

DESIGN REVIEW BOARD MEETING
Multipurpose Room, Civic Center Building, Basement Level
450 Civic Center Plaza, Richmond CA 94804
July 24, 2013
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 Robin Welter; Eileen Whitty, Michael Woldemar, and Don Woodrow

Absent: Boardmember Brant Fetter

Staff Present: Jonelyn Whales and James Atencio

APPROVAL OF MINUTES - None

APPROVAL OF AGENDA

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

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.

Boardmember Woldemar commented that in the City's ordinance, it states paving is required for all industrial parking lots and driveways to the satisfaction of the Public Works Director. Item 2 went through the staff level and it solves the C3 issue, noting that he believes the DRB will see more and more industrial projects with less and less asphalt.

Chair Ray Welter announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, August 5, 2013 by 5:00 p.m.

ACTION: It was M/S (Whitty/Woodrow) to approve the Consent Calendar consisting of Items 1, 2, 3 and 4; unanimously approved.

Items Approved on the Consent Calendar:

CC 1. PLN13-104 AVILA NEW SINGLE-FAMILY RESIDENCE
Description PUBLIC HEARING TO CONSIDER APPROVAL OF A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±3,365 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITHIN THE POINT RICHMOND HISTORIC DISTRICT. (APPROVAL RECOMMENDED BY THE HISTORIC PRESERVATION DESIGN REVIEW SUBCOMMITTEE ON 6/19/2013).
Location MONTANA STREET, BETWEEN NEVADA AVE & BUENA VISTA AVE
APN 556-141-002
Zoning SFR-2 (SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL)
Applicant ENRIQUE AVILA (OWNER)
Staff Contact KIERON SLAUGHTER

Recommendation: **HOLD OVER TO 8/14/2013**

CC 2. PLN13-053 RICHMOND METAL PAINTING COMPANY INDUSTRIAL ADDITION
Description PUBLIC HEARING TO CONSIDER APPROVAL OF A DESIGN REVIEW PERMIT TO CONSTRUCT AN ±8,524 SQUARE-FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING.
Location 1143 MARINA WAY SOUTH
APN 560-260-042
Zoning M-2 (LIGHT INDUSTRIAL DISTRICT)
Owner RON ENRIQUE & ANGELES TRE
Applicant ROGER WILSON
Staff Contact HECTOR ROJAS

Recommendation: **CONDITIONAL APPROVAL**

CC 3. PLN13-119 AUTO DEALERSHIP REMODEL
Description PUBLIC HEARING TO CONSIDER APPROVAL OF A DESIGN REVIEW PERMIT TO REMODEL AND EXPAND AN EXISTING DEALERSHIP FACILITY FOR A NEW VOLKSWAGEN DEALERSHIP.
Location 3255 AUTO PLAZA
APN 405-330-006
Zoning C-3 (REGIONAL COMMERCIAL)
Owner LEE DONG KUK
Applicant ROBERT DAVIDSON
Staff Contact HECTOR LOPEZ

Recommendation: **HOLD OVER TO 8/14/2013**

CC 4. PLN13-122 GREGORY GARAGE AND GREENHOUSE
Description PUBLIC HEARING TO CONSIDER APPROVAL OF A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-LEVEL DETACHED STRUCTURE FOR A GARAGE AND A GREENHOUSE.
Location 5403 HEAVENLY RIDGE LANE
APN 433-371-004
Zoning SFR-1 (SINGLE-FAMILY RURAL RESIDENTIAL)
Applicant GREGORY KWAME K & RYONA L (OWNERS)
Staff Contact JONELYN WHALES

Recommendation: **HOLD OVER TO 8/14/2013**

Informational Item

5. PLN11-505 HISTORIC STRUCTURES CODE AMENDMENTS
Description INFORMATIONAL ITEM TO ADVISE THE DESIGN REVIEW BOARD OF PROPOSED AMENDMENTS TO THE HISTORIC STRUCTURES CODE (RMC 6.06) TO STREAMLINE THE DESIGN REVIEW PROCESS FOR

ADDITIONS AND EXTERIOR ALTERATIONS OF HISTORIC
RESOURCES. (RECOMMENDED TO CITY COUNCIL BY THE
HISTORIC PRESERVATION COMMISSION ON 7/9/2013).

Staff Contact HECTOR ROJAS Recommendation: **NO ACTION – PROVIDE COMMENTS**

Jonelyn Whales reported there will be minor text changes and modifications to several definitions including alterations and demolitions. The Board discussed this about 3 years ago because the HPC was forming at that time and they felt that many of their projects were going to the DRB and then coming to their Commission due to their historical nature. They felt it was a waste of the applicant's time. Staff tried to streamline the process and will shift the authority requests for major alterations of historical resources from this Board over to that Commission. They will also reduce their Board membership from 9 to 7 members. The Commission will also have new residency requirements for their board members, text changes needing to be clarified and/or for deleting property in the Richmond Historical Register and several other updates. Of the two items of concern to this Board is shifting that authority from the design review board over to the Zoning Administrator for minor alterations to historical resources.

Chair Welter confirmed that major modifications and alterations would not go to the DRB, but to the HPC Design Review Board. Boardmember Woldemar said this effectively takes the DRB out of Richmond's historic preservation area. They will no longer review houses or new buildings at Wine Haven and Pt. Richmond. Boardmember Whitty also noted in several other locations in the City and that they reduced the age limit on historic buildings from 50 years to 45 years.

Boardmember Whitty referred to typographical corrections in the report starting at page 2 of 23, where it goes from 1 to 6 and reasons, which state "To encourage, to foster," etc. On page 3 under number 8, it states, "provide, maintain, facilitate" and she proposed removing all "to's" and start the items with an action verb.

Boardmember Whitty cited numbers 4 and 13 where it states "increases the economic benefit to provide owners reasonable economic uses" and "inform them of available economic incentives." She asked where else is economic information listed, and she asked if the City will assist people in obtaining grants. Ms. Whales said she believes they will stay as close as possible with the State code with the economic benefit of preservation rather than demolition or modification so as to maintain historical significance. The public does not receive funds for maintaining preservation. Boardmember Whitty therefore questioned what economic benefit means. She suggested revision to number 4 to read, "Increase the economic benefit of historic preservation to the city and its inhabitants, I...." and on number 13; "Provide them reasonable economic uses and inform them of economic incentives, such as"

Boardmember Whitty referred to page 6, and said they call out the Pt. Richmond Historic District and the Wine Haven District, and she asked if this was new. Ms. Whales said no; these two areas have always been historic districts in Richmond.

Boardmember Whitty referred to page 9 where it states, "Included in this designation are all individual resources which at the time are listed and are eligible for, including but not limited to..." She said this list is districts, buildings, a site, a park, and she asked why Pt. Richmond and Wine Haven are not included or Red Rock Island, Brunner Marsh, Davis Island, and she was not sure what this list is for. She said it looks as though it is the beginning of a list that was originally included and it is a hodgepodge. Ms. Whales said she thinks emphasis is being placed of those which were targeted and placed on the California Register list back when they codified this code. Boardmember Whitty suggested other things should be added since it is being updated today.

Boardmember Woldemar said when he sat on the Historic Preservation Awards panel, one of the reasons for these changes is the hope that they will go through the City and be more inclusive so that certain eligible projects can be highlighted and be more inclusive. Chair Welter asked and confirmed that a survey has begun. Boardmember Whitty felt some buildings near the Civic Center and downtown should be included.

Boardmember Whitty suggested that page 9 be expanded and updated.

Lastly, Boardmember Whitty referred to page 22, Item b.2 and asked to add a comma, which states, "sale or rental of the property is impractical, infeasible, or uneconomic."

Boardmember Woodrow commented that on page 3, section 6.06030, and noted that this section effectively makes the information vague. He does not understand why the fine detail is going to be removed and substituted for by any external change. It would seem to him that this should stand as is because it is clearer. He asked for revision at the bottom of page 5, "An expert professional means a person who ~~that~~..." On page 6, at the end of the first line in the second paragraph, replace "that" with "who". He thinks the ordinance should have a map and it seems to him that on page 6 that the two cited areas of town would be made clearer with a map. On page 9, the long list, he does not understand why number 5 is there because it no longer exists. The Shell mound has been gone for 70 years and the site is now covered by somebody's building. He has also yet to find a sign showing the Ellis site, but he suggested a map showing all of these. Since the site will increase over time, the map should be brought up to date every year.

Boardmember Woldemar referred to number 12; the Stage Mount Archaeological District, and said there is a map that identifies all of these locations but it has been deliberately withheld because people should not poke around on it. It is historic and it has an archaeological basis to it, but no one should know about it because otherwise people will pick away at it. Boardmember Woldemar said he thinks the Marina Bay road area is part of the same district or map, and Boardmember Woodrow feels that the underpass should be on the list because there are burials there. Chair Ray Welter said he does not think all have been completely surveyed.

Boardmember Woodrow referred to page 10, under Section 6.06040, A; he asked for the sentence to be revised to delete the "s", "...within historic districts" or "...is within an historic district". On page 12, the final word on the page "periodically" and asked for its definition of time. He suggested setting a time; once every 2 or 3 years or something that is firm. Boardmember Whitty asked that the word "periodically" go in front of "publicize" and the sentence should end with "inventory." Boardmember Woodrow referred to page 17, item K means that if there is an earthquake and things are seriously damaged in some place as cited as being historic, people can then build whatever they choose. Ms. Whales said she would think a survey would be needed from an historic preservation architect, and Boardmember Woodrow said something built in that zone should not conflict with that zone. He asked that staff arrive at wording so that something built should echo with what is the zone, or something should indicate that whatever is built should not conflict with the general tone of the area.

Boardmember Woldemar said back in the 1980's, the City had something called PDRB (Public Development Review Board), and controlled development which was where specific areas in the City had to go to the Planning Commission for effectively like a design review function, but there was no DRB at that time. As a practicing architect in the City at the time, he would get a project and the client would ask about the process. It was so convoluted that he had to call staff to understand. They actually tried to diagram the flow chart which was impossible. He said he is concerned for the same reason. They are getting many layers and directional things like the Form Based Code, and he is concerned they are starting to pile up what they tried to simplify many years ago. Chair Ray Welter cited the importance of a map specifically drawing a line

from areas on this map in blue to go to the HPC. Boardmember Woldemar said, however, when they go to the City Council, there will be outcries of elitist behavior. The diagram on the map is no different than those little segments that were in controlled development, but none of the other parts of the City were. Therefore, this is troublesome and is coming back around.

Boardmember Woldemar also noted it talks about how many architects and landscape architects, etc. and this Board has a hard time getting people, but now they are doubling the number of professionals. Lastly, he said the Technical Review Committee was struck out which should still be a functioning organization within the City, but he does not believe it exists at this moment. He thinks something like that should stay because of the technical review functions and how many times the DRB asks questions about technical review, such as getting the fire or police involved.

- Board Business**
- A. Staff reports, requests, or announcements – None
 - B. Board member reports, requests, or announcements
 - 1. Elections of New Officers: Chair - Brant Fetter
Vice Chair - Brenda Munoz

Chair Ray Welter and Boardmember Whitty asked to take a few minutes to discuss nominations, and he will email the proposed slate. Boardmember Whitty asked and confirmed that everybody on the Board was amenable to being appointed to a position. Boardmember Woodrow noted that his term is ending soon.

Adjournment:

The Board adjourned at 6:30 p.m. to the next meeting on August 14, 2013.