

**DESIGN REVIEW BOARD MEETING**  
**Multipurpose Room, Civic Center Building, Basement Level**  
**450 Civic Center Plaza, Richmond CA 94804**  
November 5, 2014  
6:00 p.m.

**BOARD MEMBERS**

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

Vice Chair Robin Welter called the meeting to order at 6:10 p.m.

**ROLL CALL**

**Present:** Vice Chair Robin Welter and Boardmembers Brant Fetter, Brenda Munoz and Ray Welter

**Absent:** Chair Eileen Whitty and Boardmember Woldemar

**Staff Present:** Jonelyn Whales, Lina Velasco and Assistant City Attorney James Atencio

**APPROVAL OF MINUTES** - None

**APPROVAL OF AGENDA**

**ACTION: It was M/S/C (Fetter/Ray Welter) to approve the agenda; unanimously approved by voice vote: 4-0-2 (Ayes: Fetter, Munoz, Ray Welter and Robin Welter; Noes: None; Absent: Whitty and Woldemar).**

**Public Forum – Brown Act**

**City Council Liaison Report - None**

**CONSENT CALENDAR:**

Vice Chair Robin Welter stated there are four items on the Consent Calendar and she asked if Boardmembers or the public wished to remove any items from the Consent Calendar. Boardmember Ray Welter requested removal of Item 1.

**ACTION: It was M/S/C (Ray Welter/Fetter) to approve the Consent Calendar consisting of Items 2, 3 and 4; unanimously approved by voice vote: 4-0-2 (Ayes: Fetter, Munoz, Ray Welter and Robin Welter; Noes: None; Absent: Whitty and Woldemar).**

Vice Chair Robin Welter announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, November 17, 2014 by 5:00 p.m.

**Item Approved on the Consent Calendar:**

**Public Hearing(s)**

**CC 2. PLN14-227 SEAPORT STAINLESS INDUSTRIAL ADDITION**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±4,290 SQUARE FOOT LIGHT INDUSTRIAL ADDITION TO AN EXISTING BUILDING.  
Location 5021 SEAPORT AVENUE  
APN 560-033-028  
Zoning M-3 (HEAVY INDUSTRIAL-KNOX CUTTING SPECIFIC PLAN)  
Owner RAYMOND AND LINDA DOVING  
Applicant PARADIGM G.C.  
Staff Contact KIERON SLAUGHTER - Recommendation: **HOLD OVER TO 12/10/2014**

**CC 3. PLN14-205 WESTRIDGE APARTMENTS**  
Description: PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO REMODEL AN EXISTING 400-UNIT RESIDENTIAL COMPLEX, INCLUDING MODIFYING THE FLOOR PLAN OF 199 LIVING UNITS, EXTERIOR BUILDING RENOVATION TO CONVERT EXISTING GARAGES INTO 53 ADDITIONAL LIVING UNITS, CONSTRUCT NEW CARPORTS, AND TO UPGRADE THE EXISTING OFFICE AND GYMNASIUM BUILDING. THE PROJECT WOULD ALSO INCLUDE A REQUEST FOR APPROVAL OF A 10% PARKING REDUCTION (491 PARKING SPACES PROPOSED, 540 PARKING SPACES REQUIRED).  
Location: 2389 ABERDEEN WAY  
APN: 414-300-003  
Zoning: MFR-3 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT)  
Applicant: MENLO WESTRIDGE INVESTORS  
Architect: OAKLEY AND OAKLEY ARCHITECTS  
Staff Contact: HECTOR LOPEZ Recommendation: **HOLD OVER TO 11/19/2014**

**CC 4. PLN13-315 WET WEATHER STORAGE FACILITY LANDSCAPE**  
Description PUBLIC HEARING TO REVIEW THE PROPOSED LANDSCAPING AND COLOR SCHEME FOR THE APPROVED WET WEATHER STORAGE FACILITY PROJECT.  
Location 601 CANAL BLVD  
APN 560-33-0011  
Zoning PC (PUBLIC AND CIVIC USES)  
Owner CITY OF RICHMOND  
Applicant CHAD DAVISSON, WASTEWATER AND STORMWATER DIVISION MANAGER  
Staff Contact: JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

**Item Removed from the Consent Calendar:**

**CC 1. PLN14-200 4 AMIGOS TRUCKERIA OUTDOOR VENDOR SITE IMPROVEMENTS**  
Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION REGARDING A DESIGN REVIEW PERMIT FOR SITE IMPROVEMENTS FOR AN OUTDOOR VENDOR.  
Location 3223 PIERCE STREET  
APN 510-052-013  
Zoning C-3 (REGIONAL COMMERCIAL DISTRICT)  
Owner QUACH LAN  
Applicant JAWAD A. DAYEM  
Staff Contact LINA VELASCO Recommendation: **CONDITIONAL APPROVAL TO THE PLANNING COMMISSION**

Senior Planner Lina Velasco gave the staff report and brief overview of the request, the current development of the site, parking, zoning, and said the applicant proposes to operate a mobile vending unit and improve the site to create outdoor seating. This item will also be reviewed by the Planning Commission. The DRB is asked to make a recommendation to the Planning Commission for site improvements which includes removal of asphalt on the south of the building, create two patio areas of decomposed granite and another with concrete and seat walls to create landscaped areas. They are also proposing to reuse the existing bollards on the perimeter of the site adjacent to Pierce Street and putting up a lap wood fence of 3'6" to enclose the seating area. Removal tables and umbrellas are proposed with bistro lighting; however, these materials have not yet been selected and, as conditioned, these items would return to the Planning Director for approval. The equipment and truck would all be stored off site after hours. The hours of operation are proposed to go into the late evening hours and will be reviewed by the Planning Commission. Staff recommends the DRB recommend approval to the Planning Commission and said this is the first time the City has seen significant site improvements associated with a mobile vending unit and the applicants are present to answer questions.

Boardmember Ray Welter asked if the curb cut currently exists, and Ms. Velasco said yes, but it currently does not meet standard specifications for a driveway, and staff is requesting the applicant improve this. Boardmember Ray Welter asked if the curb cut will be shifted, and Ms. Velasco said it most likely will remain where it is. The driveway is not standard, but the mobile vending unit will fit in the spot and will use this as its entrance and exit point.

Vice Chair Robin Welter asked if the crosswalk must meet ADA compliance. Ms. Velasco said if modified, it will have to meet ADA requirements, but currently the sidewalk is asphalt so the City did not build it. When the owner paved the parking lot, this was probably done. Since the applicant is doing significant concrete work, staff is giving them the option to modify the sidewalk if they choose to do so, but the City is not obligating them to it.

Vice Chair Robin Welter questioned off-street parking requirements. Ms. Velasco said the current building is vacant and there is the 4-stall parking lot north of the mobile vending unit available for their use. Staff anticipates that because of the high residential area south of it in Albany, many people will be able to walk to the site and those visiting the Pacific East Mall will be able to walk across the street.

Vice Chair Robin Welter asked if trash will be brought to the street or picked up by a garbage truck. Ms. Velasco said the applicant will have totes to roll out to the street and trash will be stored in the back of the building. There will be no vehicular access to the back of the building.

Boardmember Fetter asked and confirmed with applicant Mr. Handouch, that they are leasing the property from the current owner. They have been renting the building for a year and saw an opportunity to bring something unique to the area. They have also talked with the neighbors who are also supportive of the operation.

The public hearing was opened.

Vice Chair Robin Welter called for public comment, and there were no speakers.

Ziad Handouch, applicant, stated their architect and one of the 4 amigos could not attend tonight's meeting, but said they were able to answer questions.

Boardmember Fetter referred to the decomposed granite as the surface they will be driving on as opposed to concrete. Interestingly, this is dependent upon how the ground is prepared, the

compaction, and underlayment. Applicant Jawad Dayem said they will actually strip it down and put down these layers and they are trying to create something more permanent.

Boardmember Fetter suggested doing the pad for the truck and its path as permeable pavers because it may end up being less expensive, given the amount of preparation work and realigning the driveway. Boardmembers suggested using pavers instead of the concrete area, as well. Mr. Dayem agreed that the improvements will last much longer over time and cost less.

Vice Chair Robin Welter asked and confirmed that the business was limited in the number of trucks that could locate on the property. Mr. Handouch said they were considering a barbecue pit in the future during the summertime. He noted there is a Brazilian truck with a beer garden on Gilman in Berkeley underneath the BART tracks which is similar to what they would propose.

Boardmember Fetter asked if any screening would be provided and Mr. Handouch said they plan to enhance the chain link fence with wood. Boardmember Fetter cautioned them as to their legal access to the fence, noting that it is owned by Caltrans. He suggested a screening on the applicant's side of the fence only to be legally correct and drought friendly landscaping.

Boardmember Munoz suggested moving the truck to the side a bit towards the trash area to allow for existing parking if the building is used as well as for screening purposes. Boardmember Fetter suggested having the front end of the truck by the seating area and have seating closer to where people can see. Mr. Handouch concurred and thanked the Board for these suggestions and noted they also have a nearby property which is gated where they could move the truck, but for the most part it will be parked in the commissary location. Mr. Dayem said once they prove themselves over the next several months, they may look to expand.

Vice Chair Robin Welter confirmed that the power pole is within the public right-of-way. She noted that the proposed Birch trees get quite tall and said PG&E will cut it down if it encroaches on the power lines. Mr. Dayem noted that the tree is not in the parking lot, and Vice Chair Robin Welter still suggested a different tree species which will be smaller and a species that will not make droppings, replacing grass in the planters with a dwarf grass, flipping the smaller plants to be in front of the larger plants, and agreed to provide Ms. Velasco with some species suggestions. She also asked that the seat walls be 18" wide instead of 12".

Boardmember Fetter questioned the bistro lighting, and confirmed the applicant plans to string the lights along the fence area. Vice Chair Robin Welter also suggested bringing out power to the planters areas which would serve the public in various ways. Ms. Velasco noted that there is a condition that lighting needs to be dark sky compliant.

The public hearing was closed.

**ACTION: It was M/S/C (Fetter/Ray Welter) to recommend approval of PLN14-200 to the Planning Commission, with staff's four findings and eleven conditions, with additional conditions for the applicant to consider altering the southern tree species to a smaller or slower growing species to avoid the power lines; to recommend the Planning Commission require the applicant move the apron to accommodate a more direct access; to require underlayment of gravel and other appropriate compactible materials for the decomposed granite along with a binder that can accommodate a heavier load such as a truck in the path and parking areas of the proposed decomposed granite areas or alternatively utilize permeable pavers as an option; to require the seat wall to be 18 inches wide; unanimously approved by voice vote: 4-0-2 (Ayes: Fetter, Munoz, Ray Welter and Robin Welter; Noes: None; Absent: Whitty and Woldemar).**

**Board Business**

**A. Staff reports, requests, or announcements - None**

**B. Board member reports, requests, or announcements - None**

**Adjournment:**

The Board adjourned at 6:45 p.m. to the next meeting on November 19, 2014.