

DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
January 9, 2008
6:00 p.m.

BOARD MEMBERS

Robert Avellar, Chair	Vacant, Vice Chair
Ted J. Smith	Don Woodrow
Diane Bloom	Vacant

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Chair Avellar, Boardmembers Bloom, Smith and Woodrow

Absent: None

INTRODUCTIONS

Staff Present: Lamont Thompson and Carlos Privat

Chair Avellar gave an overview of the procedures for speaker registration and public hearing functions and procedures. He noted any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, January 24, 2008 by 5:00 p.m.

APPROVAL OF AGENDA

ACTION: It was M/S (Avellar/Smith) to approve the agenda; unanimously approved.

MINUTES FOR APPROVAL

October 24, 2007

Boardmember Woodrow requested amendment to page 3, to substitute the word, "perimeter."

"Ms. Harbin said the solid line would be the direction of the drainage and the dashed arrow lines would be the perimeter ~~parameter~~ of the area excavated, which would follow the same route."

ACTION: It was M/S (Woodrow/Smith) to approve the minutes of October 24, 2007, as amended; unanimously approved.

November 14, 2007

Boardmember Woodrow requested review of Page 3, and asked that the minutes be continued.

ACTION: It was M/S (Smith/Woodrow) to continue the minutes of November 14, 2007; unanimously approved.

November 28, 2007

ACTION: It was M/S (Smith/Woodrow) to approve the minutes of November 28, 2007; unanimously approved.

December 12, 2007

ACTION: It was M/S (Smith/Bloom) to approve the minutes of October 24, 2007; unanimously approved.

CONSENT CALENDAR

Chair Avellar noted the Consent Calendar currently consisted of Item 1; however, Items 2, 4 and 5 were recommended for hold-over. **Boardmember Smith** proposed moving those items onto the Consent Calendar.

ACTION: It was M/S (Smith/Woodrow) to approve the Consent Calendar as Items 1, 2, 4 and 5; unanimously approved.

Consent Items Approved:

1. **DR 1104277 – Two-Story Addition to the Residence on Thunderhead Court - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±2,034 square foot two-story addition to the 2,100 square foot residence located at 4917 Thunderhead Court (APN: 431-411-018). SFR-3 (Single-Family Low Density Residential) Zoning District. Sal Ruso, owner; Doug Davis, applicant. Tentative Recommendation: Hold Over to a Date Uncertain
2. **DR 1104451 – Two-Story Addition at the Rear of the Residence on San Mateo Street - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±1,028 square foot two-story addition at the rear of the residence located at 2121 San Mateo Street (APN: 507-150-011). The project would add three bedrooms and two bathrooms to a ±557 square foot dwelling. SFR-3 (Single-Family Low Density Residential) Zoning District. Robert Brown, owner; Chris Volkamer, applicant. Tentative Recommendation: Hold Over To 2/27/2008
4. **DR 1103662 – Construct New Single-Family Residence on Terrace and Vine Avenue - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±2,607 square foot single-family residence on the vacant lot located at the southwest corner of Terrace Avenue and Vine Avenue (APN: 558-082-001). SFR-2 (Very Low Density Residential) Zoning District. Firas & Amina Jandali, owners/applicants. Tentative Recommendation: Recommend Conditional Approval To Planning Commission
5. **DR 1104296 – Single-Story Addition to the Single-Family Residence on Garvin Avenue PUBLIC HEARING** to consider a request for Design Review approval to construct a ±1,200 square foot single-story addition to the existing ±1,400 square foot residence located at 1616 Garvin Avenue (APN: 529-220-007). SFR-3 (Single-Family Low Density Residential) Zoning District. Robert and Betty Alexander, owners; Louis B. Spicer, applicant. Tentative Recommendation: Hold Over To 2/27/2008

Items Heard:

3. **DR 1104475 – Two-Story Addition at the Rear of the Residence on San Jose Avenue - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±484

square foot two-story addition at the rear of the ±975 square foot dwelling located at 5203 San Jose Avenue (APN: 510-081-032). C-3 (Regional Commercial) Zoning District. Mario Rossi, owner/applicant. Tentative Recommendation: Conditional Approval

The Board discussed with the City Attorney whether the description of a “two story addition” versus the description of a “garage” was sufficient to meet the noticing requirements and/or whether the language was clear enough to give the public notice on whether they want to participate or not.

Chair Avellar confirmed there were no public speakers on the item. He questioned whether the notice needed to be redone and Mr. Thompson said he believed the notice is defective and that staff should re-notice the item. If there were a two-story addition and the applicant was proposing a one-story addition, it would be less of an impact. However, living area is being proposed versus a garage.

No action was taken by the Board and staff agreed to re-notice the item.

BOARD BUSINESS

6. Reports of Officers, Board Members, and Staff

Mr. Thompson said staff met with Chevron, have polled the Boardmembers for their availability and confirmed they would be available for a special meeting on Thursday, January 31, 2008. However, staff is still attempting to hold the meeting date on Wednesday, January 23, 2008 which is the regular meeting. Boardmembers voiced their availability for either date.

Boardmember Woodrow said he received a copy of a document the City Council passed on March 9, 1999 which talks about guidelines for the Design Review Board. He also received a several page statement from Councilmember Tom Butt that points out various things having to do with the guidelines. Councilmember Butt quotes City Code, comments on the Code, with the point being that the Design Review Board should not feel they are constrained when they see Chevron and only discuss the exterior of the building. He also questioned whether or not Boardmembers had a chance to read the Zucker Report where the Design Review Board is commented about. He said the RNCC is attempting to get the City Council to re-vote on having the DRB and the Planning Commission combined. Mr. Thompson said the Director was planning on taking the matter of the status of the DRB to the City Council soon and the name of the body would be the “Planning and Design Commission” and it would be a 9-member body.

Boardmember Woodrow noted the Board received copies of the DEIR for the Enterprise Zone and he confirmed the Board was to read it and be familiarized with it.

Boardmember Smith referred to new planning rules and regulations that went into effect the 1st of January and an example of the home on San Pablo Avenue which was reviewed by DRB and appealed to the City Council. Mr. Thompson said the Council denied the appeal and approved the project.

Public Forum – Brown Act

Herk Schusteff presented a picture of the Canyon oaks II project, said the Council came close to having conditions attached which would have helped the project comply better with the hillside ordinance, pointed out the location of 4 upper custom lots and 34 homes on a steep north slope with many trees to be removed. He said green building refers to passive and active solar and environmentally-sound and natural building designs.

Frank Campbell, Atchison Village, said there were many seniors living across the street from the Chevron proposal and he recommended that Chevron be made to replace the aged pressure pipes they have, all safety valves, safety and shut-off valves in the complex prior to their proposal be approved. This would cut down on flare ups and fires. He also said he is opposed to the Canyon Oaks II development unless the native Oak trees are saved and suggested building the development around them.

The Board adjourned the meeting at 6:50 p.m.