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**Project Name:** CLE Distribution Center Addition  
**Project Location:** 733 Harbour Way S, Richmond CA 94804  
**Project Number:** PLN 21-358

### **Project Description**

Gkw Architects as an agent of the owner, Deborah Osburn, of properties located at 733 Harbour Way S in Richmond is submitting a design review application to the city of Richmond for the project to build an addition to the existing distribution center of clé, Tilevera LLC. to store its tile products and loading dock. The application is accompanied with a parcel merger request of APN 560-231-003, 560-231-004, 560-231-012, 560-231-013 & 560-231-015. We'd like to merge the parcels because all of those parcels are owned by one owner, and the owner wants to build the additional warehouse in a scale that's necessary to store the products the clé is handling, instead of building separate warehouses in each parcel. Additionally, there are seemingly abandoned alleys between the parcels, 9th St. and Ellis St. which should be a part of the merged parcel because those streets don't function any more due to the change in the surrounding area. A street vacation application will be submitted by a civil engineer simultaneously.

Currently, there are seven buildings in those parcels including the existing warehouse and the exterior storage which will remain. Those other buildings that will be demolished have mainly been used as storage. Those buildings are ready to be demolished except the one at the corner of Hoffman Blvd and 9th Street. The construction for the addition has to be executed in two phases due to the lease agreement of that building. This building at the corner has been used as a warehouse/workshop for ships. We'd like to build the east side of the addition as soon as possible to store the increasing number of product demands and the rest (the west side and the loading dock) after the tenant moves out. Phase 1 will create additional 8,800 sf of storage and phase 2 will add 5,400sf and 3,250 sf of loading dock.

The addition will be connected to the existing warehouse with an exterior hallway in between. The exterior of the existing warehouse will be upgraded to match the new warehouse quality. This land on both Hoffman Blvd and Harbour Way S. will be aesthetically improved by replacing the old chain link fence and unutilized land with the new building which will have a sophisticated look and lighting fixtures complying with the city's requirements. The project will include site improvements, such as a courtyard for the employee, new sidewalk on Hoffman Blvd, sidewalk repair on Harbour Way S, landscaping, trash enclosure update, and parking restriping.