

**DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
June 13, 2007
6:00 p.m.**

BOARD MEMBERS

Eileen Whitty, Chair
Ted J. Smith
Diane Bloom

Jonathan Livingston
Don Woodrow
Robert Avellar

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

ROLL CALL

Present: Chair Whitty, Vice Chair Avellar, Boardmembers Bloom, Livingston and Smith

Absent: Woodrow (excused)

INTRODUCTIONS

Staff Present: Lina Velasco, Lamont Thompson and Mary Renfro

MINUTES FOR APPROVAL

April 25, 2007

ACTION: It was M/S (Whitty/Livingston) to approve the minutes of April 25, 2007; unanimously approved.

May 9, 2007

ACTION: It was M/S (Whitty/Smith) to approve the minutes of May 9, 2007; Vote: 4-0-1-1 (Woodrow absent; Avellar abstained).

May 23, 2007

ACTION: It was M/S (Whitty/Livingston) to approve the minutes of May 23, 2007; unanimously approved.

APPROVAL OF AGENDA

Chair Whitty requested adding Items 1 and 4 to the Consent Calendar.

ACTION: It was M/S (Whitty/Livingston) to approve the agenda, as amended by adding Items 1 and 4 to the Consent Calendar; unanimously approved.

CONSENT CALENDAR

Chair Whitty gave an overview of the Consent Calendar, procedures for speaker registration and public hearing functions and procedures. She said any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, June 25, 2007 by 5:00 p.m.

Chair Whitty noted the Consent Calendar currently consisted of Items 1 and 4.

ACTION: It was M/S (Smith/Avellar) to approve the Consent Calendar Items 1 and 4; unanimously approved.

Consent Items Approved:

1. **DR 1103503 – Construct Mixed-Use Complex on Humphrey Avenue - PUBLIC HEARING** to consider a request for Design Review approval to construct a mixed-use complex, consisting of five (5) apartments on the second and third floors of the proposed ±5,592 square foot building above ±4,072 square feet of commercial space on a ±9,512 square foot corner lot located at 2300 Humphrey Avenue (APN: 528-010-005, -006, -007, & -008). MFR-1, Multi-Family Residential and C-2, General Commercial Zoning District. David Townsend, owner; Darryl Debor (Architect), applicant. Tentative Recommendation: Hold Over To July 11, 2007.

4. **DR 1103787 – Addition to Single-Family Residence on Lowell Avenue - PUBLIC HEARING** to consider a request for Design Review approval to add ±994 square feet to an existing ±1,002 square foot residence located at 2639 Lowell Avenue (APN: 527-160-016). SFR-3, Low Density Residential Zoning District. Juan Rodriguez, owner; Brenda Munoz, applicant. Tentative Recommendation: Conditional Approval.

Items Discussed:

2. **DR 1103881 – Construct Detached Second Dwelling Unit on Humboldt Street - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±640 square foot detached second dwelling unit located at 977 Humboldt Street (APN: 523-024-006). MFR-1, Multi-Family Residential Zoning District. Candido and Paula Gutierrez, owners; Brenda Munoz, applicant. Tentative Recommendation: Conditional Approval.

Chair Whitty gave a brief description of the request, said the public hearing was held open as the project was discussed previously by the Board.

Commissioner Livingston requested Ms. Velasco read the Second Unit Ordinance section that dealt with second unit parking in the front yard. Ms. Velasco read Section 15.04.810.026 (b) as, "One uncovered paved off-street parking space shall be provided for the second dwelling unit in addition to the covered parking spaces required for the existing residence. Tandem parking shall not be allowed. The required parking space for the second dwelling unit may be provided in the required front yard if pad and driveway are paved with a decorative treatment such as aggregate, brick pavers, or similar materials."

Chair Whitty referred to the conditions, said condition 7 and 11 were identical and she asked that 11 be removed.

Brenda Munoz, Applicant, said she was available to answer questions.

Boardmember Livingston confirmed Ms. Munoz understood the section regarding paving in the front yard, said the paving was shown to be a concrete deck and the ordinance encourages other treatments be used. He confirmed Ms. Munoz was amenable to install a decorative

paving. He also noted the curb cut was 15'4" wide and takes an abrupt change to the left, and he confirmed that this would be altered to be bigger so the space is easier to drive into.

Boardmember Bloom referred to the landscape plan, said the lawn was coming all the way up to the fence, noted upcoming water restrictions, encouraged the applicant to think about alternatives of bunch grasses, confirmed with Ms. Munoz that she would make the lawn smaller and create a planting bed up against the fencing, and noted she would make suggestions for planting materials.

There were no public speakers and the public hearing was closed.

ACTION: It was M/S (Whitty/Avellar) to approve DR 1103881, subject to staff's recommended 4 findings, staff's recommended 10 Conditions, deleting Condition 11, and adding a revised Condition 11 to read, "The paved off-street parking in the front shall be stamped concrete or other special paving as approved by the Director of Planning and Building Services, in accordance with Richmond Municipal Code Section 15.04.810.026(b)"; unanimously approved.

3. DR 1103872 – Construct Detached Garage & Second Dwelling Unit on Esmond Avenue - PUBLIC HEARING to consider a request for Design Review approval to construct a ±484 square foot detached garage with a ±506 square foot second dwelling unit in the rear yard of the single-family residence located at 2337 Esmond Avenue (APN: 528-162-013). The exterior materials and colors of the proposed accessory structure will match those of the existing residence. MFR-1, Multi-Family Residential Zoning District. Noe Beltran, owner; Brenda Munoz, applicant. Tentative Recommendation: Conditional Approval.

Chair Whitty briefly described the request and said the public hearing was left open.

Boardmember Livingston questioned if the applicant submitted an amended site plan, and Ms. Velasco said no, and staff was suggesting the revised conditions of approval. She noted there was a memo modifying the recommended Condition 5 and replacing it with one that conditions that the proposed driveway as drawn on the exhibit be widened to provide independent vehicular access into both garage parking spaces should a car or vehicle be parked in tandem in front, which the owners/applicant have agreed to.

Chair Whitty noted also that the fence height condition was removed and replaced with a driveway condition number 5, which has been agreed to by the applicant.

Boardmember Livingston referred to the exterior elevation of the garage, said there is a double line around the building at about 8 feet high, and he confirmed with Mr. Munoz it was a 2-inch stucco detail. He asked where the stubbers were located that take the roof water out from the parapet, and Ms. Munoz said they would insert the detail into the plans.

Boardmember Smith said the plastic carport cover was illegal and he confirmed with Ms. Munoz the cover had already been removed.

Boardmember Bloom suggested incorporating planting beds around the proposed trees which would remove some of the lawn area and asked the applicant to check with the City to determine if they would qualify for some street trees.

Boardmember Livingston asked that the curved arch and brick above the doors be removed due to the architectural incompatibility of the design and asked this be incorporated into conditions, and Ms. Munoz was amenable to this. He questioned what were roof laminated and

warranted high profile grey shingles, and Ms. Munoz said it was composition shingles. There were no public speakers and the public hearing was closed.

ACTION: It was M/S (Avellar/Livingston) to approve DR 1103872 subject to staff's recommended 4 findings, subject to staff's recommended 5 conditions, with the substituted condition 5 per the staff report amendment, with an added condition 6 to remove the brick arch over the garage and reveal and added condition 7 to install stubbers for drainage from the garage; unanimously approved.

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

Boardmember Smith said his term will soon expire and Ms. Renfro said there was an ordinance in place that generally states that Boardmembers and Commissioners can hold over their term if they wish until replacements are appointed, and staff anticipates getting the merger ordinance of the Planning Commission and Design Review Board in October. Ms. Renfro recommended those Boardmembers who were interested in their appointment to the Planning Commission speak to the Mayor about it and discussed Brown Act regulations.

Public Forum – Brown Act - None

The Board adjourned the meeting at 6:45 p.m.