

DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
March 12, 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 and Boardmembers Bloom, Smith and Woodrow

Absent: None

INTRODUCTIONS

Staff Present: Planner Lamont Thompson and Assistant City Attorney 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, March 24, 2008 by 5:00 p.m. and repeated the appeal period after each affected item.

APPROVAL OF MINUTES - None

APPROVAL OF AGENDA

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

CONSENT CALENDAR

Chair Avellar noted the Consent Calendar currently consisted of Items 2, 3 and 4.

The Board requested Item 1 be moved to the Consent Calendar and Items 2 and 3 were requested for removal and discussion (Woodrow).

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

Consent Items Approved:

- 1. 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. Staff Contact: Lina Velasco. Tentative Recommendation: Hold Over to 3/26/08.

- 4. DR 1104582 – Addition to Existing Deck on Ocean Avenue - PUBLIC HEARING** to consider a request for Design Review approval to increase the size of an existing ±160 square foot deck to ±390 square feet at the rear of an existing residence located at 853 Ocean Avenue (APN: 558-233-013). SFR-2, Single-Family Very Low Density Residential Zoning District. Andrea Tiller, owner; Bonny Weil, applicant. Staff Contact: Hector Lopez. Tentative Recommendation: Conditional Approval.

Items Heard:

- 2. DR 1104579 – Construct Community Building at the Arbors Apartments on Creely Avenue - PUBLIC HEARING** to consider a request for Design Review approval to construct a ±1,200 square foot, single-story community building at 5311 Creely Avenue (APN: 509-190-004). Six parking spaces will be relocated on-site to accommodate the new building. SFR-3, Single-Family Low Density Residential Zoning District. Resources for Community Development (RCD), owner; James Fagler of Gelfand Partners Architects, applicant. Staff Contact: Kieron Slaughter. Tentative Recommendation: Conditional Approval.

Chair Avellar opened the public hearing.

The Project Manager for Resources for Community Development (RCD) gave a brief background of their purchase of the property in February 2006 to preserve expiring federal subsidies, said 23 of the 36 units are Section 8 units, they plan to rehabilitate the property and add a community building which will include a computer lab and offer of computer training inside and outside gathering areas. She discussed RCD's history, said they have developed over 1,300 units in the last 20 years, have a good track record with the John Stewart Management Company, and she was available for questions.

Boardmember Woodrow questioned how trash would be handled and in what area on the site. Mr. James Fagler of Gelfand Partners Architects said there are three current fenced-in areas of each parking lot with trash receptacles, they will be relocating two of them, will be doing modifications to get them pushed back away from the street and will work with the garbage provider.

Public Comments:

Velma Jackson, spoke of violence and crime at the apartments, said many seniors live in the nearby residential area, she believed many teenagers and kids will hang out in the street, parking lot and community center and she opposed the project.

Boardmember Smith noted the neighborhood council supports the project and Ms. Jackson said she did not attend the meetings. **Boardmember Woodrow** questioned if the residents have tried to work with the management company to resolve issues or not, and Ms. Jackson said she had no contact with them. He asked the company to coordinate better with the nearby neighbors.

Gloria Battiste, said the neighborhood was always quiet and peaceful, but said many people are getting killed in the apartments, voiced concerns with violence, drug use, loitering, fires, and parking spaces and was opposed to the project.

Boardmember Woodrow questioned if kids came through the residential neighborhood from the nearby school and the park, and Ms. Battiste said she lived in the center of the street, but

the kids take neighbor's newspapers, noted the City also recently installed a new drainage system and the kids took equipment from the site.

The applicant/project manager said they attended the neighborhood council meeting on February 19, 2008 and many neighbors shared similar concerns, they were supportive of the project and she believed the community center will offer an area for people to go to and utilize. She said their goal is to address problem tenants, maintain their already outstanding reputation in management of properties, work with the nearby neighborhood and she discussed their efforts in turning around the property. She said there will be a full-time, on-site property manager, a service coordinator located in the community center office.

Boardmember Bloom asked that a security person on staff would be appropriate for the property to link up with a neighborhood representative. The project manager said the Parkview Neighborhood Council currently meet with an officer and she has spoken with the President about engaging the Council in allowing them to use the community center for meeting space, as well, which would bring the relationship closer.

Architect James Fagler discussed the commitment to have all lights working in the parking lots at night, the design of the community center will have many down lights, the space will be secure, there was discussion about fencing on site and the neighborhood council preferred the 6 foot tall fences remain intact, and there will be a 6 foot fence by the culvert area to further secure it.

The public hearing was closed.

Chair Avellar believed that the project having a person on-site all day would be advantageous, and he did not see any added security risk.

Boardmember Bloom asked the applicant to check the water table prior to using Olive trees, as they may not work well and she suggested using flowering perennials versus the Mexican Feather Grass.

ACTION: It was M/S (Smith/Woodrow) to approve DR 1104579, subject to the four findings and staff's ten recommended conditions; unanimously approved.
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3. DR 1104387 – Construct New Single-Family Residence on Willard Avenue - PUBLIC HEARING to consider a request for Design Review approval to construct a new 2,228 square foot single-story residence located at 319 Willard Avenue. (APN 561-201-011). SFR-3, Single-Family Low Density Residential Zoning District. Carla Del Carpio, owner/applicant. Staff Contact: Hector Rojas. Tentative Recommendation: Conditional Approval.

Mr. Thompson gave a brief description of the project, and **Chair Avellar** opened the public hearing and acknowledged the applicant was not present. He confirmed there were no public speakers.

Boardmember Woodrow supported the home design, but questioned drainage and how it would be handled coming from the roof. He said on the right side of the house, there is a wainscoting on the front which turns the corner on the left side of the house, but not the other side. He also noted there is no mention about how trash would be brought from the back of the house to the street. **Chair Avellar** believed the project could be conditioned to address these comments, and the Board discussed questions associated with the plans.

Boardmember Bloom voiced several concerns regarding landscaping, said the concrete on the right side of the walkway is unclear up towards the porch and she questioned whether it would connect to the driveway or not. She said the trash receptacle location is unclear.

The public hearing was closed.

ACTION: It was M/S (Smith/Woodrow) to approve DR 1104387 with staff's 4 findings and staff's 2 special recommendations and 17 standard recommendations, with the additional condition for a concrete walkway on the left side of the building should be wide enough or 3 feet wide for wheeling trash to curb; to create a trash pad for trash receptacles; for the applicant to provide downspouts and drainage plan; that veneer bricks shall turn the corner on the right elevation; add a rear porch cover and landing step and pad from the rear sliding door; (Bloom-friendly amendment) that rear yard shrubs, plants, and ground cover be called out in the landscape plan and include trees in the rear yard as well; to add a path from the patio to the planting beds; discourage planting of lawn in the front and rear yard and suggest substitution of bunch grass or alternative low water usage plantings; add a different type of tree in the front yard rather than repeating the same tree; indicate concrete to the east front of the house and add some shrub planting in the area; substitute Japanese Boxwood with another plant; and consider reducing lawn area in the front yard; (Woodrow-friendly amendment) for Planning staff to work with applicant to ensure the foundation is designed to comply with the requirements for the high liquefaction zone; unanimously approved.

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

Mr. Thompson reminded the Board that the Chevron project will be heard by the Planning Commission on March 20, 2008 at 7:00 p.m. **Boardmember Bloom** questioned if the minutes could be commented on from the Chevron project. Mr. Thompson said the draft minutes have not yet been approved by the Design Review Board and therefore, no final minutes will be going to the Planning Commission. He said the Commission will receive a copy of the transcribed draft minutes as an attachment and they will be able to review exactly what was requested and discussed at the meeting. **Boardmember Bloom** confirmed her addendum would also be sent to the Planning Commission as an attachment. She confirmed with him that she could forward her added comments on to the Planning Commission in letter form directly.

Boardmember Woodrow asked that for the record, for the first time in his service as a Boardmember, he witnessed Councilwoman Lopez came to the Design Review Board meeting, she came in at the back and then left, and he wanted this reflected in the minutes.

Boardmember Bloom requested an update on the merger of the Design Review Board and Planning Commission, and Mr. Thompson said in April staff will have a draft ordinance to the Council, but at this point, no action has been taken or released to the public. Mr. Privat said there have been questions relating to the number of members to be filled pursuant to the Charter which states that the Mayor appoints with the concurrence of four Councilmembers.

A. Vote and Elect New Design Review Board Officers

Boardmember Bloom said the nominating committee met and decided to nominate Robert Avellar as Chair and Don Woodrow as Vice Chair.

ACTION: It was M/S (Bloom/Smith) to appoint Robert Avellar as Chair and Don Woodrow as Vice Chair; unanimously approved.

Public Forum - Brown Act - None

The Board adjourned the meeting at 7:40 p.m.