Thompson*

Tentative Recommendation: Conditional Approval

**CC 10. DR 1100241 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±375 SF addition to the rear of a single-family dwelling at 233 So. 44<sup>th</sup> St. (APN 513-120-007). SFR-3 District. Alfred Daniels, owner; Shermon Workmon, applicant  
*Staff Person: Tanya Boyce*

Tentative Recommendation: Conditional Approval

**CC 11. DR 1100255 Rear Addition To Single-Family Dwelling**

PUBLIC HEARING to consider a proposal to construct a ±287 SF rear addition to an existing single-family dwelling at 538 41<sup>st</sup> St. (APN 517-050-016). SFR-3 District. David Schott, owner; Leticia Niles, applicant  
*Staff Person: Ruby Benjamin*

Tentative Recommendation: Conditional Approval

**BOARD BUSINESS**

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

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

**Wednesday, December 10, 2003, 5:30 P.M.**

**DRB BOARD MEMBERS**

Roger Hodges, Chair  
Michael Woldemar  
Vacant

Eileen Whitty, Vice Chair  
Charles G. Duncan  
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**ROLL CALL**

**APPROVAL OF MINUTES**

**APPROVAL OF AGENDA**

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

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**HELD OVER ITEM**

**1. SV 1100229 Waive Sign Ordinance Regulations & Amend Sign Program**

PUBLIC HEARING HELD OVER FROM 11/12/03 to consider a proposal to waive Sign Ordinance regulations and amend sign program to allow two internally illuminated business identification signs of ±200 SF, including one oriented toward to freeway and five accessory signs in excess of size allowances at 3300 Blume Dr. (APN 405-290-064). C-3 District.

JoAnn Stores/Diversified Development Co., owner; Camco Pacific Construction, applicant

*Staff Person: Joe Light*

Tentative Recommendation: Deny

**NEW ITEMS**

**2. INFORMATIONAL PRESENTATION**

INFORMATIONAL PRESENTATION on the proposed Mainstreet Murals at 818 thru 824 Macdonald Ave. (APN 538-250-004). Central Core, City Center Specific Plan.

City of Richmond/Redevelopment Agency

*Staff Person: Judy Battle*

**3. DR 03-49 INFILL HOUSING PROGRAM**

PUBLIC HEARING to consider proposed designs of single-family dwellings for the City of Richmond's Infill Housing Program Pattern Book. City-wide.

*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

**4. DR 1100090 NEW RESEARCH AND DEVELOPMENT BUILDING**

STUDY SESSION to consider a proposal to construct a ±32,000 SF building on a 3.25 acre site at 3200 Regatta Blvd. (APN 560-100-008). Research & Development District, Knox Freeway/Cutting Blvd. Specific Plan Area.

Channel Properties, owner; FDH Consultants, applicant

*Staff Person: Judy Battle*

**5. DR 1100276 ADDITION TO SINGLE-FAMILY DWELLING**

PUBLIC HEARING to consider a proposal to construct a ±1,658 SF addition to an existing single-family dwelling at 2728 Sheldon Dr. (APN 431-131-024). SFR-3 District

Wayne Mateckie, owner; Steeve Moon, applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**6. DR 1100251 SECOND STORY ADDITION TO A SINGLE-FAMILY DWELLING**

PUBLIC HEARING to consider a proposal to construct a ±1,556 SF second story addition to an existing single-family dwelling at 4832 Meadowbrook Dr. (APN 431-233-008). SFR-3 District.

Kathy Love, owner; Calvin D. Guinn, applicant

*Staff Person: Robie Evangelista*

Tentative Recommendation: Conditional Approval

**7. DR 1100286 NEW TWO STORY SINGLE-FAMILY DWELLING**

PUBLIC HEARING to consider a proposal to construct a ±1,475 SF new two story single-family dwelling with one car attached garage on 15<sup>th</sup> St., Lot 35, between Bissell & Macdonald Aves. (APN 540-150-021). Multi-family area of the City Center Specific Plan.

Lynn Bojl, owner; Paul Hafen, applicant

*Staff Person: Lamont Thompson*

Recommend Conditional Approval To Planning Commission

**8. DR 1100287 NEW TWO STORY SINGLE-FAMILY DWELLING**

PUBLIC HEARING to consider a proposal to construct a ±1,475 SF new two story single-family dwelling with one car attached garage on 15<sup>th</sup> St., Lot 34, between Bissell & Macdonald Aves. (APN 540-150-021). Multi-family area of the City Center Specific Plan  
Lynn Bojl, owner; Paul Hafen, applicant  
*Staff Person: Lamont Thompson*

Recommend Conditional Approval To Planning Commission

#### **9. DR 1100305 NEW SINGLE-FAMILY DWELLING**

PUBLIC HEARING to consider a proposal to construct a ±1,388 SF new single-family dwelling at 2427 Andrade Ave. (APN 528-020-021). SFR-3 District.  
Rocendo Garcia, owner; Henry Rullier, applicant  
*Staff Person: Tanya Boyce*

Tentative Recommendation: Hold Over To 1/14/03

#### **10. DR 1100292 TWO STORY REAR ADDITION TO SINGLE-FAMILY DWELLING**

PUBLIC HEARING to consider a proposal to construct a 1,023 SF two-story rear addition to a single-family dwelling at 828 McLaughlin St. (APN 523-032-020). SFR-3 District.  
Jasmine D'Agostino, owner; Justine Hewitt, applicant  
*Staff Person: Joe Light*

Tentative Recommendation: Conditional Approval

### **BOARD BUSINESS**

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#### **11. 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

the Design Review Board meeting. A three-minutes-per-speaker time limit shall apply.

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