

DESIGN REVIEW BOARD MEETING
CIVIC CENTER MULTIPURPOSE ROOM, BASEMENT LEVEL
440 Civic Center Plaza, Richmond, CA
July 28, 2010
6:00 p.m.

BOARD MEMBERS

Michael Woldemar, Chair	Eliien Whitty, Vice Chair
Diane Bloom	Andrew Butt
Otheree Christian	Raymond Welter
Don Woodrow	

The meeting was called to order at 6:03 p.m.

ROLL CALL

Present: Chair Butt, Vice Chair Welter and Boardmembers Whitty, Woodrow (arrived late) and Woldemar

Absent: Boardmembers Bloom and Christian

INTRODUCTIONS

Staff Present: Jonelyn Whales, Carlos Privat and Lamont Thompson

APPROVAL OF MINUTES - None

APPROVAL OF AGENDA

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

Public Forum – No speakers.

Public Hearings

- | | |
|---------------------|---|
| 1. PLN10-090 | KUHN RESIDENTIAL ADDITIONS ON SAN JOSE AVENUE |
| Description | (Held Over from 7/14/2010) REQUEST FOR DESIGN REVIEW BOARD APPROVAL FOR A ±286 SQUARE FOOT REAR ADDITION AND DECK. |
| Location | 5647 SAN JOSE AVENUE |
| APN | 510-041-009 |
| Zoning | SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL) |
| Owner | KUHN IRENE |
| Applicant | ARIANA DRONEY |
| Staff Contact | LAMONT THOMPSON |
| | Recommendation: CONDITIONAL APPROVAL |

Lamont Thompson gave the staff report, stating that at the last meeting, the matter was continued because the applicant had requested time to work with neighbors. On July 4, 2010, Ms. Kuhn met with neighbors and discussed the projects. They concluded that the stairs would be eliminated, that the side yard planter box window would be eliminated, and that the roof deck would be eliminated and replaced with a gable roof at the rear yard. Staff has not heard any expression of concern regarding the proposal.

Mr. Thompson said the Richmond Annex Neighborhood Council indicated support for the proposed plan, as submitted.

Boardmember Welter said he did not have the original plan, and he questioned and confirmed with Mr. Thompson that the only item added to the plans was the long, new skylight. There was discussion about the possibility of conditioned or unconditioned space, but the mass is there and staff's position is that it does not matter if it is conditioned or unconditioned and it is acceptable either way.

Boardmember Woldemar said it sounds like the effort to meet with neighbors was successful, and he confirmed that proper noticing was sent out, as well as copies of letters submitted to the Design Review Board and the staff report which notified neighbors of the continuance.

Boardmember Woldemar noted that the architect's drawings were very clear, which he commended. Boardmembers agreed.

Mr. Thompson stated staff recommends approval with conditions as outlined in the staff report.

ACTION: It was M/S (Whitty/Welter) to approve PLN 10-090 based on the staff's recommended four Design Review findings and based on staff's recommended ten conditions of approval; unanimously approved.

Chair Butt noted any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, August 9, 2010 by 5:00 p.m.

Noted Present

Boardmember Woodrow was noted present.

CONSENT CALENDAR

Chair Butt reviewed the procedure for speakers and noted any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, August 9, 2010 by 5:00 p.m. and he read the appeal procedure after each affected item.

Chair Butt noted there was only one item under the Consent Calendar; Item 2 and questioned whether anyone wanted to remove the item.

Boardmember Woodrow questioned if this was the only tank planned. Ms. Whales said staff knows of no other tank. Chair Butt said a Bay Trail will soon circumnavigate the area, he questioned if the tanks could be seen from the trail, and asked to remove the item from the Consent Calendar.

Removed from the Consent Calendar:

CC 2. PLN10-107	WASTE WATER TREATMENT TANKS ON PARR BLVD
Description	REQUEST FOR DESIGN REVIEW BOARD APPROVAL TO REPLACE AND ENLARGE AN EXISTING GROUND WATER LEACHATE TREATMENT PLANT CONSISTING OF A ±5,782 SQUARE FOOT CONCRETE CONTAINMENT PAD, FOUR 24 FOOT TALL 75,000 GALLON GROUND WATER STORAGE TANKS AND ASSOCIATED PIPING AND EQUIPMENT AT THE WEST CONTRA COSTA COUNTY SANITARY LANDFILL.
Location	1 PARR BLVD
APN	408-140-037

Zoning CRR (COMMUNITY AND REGIONAL RECREATIONAL)
Owner/
Applicant REPUBLIC SERVICES
Staff Contact JOE LIGHT

Recommendation: **CONDITIONAL APPROVAL**

Boardmembers reviewed the location of the tanks and the Bay Trail. Chair Woldemar noted that in walking on the trail, one can see Chevron easily, and he believed it fits in with the industrial area of North Richmond.

The public hearing was opened. There were no public comments.

Ms. Whales said the applicant is proposing to locate leachate equipment on the east side of the site by three buildings at the waste recycling transfer center at the landfill gas power plant. The replacement facility will replace the 24 foot tall tanks located on a concrete pad.

Chair Butt said the applicant is calling out the same size and noted the picture provides a good idea of the tank's 24 foot height. Ms. Whales agreed and said they will hold it, treat the water, and it is gradually discharged into the sanitary sewer system.

Boardmember Woodrow noted this is hazardous toxic waste, and he questioned what happens with the wastewater, noting that the applicant was not present. He was surprised that the site has a constant truck flow carrying something that is spread around, and questioned the operations. He understood that the site was closed other than serving as a transfer site, and Chair Butt believed it was undergoing remediation and encapsulation so to ultimately cap it.

The public hearing was closed.

Boardmember Whitty noted the applicant has had a temporary site there since 1994 and these are permanent facilities to replace that, and she supported approval.

Chair Butt suggested a condition that if the area is in close proximity and/or visible to users of the Bay Trail, that the applicant through landscaping and/or fencing, endeavor to hide or deflect some of the direct views of the new tanks, and that this be reviewed and approved by planning staff. He suggested the item be approved with this one condition.

City Attorney Privat noted there is a correction sheet provided by Mr. Light which has condition 1; project plans dated April 15, 2010 and not June 11, 2008, as identified in the staff report. He said these are the drawings the Board has, and the correction sheet will be added as part of the record, and the added condition will be number 3.

Boardmembers reviewed and discussed the plans, and Chair Butt questioned whether or not to retract his proposed condition. He confirmed with Mr. Privat that the project plans approved are dated April 15, 2010, and Boardmembers unanimously agreed to keep Condition 3.

Boardmembers then discussed the color of the tanks, as being proposed as Cobalt Blue. Boardmember Woodrow said Chevron has 120 tanks which are all brown, and he questioned whether there was a better color than blue to blend in more with the landscape. Boardmember Whitty noted the existing tanks are blue, and Ms. Whales referred to page 2 of the staff report, last sentence of the fourth paragraph, and noted the color was considered by the staff planner.

Boardmember Woldemar suggested the matter be continued to confirm certain items with the applicant, who he thought should have been present at the meeting. Chair Butt and other

Boardmembers agreed and confirmed with Ms. Whales that the item could be continued to the next meeting.

Boardmember Woldemar made a motion to hold over the item to August 11, 2010, requested that the applicant be present, provide photographs regarding location of the tanks from the public view from the Bay Trail, and to provide photo simulations of what the tanks would look like painted Cobalt Blue. Ms. Whales distributed photographs of the sample Cobalt Blue color of the tanks and the Board discussed colors of the tanks and appropriate landscaping,

ACTION: It was M/S (Woldemar/Woodrow) to hold over PLN 10-107 to August 11, 2010, requested that the applicant be present, provide photo-simulation of what the tanks would look like from the public view from the Bay Trail, and what the tanks would look like painted Cobalt Blue; unanimously approved.

Mr. Privat noted that the public hearing will need to be re-opened on August 11, 2010.

BOARD BUSINESS

A. Staff reports, requests, or announcements

Boardmember Woldemar questioned whether or not the public hearing should be opened at the time the Board asks staff for a staff report. Mr. Privat confirmed with the Board that they typically hear the staff report, ask staff questions, and then open the public hearing.

Boardmember Woodrow questioned if the Board could be provided with a tour of the West Contra Costa County Sanitary Landfill site, and Mr. Privat reminded the Board that if a quorum exists, Boardmembers refrain from any discussion.

Boardmember Woldemar discussed an invitation for a boat ride sent to Boardmembers and questioned the Brown Act provisions. Mr. Privat said this was allowed as long as the Board does not come to any collective concurrence about a matter coming before the Board.

Boardmember Woldemar asked staff to begin emailing information to Chair Butt instead of him, as former Chair. He questioned and confirmed with staff that no progress had been made on landscape bonding, the Plunge, or changing the City's ordinances for various items. He voiced concern with delays with the City's building permitting processes and discussed a personal experience.

Chair Butt noted he met with the architect and Boardmember Woldemar regarding the Plunge, agreed it would be a nice project, but voiced concerns with a number of design changes with landscaping, lighting, the mushroom and others. Boardmember Woldemar said there was a lot to be learned from previous projects, and it is important for the Board and staff to establish rules for municipal projects ahead of time. He also noted that the Board was still supposed to see the final results of the San Pablo Avenue Specific Plan and has not heard about it recently. Ms. Whales noted that the City of El Cerrito was the author of the document but she agreed to check on it.

B. Board member reports, requests, or announcements

The Board adjourned the meeting at 6:45 p.m. to the next meeting on August 11, 2010.