



City of Richmond Design Review Board AGENDA

Wednesday, July 25, 2012 at 6pm
Multipurpose Room, Civic Center Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804

Roll Call	Don Woodrow, Chair Ray Welter, Vice Chair	Mike Woldemar Eileen Whitty	Brenda Munoz Robin Welter	Vacant
Introductions	Introduction of staff members and other guests.			
Approval of Minutes	No minutes to approve.			
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.			
Consent Calendar	Item number(s): 1, 2, 3, and 4			
Appeal Date	The appeal date for actions taken by the Board at this meeting is no later than 5:00 p.m. on Monday, August 6, 2012.			

Public Hearing(s)

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| CC 1. PLN12-148 | COMMERCIAL RENOVATION AND ADDITION ON HILLTOP DRIVE |
| Description | <i>(Held Over from 7/11/2012)</i> REQUEST FOR DESIGN REVIEW APPROVAL FOR THE RENOVATION AND EXPANSION OF AN EXISTING RETAIL CENTER, INCLUDING EXPANDING BUILDINGS, LANDSCAPE AND PARKING LOT IMPROVEMENTS, AND CONSIDERATION OF A DRIVE-THROUGH WINDOW FOR AN EATING ESTABLISHMENT. |
| Location | 4261 HILLTOP DRIVE |
| APN | 426-292-025 |
| Zoning | C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) |
| Applicant | HARI KALRA, OWNER |
| Architect | JOHNSON LYMAN ARCHITECTS |
| Staff Contact | HECTOR LOPEZ |
| | Recommendation: HOLD OVER TO 8/22/2012 |
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| CC 2. PLN12-179 | SMOTHERS RESIDENTIAL REMODEL AND ADDITION ON S. 59TH STREET |
| Description | REQUEST FOR DESIGN REVIEW APPROVAL TO REMODEL AND EXPAND THE FLOOR AREA OF AN EXISTING SINGLE-FAMILY RESIDENCE, INCLUDING THE CONSTRUCTION OF A NEW SECONDARY DWELLING UNIT. |
| Location | 1511 S 59TH STREET |
| APN | 508-372-012 |
| Zoning | SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL) |
| Owner | DARRELL AND SHARON SMOTHERS |
| Applicant | MICHAEL WOLDEMAR, ARCHITECT |
| Staff Contact | HECTOR LOPEZ |
| | Recommendation: CONDITIONAL APPROVAL |

CC 3. PLN12-132 AGUAYO ACCESSORY STRUCTURE ON CHANSLOR AVENUE
Description REQUEST FOR DESIGN REVIEW APPROVAL TO LEGALIZE AN EXISTING
±682 SQUARE FOOT ACCESSORY STRUCTURE.
Location 330 CHANSLOR AVENUE
APN 538-370-007
Zoning SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)
Owner ANTONIO AGUAYO
Applicant NORTHCAL CONSTRUCTION, DESIGNER
Staff Contact KIERON SLAUGHTER Recommendation: **CONDITIONAL APPROVAL**

CC 4. PLN12-147 REYNOLDS RESIDENTIAL REMODEL AND RENOVATION ON OCEAN AVE
Description REQUEST FOR DESIGN REVIEW BOARD APPROVAL TO REMODEL AND
RENOVATE AN EXISTING DWELLING THAT EXCEEDS 15 FEET IN HEIGHT,
AND PROVIDE A SUSTAINABLE STRUCTURE THAT UTILIZES GREEN
PRACTICES AND MATERIALS.
Location 841 OCEAN AVENUE
APN 558-233-006
Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL)
Owner DEBORAH REYNOLDS
Applicant CATE LEGER
Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO 8/22/2012**

Board Business
A. Staff reports, requests, or announcements
B. Board member reports, requests, or announcements
1. Election of New Officers

Adjournment The next meeting of the City of Richmond Design Review Board is
scheduled on Wednesday, August 8, 2012.

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 Council within ten days. Appeals must be submitted to the City Clerk'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: www.ci.richmond.ca.us/documentcenterii.asp
Go to: Planning and Building Services > Planning Division > Boards and Commissions > Design Review Board > Reports.

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