

DESIGN REVIEW BOARD MEETING
Multipurpose Room, Civic Center Building, Basement Level
450 Civic Center Plaza, Richmond CA 94804
December 12, 2012
6:00 p.m.

BOARD MEMBERS

Ray Welter, Chair	Brenda Munoz, Vice Chair
Robin Welter	Eileen Whitty
Mike Woldemar	Don Woodrow
Brant Fetter	

Chair Ray Welter called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Chair Ray Welter, Vice Chair Brenda Munoz, Boardmembers Brant Fetter, Robin Welter, Mike Woldemar and Don Woodrow

Absent: Eileen Whitty (arrived late)

Staff Present: Carlos Privat, James Atencio, Richard Mitchell, Lina Velasco, and Hector Lopez

APPROVAL OF MINUTES

September 26, 2012:

Boardmember Woldemar referred to page 7, 4th paragraph down, first line; "...referred to the north elevation at the foyer curve."

Chair Welter referred to pages 3 and 4, change "Commission Whitty" to "Boardmember Whitty".

ACTION: It was M/S (Woldemar/Woodrow) to approve the September 26, 2012 minutes, as amended; unanimously approved (Whitty absent).

APPROVAL OF AGENDA

Ms. Velasco stated the application for Item 1 has not been withdrawn, but it is being removed from the Calendar until they re-design the project.

ACTION: It was M/S (Woldemar/Woodrow) to approve the Agenda; unanimously approved (Whitty absent).

Public Forum - Brown Act - None

CONSENT CALENDAR:

Chair Ray Welter noted the agenda consists of four Consent Calendar items. He asked if any members of the Board, staff, or audience wished to remove an item, and noted that Item 1 was withdrawn. Vice Chair Munoz requested removal of Item 2.

He announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, December 24, 2012 by 5:00 p.m.

ACTION: It was M/S (Woldemar/Fetter) to approve the Consent Calendar consisting of Items 1 and 3; unanimously approved (Whitty absent).

Items Approved on the Consent Calendar:

Public Hearing(s)

CC 1. PLN12-108 THYSELL RESIDENCE

Description **(HELD OVER FROM 9/26/2012)** REQUEST FOR DESIGN REVIEW APPROVAL TO CONSTRUCT A NEW ±2,051 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED SECOND DWELLING UNIT.

Location 5900 TEHAMA AVENUE

APN 508-282-025

Zoning SFR-3 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL)

Owner BARRY & SU THYSELL

Applicant WILLIAM P. COBURN, ARCHITECT

Staff Contact KIERON SLAUGHTER Recommendation: **WITHDRAWN BY APPLICANT**

CC 3. PLN12-312 NEW HANLESS HILLTOP TOYOTA DEALERSHIP

Description REQUEST FOR DESIGN REVIEW APPROVAL TO REMODEL, RECONSTRUCT, AND EXPAND FORMER AUTO DEALERSHIP FACILITY FOR TOYOTA.

Location 3233 AUTO PLAZA

APN 405-330-005

Zoning C-3 (REGIONAL COMMERCIAL DISTRICT)

Owner HANLESS HILLTOP TOYOTA

Applicant ROBERT DAVISON

Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Item Removed from the Consent Calendar:

CC 2. PLN12-310 RANGEL DUPLEX ADDITION

Description REQUEST FOR DESIGN REVIEW APPROVAL TO CONSTRUCT A ±1,414 SQUARE-FOOT ADDITION TO AN EXISTING DUPLEX.

Location 2021 NEVIN AVENUE

APN 514-120-014

Zoning MFR-3 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL)

Owner CLAUDIA ROSALES & JOSE RANGEL

Applicant PAUL LUPINSKY

Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez gave the staff report and a description of the request for design review approval to construct an addition to an existing duplex, its location, compliance with zoning standards, existing conditions, noted the addition will provide additional bedrooms and bathrooms in the rear of the unit, and staff is recommending approval.

Vice Chair Munoz asked if staff calculated sidewalk area when calculating square footage for landscaping, and Mr. Lopez stated no, only in the rear and he said he believes it is a total of 840 square feet. Vice Chair Munoz clarified that the 285 square feet includes the driveway and walkways.

Boardmember Fetter asked if driveway widths meet standards, and Mr. Lopez said staff is requesting in conditions of approval that to be increased to a minimum of 10 feet. The landscaping is located on the left side of the lot and is not affected. The standard is for 800 square feet of landscaping and the applicant has provided 840 square feet, plus a small area of front yard landscaping. Boardmembers then questioned and clarified with Mr. Lopez about what constitutes inclusion for landscaping square footage.

The public hearing was opened.

Paul Lupinsky, architect/applicant, said his proposal includes an addition to an existing building. He described the work to extend the home in the rear, landscaping of 840 square feet, and elimination of the strip to widen the parking area which will provide more clearance for vehicles.

Vice Chair Munoz stated the total clearance shows 19'1" once the landscaping is removed. She asked if this is enough room for another car to get by. Mr. Lupinsky said currently, cars park on the side and are able to move back and forth along the strip, which is an existing condition. The two families living there are used to jockeying the cars, and maintain the landscaping very nicely. He confirmed they will maintain the two trees in the front yard and they will also accommodate street planting between the walkway and the street.

Boardmember Woodrow asked and confirmed that the driveway is paved 10 feet but on the right side is grass, and they are planning to pave the grass area. In response to trees and planting along the side, Mr. Lupinsky said they are very well kept but they must remove them for the drive area. Boardmember Woodrow asked how much space would be needed to keep the tree, and Mr. Lupinsky said he would estimate the need for 1'6" to 2 feet of space.

Boardmember Fetter clarified that the extension will maintain the same style, colors, and materials as the rest of the house. He asked about the origin of the unit, and Mr. Lupinsky said he was not sure. The owners purchased it and took care of it very well. Boardmembers verified it was built in 1914.

Vice Chair Munoz verified that the rear yard landscaping will be maintained and lights will be added to the outside around the house. Boardmember Woldemar cited the City's dark sky ordinance for the applicant's reference. Vice Chair Munoz confirmed that both sides of the home have a solid wood fence

The public hearing was closed.

In response to questions regarding setback from Boardmembers, Ms. Velasco noted the zoning ordinance allows a non-conformance setback to be extended as long as it is 30 feet long and no closer than 30 feet. So if it was 2.5 feet, they would have to meet at least the 3 foot requirement. Boardmember Woldemar said he believes the building code now changes the firewall requirements for a 3 foot side yard versus a 5 foot side yard. He asked that the applicant check when pulling permits to see if the new wall will be required to be a firewall.

ACTION: It was M/S (Woldemar/Woodrow) to approve PLN12-310 based on staff's recommendations and conditions, and also based on staff's recommendation and findings, which carried unanimously (Whitty absent).

Boardmember Woodrow referred to Item 3 and clarified that the façade sign will be internally illuminated and will be located at the front entry. He also confirmed that employees will not park along the street but in the rear of the building.

Noted Present:

Boardmember Whitty was noted present.

BOARD BUSINESS:

A. Staff reports, requests, or announcements

Mr. Mitchell thanked the Board for their dedicated service and offered end of the year treats.

Mr. Privat reminded everybody to take their AB1234 Ethics Training which is required every two years and provide their certificate to the City Clerk. He also thanked the Board for the time he has spent with the DRB.

B. Board member reports, requests, or announcements

Boardmember Woldemar recognized Mr. Mitchell's presence and asked for upcoming projects. Mr. Mitchell said there are some interesting projects being finalized; the largest is the proposal for the Bottoms site. There were two sites in the waterfront area; one was Terminal One and the other was a smaller site that Toll Bros. looked at where the two streets come together. Shea Homes has been working on this, have met with the community to get an idea of the scale, and this will come for review. At a point in 2013, the Board will review a project on two sites owned by Chevron who want to do a couple of large general distribution facilities. One would be to transfer their training facility to the old warehouse site between Chevron and Santa Fe Railroad, and put a larger building up on the Kelham site. There is a senior project coming along the greenway of 62 units. The department is also starting to receive inquiries about projects that were either entitled or set aside.

Chair Welter said there have been comments about the Albertson's site and the old Safeway site and neighborhood meetings. Mr. Mitchell said the Planning Commission approved an application for beer and wine sales for Grocery Outlet, but staff does not know what it will do exactly with the modifications. They are promising to bring Richmond a very good quality store. He said he likes the work Williams Natural Food has done to open up the face of their store. It is a perfect example of how you can make a street front store work if you open up the windows and the face of it.

Mr. Mitchell thinks the work that was done on the BART parking lot is starting to show itself, which he thinks will be the best in the system. Public art went up in the last few days, and he thinks there will be a lot of activity in this year and the next.

Ms. Velasco stated they will have the architectural standards for the formed based code. They anticipate having the draft in February to the DRB.

Boardmember Woldemar said he also noticed the art and landscaping in front of the Kaiser lot.

Boardmember Woodrow referred to the Board's preview of the Bottoms project and he voiced concern about the main entrance issue. Mr. Mitchell said they have resolved the issue and are still finalizing the environmental review. He added that Terminal One is getting a lot of interest. An RFP was sent out and some proposals were received that were specifically market-focused as if the market of three months ago was permanent. The Council reviewed them and they are

open for review again. People are; however, interested in what could possibly go there, which is the City's premier site.

Boardmember Woldemar read from previous minutes and cited his inquire about when the Board would specifically discuss sign programs, landscaping and parking lots, and Ms. Whales said staff is continuing to work on this item with legal staff. He voiced concern about the delay in addressing these matters. Mr. Mitchell said once staff gets through the Housing Element Update, they will move away from percentages and specific details which have not worked well. Once a draft is done, they can look at expanding this citywide. Pylon signs are only permitted at Pacific East Mall, Target, and at Hilltop, and at some point this will be a public discussion. The Livable Corridors Study is a way to get into these discussions. Regarding parking, there has been debate about covered, uncovered, front yard concrete parking, and staff will work through this in the early part of 2013.

Boardmember Woldemar said there were a number of projects which in no way comply with what is in the ordinance in terms of site area, parking area, trees per parking space, and he thinks the Board should work on this. Mr. Mitchell said there are some conflicting concepts; are we going to be a suburban or urban place, given the amount of real estate left. He said they need to think about landscape requirements in the context of what is proposed. Boardmember Woldemar restated the need for landscaping enforcement, and Boardmember Whitty said they may want to develop exceptions, as well. Mr. Lopez also noted there is unclear information which can be interpreted differently. Mr. Mitchell agreed that staff will schedule a study session in the near future.

Boardmember Woodrow cited issues regarding sea level rise and industrial facilities, and Mr. Mitchell said the rise is several years out, and he felt the facilities will respond appropriately to protect their infrastructure.

Adjournment:

The Board adjourned at 6:59 p.m. to the next meeting on January 23, 2013.