City of Richmond Design Review Board

AGENDA

Wednesday, March 25, 2020 at 6:00 pm
Multi-Purpose Room, Community Services Building, Basement, 440 Civic Center Plaza, Richmond CA 94804

COMMUNICATION ACCESS INFORMATION: This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

Roll Call
Jonathan Livingston, Chair
   Kimberly Butt
   Brian Carter
   Jessica Fine
   Michael Hannah
   Macy Leung
   Karlyn Neel

Introductions
Introduction of staff members and other guests.

Approval of Minutes
None.

Approval of Agenda
At the discretion of the Chair, items on the agenda may be heard in an order different from that which appears on the agenda.

Meeting Procedures
Members of the public attending a Design Review Board meeting for the first time are encouraged to read the “Meeting Procedures” information following the agenda.

Public Forum
Anyone who wishes to address the Board on a topic that is not on the agenda must file a speaker form with the staff..............................................................2 minute limit.

City Council Liaison Report
The City Council member serving as liaison to the Board may make a report on City Council actions of interest to the Board.
   • Presentation of a Mayoral Certificate of Excellence

Consent Calendar
Applications that are considered routine by Planning Staff have been placed on the consent calendar marked “CC” on the agenda with a recommendation to approve, conditionally approve, or continue the item to a date certain. The Board may act in one motion to adopt the staff recommendations on those items.
   Items number(s) to be considered: None.

Appeal Date
The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, April 6, 2020.

Public Hearing(s)

1. PLN18-059 MOGHADAM RESIDENCE
   Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO RECONSTRUCT A 2,436 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A 3,600 SQUARE-FOOT PARCEL.
   Location 2439 FOOTHILL AVENUE
   APN 549-140-014
   Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
   Applicant DARAN MOGHADAM (OWNER)
   Staff Contact JONELYN WHALES Recommendation: HELD OVER FROM MARCH 25, 2020
2. **PLN18-219 JURUM TWO-STORY DWELLING**

   **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ± 2,240 SQUARE FOOT SINGLE-FAMILY DWELLING IN THE TISCORNIA SPECIFIC PLAN AREA.

   **Location:** 523 SANTA FE AVENUE
   **APN:** 558-184-005
   **Zoning:** TISCORNIA SPECIFIC PLAN
   **Owner:** FIRST GROUP INVESTMENTS, LLC
   **Applicant:** BRAD GUNKEL
   **Staff Contact:** JONELYN WHALES
   **Recommendation:** HELD OVER FROM MARCH 25, 2020

3. **PLN20-031 RECONSTRUCT GARAGE WITH AN ACCESSORY DWELLING UNIT**

   **Description:** PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO DEMOLISH AND RECONSTRUCT AN EXISTING GARAGE AND TO ADD AN UPPER FLOOR WITH AN ACCESSORY DWELLING UNIT (ADU).

   **Location:** 509 WASHINGTON AVENUE
   **APN:** 558-051-001
   **Zoning:** RL-1, SINGLE FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT
   **Applicant:** ANTHONY MURPHY (OWNER)
   **Staff Contact:** HECTOR LOPEZ
   **Recommendation:**

4. **PLN19-428 KAHAN SINGLE FAMILY RESIDENCE**

   **Description:** PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT AND A VARIANCE FOR MINIMUM LOT SIZE TO CONSTRUCT A TWO-STORY SINGLE FAMILY RESIDENCE ON A 2,812 SQUARE FOOT PARCEL.

   **Location:** VACANT LOT ON 16TH STREET, SOUTH OF ROOSEVELT AVENUE
   **APN:** 514-162-031
   **Zoning:** RM2, MULTIFAMILY HIGH DENSITY RESIDENTIAL
   **Owner:** TOBIAS KAHAN
   **Applicant:** DANIEL DEL RIO
   **Staff Contact:** ROBERTA FELICIANO
   **Recommendation:** RECOMMENDATION TO THE PLANNING COMMISSION

5. **PLN20-057 POINT MOLATE MIXED-USED DEVELOPMENT PROJECT**

   **Description:** STUDY SESSION TO RECEIVE AND PROVIDE INPUT ON THE PROPOSED POINT MOLATE MIXED-USED DEVELOPMENT PROJECT. THE PROJECT WOULD ADD APPROXIMATELY 1,260 RESIDENTIAL UNITS AND 250,000 SF OF MIXED-USE DEVELOPMENT, AS WELL AS ADAPTIVE REUSE OF THE EXISTING HISTORIC STRUCTURES WITHIN THE WINEHAVEN HISTORIC DISTRICT. THE PROJECT INCLUDES A REQUEST FOR A GENERAL PLAN AMENDMENT, REZONING, AND TENTATIVE MAP.

   **Location:** 2100 STENMARK DRIVE
   **APN:** 561-100-008
   **Zoning:** RH, HILLSIDE RESIDENTIAL; RM1, MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL; PR, PARKS AND RECREATION; OS, OPEN SPACE; CG, COMMERCIAL GENERAL, IL, INDUSTRIAL LIGHT
   **Owner:** CITY OF RICHMOND
   **Applicant:** WINEHAVEN LEGACY LLC
   **Staff Contact:** LINA VELASCO AND ROBERTA FELICIANO
   **Recommendation:** PROVIDE AND RECEIVE COMMENTS
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**Adjournment**

The next meeting of the City of Richmond Design Review Board is scheduled on **Wednesday, April 8, 2020**.
MEETING PROCEDURES

Function of a Public Hearing  A public hearing is intended to inform the public of pending proposals and to enable members of the public to present relevant information and viewpoints before any Board action. The Board encourages community participation at its meetings and has established procedures that are intended to accommodate public input in a timely manner as follows.

Speaker Registration  Persons wishing to speak on a particular item on the agenda must file a speaker form with the staff prior to the Board's consideration of the item. Once discussion on the agenda item begins, only those persons who have previously submitted speaker forms will be permitted to speak on the item.

Consent Calendar  Applications that are considered routine by the Staff have been placed on the consent calendar with a recommendation to approve, conditionally approve, or continue the item to a date certain. The Board may act in one motion to adopt the staff recommendations on those items.

Prior to voting on the consent calendar, the Chair will ask if any member of the public wishes to speak on any of the items listed on the consent calendar. If you wish to speak, please rise and request that the agenda item be removed from the consent calendar. Items removed will be discussed in the numerical order listed in the agenda.

Public Hearing Procedure
1. Chair identifies the agenda item and explains any deviation from the standard speaker rules.
2. Staff presents a brief project summary and makes a preliminary recommendation.
3. Board members may ask questions of Staff regarding the proposal.
4. Chair opens the public hearing.
5. Applicant is invited to describe and explain the proposal .............................................. 5 minute limit.
6. Registered speakers ................................................................. 2 minute limit.
7. Applicant may make rebuttal comments ................................................. 2 minute limit.
8. Board members may ask follow-up questions of the speakers at any time.
9. Staff presents a final summary and recommendation.
10. Board members discuss the proposal and vote to either to close or to continue the public hearing to a specific date.
11. If the public hearing is closed, Board members further discuss the proposal and vote to approve, to approve with conditions, or to deny the application.
12. Chair informs the audience of the Board’s action and appeal process.

Appeals  Decisions of the Design Review Board may be appealed to the City Planning Commission within ten days. Appeals must be submitted to the Planning Department’s office in writing and must indicate the reasons that the Board’s action should be reversed.

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

Meeting Time Limits  If all of the agenda items are not completed by 9:00 PM, the items remaining shall be continued to the next regular meeting unless the Board votes to extend the meeting.

Staff Reports and Tentative Recommendations  Copies of the Staff reports for the public hearing items on this agenda can be viewed on the City of Richmond’s website at http://www.ci.richmond.ca.us/documentcenter.asp, Go to Planning and Building Services > Planning Division > Boards and Commissions > Design Review Board > Reports.

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