

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 22, 2017

DESIGN REVIEW BOARD SPECIAL MEETING
Multipurpose Room, Civic Center Building, Basement Level
450 Civic Center Plaza, Richmond CA 94804
January 25, 2017
6:00 p.m.

BOARD MEMBERS

Eileen Whitty, Chair
Meredith Benz
Tom Leader
Mike Woldemar

Ray Welter, Vice Chair
Brant Fetter
Jonathan Livingston

Vice Chair Welter called the meeting to order at 6:05 p.m.

ROLL CALL

Present: Vice Chair Ray Welter; Boardmembers Meredith Benz, Brant Fetter, Tom Leader and Jonathan Livingston

Absent: Chair Eileen Whitty and Boardmember Mike Woldemar

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

APPROVAL OF MINUTES

December 14, 2016

ACTION: It was M/S/C (Welter/Leader) to approve the DRB Minutes of December 14, 2016; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Welter; Noes: None; Absent: Whitty and Woldemar).

APPROVAL OF AGENDA

ACTION: It was M/S/C (Whitty/Fetter) to approve the agenda; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Welter; Noes: None; Absent: Whitty and Woldemar).

Public Forum – Brown Act – None

City Council Liaison Report – None

CONSENT CALENDAR:

Vice Chair Welter announced that there were no Consent Calendar items, asked and confirmed members did not wish to place any items on the Consent Calendar.

He announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, February 6, 2017 by 5:00 p.m.

Public Hearing(s)

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- 1. **PLN16-615 NEW SINGLE FAMILY RESIDENCE**
 Description **(HELD OVER FROM 01/11/2016)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW RESIDENCE ON A VACANT PARCEL.
 Location ALAMO AVENUE
 APN 561-191-049 AND 561-191-050
 Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
 Applicant SCOTT MENDEZ (OWNER)
 Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Lina Velasco presented the staff report on behalf of Hector Lopez, and described the scope, layout, and key elements of the request for design review permit.

ACTION: It was M/S/C (Livingston/Leader) to approve PLN16-615 with staff's recommended 4 findings and staff's recommended conditions with one additional condition to change the inside dimensions of the garage to 20'X20'; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Welter; Noes: None; Absent: Whitty and Woldemar).

- 2. **PLN16-576 LIFELONG MEDICAL CARE CLINIC**
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND RECOMMENDATION TO THE PLANNING COMMISSION TO CONSTRUCT A THREE-STORY, ±35,000 SQUARE-FOOT MEDICAL CLINIC ON THE SOUTHEAST CORNER OF HARBOUR WAY AND BISSELL AVENUE.
 Location 150 HARBOUR WAY
 APN 540-290-025
 Zoning CM-5, COMMERCIAL MIXED-USE, ACTIVITY CENTER
 Owner LIFELONG MEDICAL CARE INC
 Applicant SGPA ARCHITECTURE AND PLANNING
 Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

Lina Velasco presented the staff report and described the scope, layout, and key elements of the request for design review permit. She stated the applicant attended and responded to comments from two subcommittee meetings and has addressed all comments raised, with parking being one issue.

Off-site satellite parking was discussed, but given the distance from the clinic, it is not feasible. Staff is working with the applicant to look at potential shared parking arrangements with the school district which will continue to be pursued, but overall, the project meets requirements of the form-based code and staff recommends approval to the Planning Commission, and the CUP will be considered by the Planning Commission at a future date.

STEVE OLIVER, SGPA Architecture and Planning, stated they listened to comments and he said he was pleased with the results.

Boardmembers commented on the professionalism and adherence by the applicant to comments.

GLEN WOOD, SGPA Architecture and Planning, stated at the last meeting, Alexis Burke took great notes and the team worked to address comments and revise the design. He noted that he

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was on the Design Review Board in El Cerrito and presented the site plan and described the following items which were revised:

- They moved the front door and made one main entry off of Bissell Avenue and removed it from the corner of Harbour Way and Bissell.
- There is a secondary door facing parking behind the building. He noted there were still glass, arcade, signage and elements to give a strong identity leading people to the entry on Bissell Avenue.
- They added another van accessible space on site, added two spaces on the street on Harbour Way, added bulb-outs at both corners of Harbour Way, Bissell and 11th Street and added landscaping.
- He referred to Sheet 9.0 and discussed design of the building and they are introducing an arcade on Harbour Way. The ground floor is pulled back to create a wider sidewalk all the way towards the front entry from Harbour Way to Bissell wrapping around.
- They added a feature element made of high fiber cement board material that wraps around the corner with signage on top, given the corner needed to be softened and broken up. He confirmed with Boardmember Livingston that it would be applied like a rain screen.
- They lowered the parapet a bit from the previous design.
- They reviewed the form-based code in the new design. The proportions of the building and windows are more vertical and its composition is more traditional and fits within the scale of nearby buildings.
- He referred to page A-9.3 which is an eye level perspective from 11th Street and Bissell. They treated this corner differently and created a nice roof deck that overlooks the park, removed stairs and thin balconies from that side of the building, and introduced the same material on the other corner with metal panels.
- The terra cotta material would be a smooth plaster material and he distributed the color board.

Boardmember Livingston commented that the stucco columns are very tall and asked if it will look crisp without the risk of cracking. Mr. Wood said they could use pre-cast concrete which will be a steel column faced with something to mimic concrete and they could also look at an alternative.

Vice Chair Welter asked and confirmed that the intent at the top is the same material or Equitone.

Boardmember Fetter asked about the soffits and Mr. Wood said there is an aluminum siding with a factory finish with a wood grain that actually looks like wood boards that when it is up high. It is sharp, clean and does not require maintenance. It could also be real wood which lasts well, but requires more maintenance.

Boardmember Livingston stated he noticed the LED lights were at 5,000K and he asked to bring all of them down to 3,000K and use “warm white”, and Mr. Wood agreed.

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Vice Chair Welter asked about coping at the top of plaster walls which states metal trim. It is drawn as if there is a shadow line, and Mr. Wood clarified it will come out a few inches for a minimal shadow-line and it is 6” to 8” tall.

Vice Chair Welter noted there were a lot of materials on the building but it does not appear to be busy. He recognized the architect for putting the project in context with the neighborhood in its elevations and renderings. Boardmembers all agreed and commended the applicant for the redesign.

ACTION: It was M/S/C (Fetter/Welter) to approve PLN16-576 with staff’s recommended 4 findings and staff’s 17 recommended conditions, with additional conditions that 1) all LED lighting will be LED 3,000K maximum; and 2) that the columns be of a cladding material other than stucco; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Welter; Noes: None; Absent: Whitty and Woldemar).

- 3. PLN16-618 HENSLEY AUTO REPAIR SHOP**
- Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A NEW ±9,500 SQUARE FOOT AUTO REPAIR SHOP AT 1080 HENSLEY STREET.
- Location 1080 HENSLEY STREET
- APN 561-319-009
- Zoning LI, LIGHT INDUSTRIAL
- Owner MMJR, LLC
- Applicant BRIDGET HERDMAN, TRIO HOLDINGS, LLC
- Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

ACTION: It was M/S/C (Welter/Fetter) to hold over PLN16-618 to February 8, 2017; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Welter; Noes: None; Absent: Whitty and Woldemar).

- 4. PLN16-654 PHASE III PINOLE POINT BUSINESS PARK**
- Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND RECOMMENDATION TO THE PLANNING COMMISSION TO CONSTRUCT TWO WAREHOUSES OF ±363,000 SQUARE FEET AT THE POINT PINOLE BUSINESS PARK, LOCATED AT THE TERMINUS OF GIANT ROAD.
- Location GIANT ROAD
- APN 405-030-045
- Zoning PA, PLANNED AREA DISTRICT
- Owner PINOLE POINT PROPERTIES, LLC
- Applicant JOHN DIEMER
- Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Jonelyn Whales presented the staff report and described the scope, layout, and key elements of the request for design review permit and recommendation to the Planning Commission. The project was originally approved in the 1990’s and between 2008 and 2010 and Phase II was being developed as part of the Whole Foods and tilt up buildings which Amazon is located in. Over the years there may have been some changes to biology given the lake at the terminus and staff prepared an MND which is in the draft public review period.

Boardmember Fetter questioned the count for trees in the parking lot, and Ms. Whales stated there is a tree for every four parking spaces. Vice Chair Welter noted that the applicant has

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provided the correct number of trees, but not all are in the parking area which is required, and Ms. Whales verified with the landscape architect present there is 1 tree per 4 parking spaces in the lot.

Vice Chair Welter asked the applicant to approach the Board for a presentation.

HECTOR VINUS, Pinole Point Properties, LLC, gave a brief overview of the project, said they wanted to maintain the industrial design, they like the way it looks, landscaping is nice and their design team was available for questions.

Boardmember Livingston referred to the front entry and he asked that it be protected instead of 20 feet of glass and a door. The architect commented that they could use a metal canopy over the door but it would separate it from what exists there, but can definitely add it based on the sketch provided.

Boardmember Leader asked about drainage patterns and how stormwater interacts with the wetlands.

MICHAEL MILANI, civil engineer, stated the site is part of a closure program as part of the steel plant years ago. Building 1 on parcel A is the closure area which is part of a capped acid pond that was part of the old steel plant operations. Fill was brought into cover over the cap. The site must get graded with footings that do not penetrate into it, and they have solved that issue.

The intent with C3 is to improve percolation into the ground while not penetrating the cap. All C3 are complete low impact design treatments which he discussed and he noted that all parking lot and roof elements are going through a landscaped area and normal bio-treatment mass through the Class 2 perm into a sub-drain and out to a 54" storm drain system. He noted that there is an old culvert under the railroad tracks which has silted in, and the area is impounded because of siltation in the Bay over time. It is fresh water and in earlier mitigations resource agencies were concerned about bringing pedestrians into the area because of wildlife and they have been working with EBRPD to keep the trail away from there while still connecting it along the Union Pacific tracks through filling operations.

Boardmember Leader asked and confirmed there was no connection of the trail between the parking lot and the lake. There are a series of culverts starting from the bridge completed by the EBRPD to complete the drainage. Union Pacific built a series of culverts over time to pick up drainage that historically collected under the railroad tracks.

Boardmember Leader asked and confirmed there was no potential for rising tide flooding back into the parcel, confirmed the elevation is 23, and there was some flooding on the far east end of the project close to West County Lift Station, but it is not part of this project. While not in a 100 year flood plain, in a huge storm, any overflow releases to the lake and to the 54" drain pipe.

Boardmembers confirmed that parking and tree planting ratio was accurate for the parking lot.

Boardmember Fetter asked and confirmed the Bay Trail segment was 10 feet wide with 2 feet wide shoulders. They will complete a 500 foot segment for this project which the applicant is working with EBRPD, but it is not in their development footprint. It is part of Unit 2 of the Business Park or Tract 8241 above the lake.

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Mr. Milana (the civil engineer) added that even though it is an industrial project, the owners are burdened with Bay Trail and cited significant problems with the wire theft in the area. They could build the trail within the project limits, but the portion within the lake is not part of the project. They told them they would build it, and there are discussions regarding credits against park dedication fees at the time building permits. If costs exceeded that, there should be a reimbursement agreement and they are in negotiations given there are District monies available.

Vice Chair Welter opened the public comment period.

Public Comments:

BRUCE BRUBAKER, Vice Chair, TRAC, said they are working to complete the Bay Trail and this is a key component. He asked the Board to think of the trail as a 400 mile link around the Bay and even though there is a trail further east of this site, there will be someday a connection to Pt. Pinole and through Dodson Marsh out to Emeryville and San Jose. TRAC's letter asks the DRB to support their goal of having the developer construct not only the trail next to their site but also the short link which will connect to the other new trail being built by LEK Ventures to the west, which they are currently negotiating, and he pointed to various sections on the map.

Ms. Whales commented that negotiations are underway and the City is willing to credit for the park dedication and hopefully this will be worked out before the project goes to the Planning Commission, but technically this is not owned by the applicant. It is 500 feet of the Phase III link in question, and the applicant indicated they are willing to build it.

Vice Chair Welter said he thinks the Board could indicate its support of on-going negotiations but did not believe they could require it. Boardmember Fetter said he thinks making it a functional trail that extends beyond the area would improve security because more regular users would pass through, as well as employees in the area.

Mr. Milani (the civil engineer) said they are in talks with the Park District and have an alignment, but the second building is a dead end and lower element. They told the District they could engineer a temporary turn-around and an EVA for the Park District, as well. In watching people cycling and hiking, they are creative in going through the project. He noted that the wetland feature has been destroyed by motorcycles using it, and even when they have fenced off the area it just gets shorted out.

He said the linkage will ultimately be completed but it will be a while before the Park District can complete it through the 15 acre parcel so the area behind Building 2 will be somewhat problematic for the district. They think the district will fence it off to keep people out and anyone coming from the bridge will come to the northwest corner of Building A, a vista to look over the lake, but they will have to go back the way they came until the linkage is complete.

Boardmember Fetter questioned the point of going out to the edge if it is not meeting anything. He suggested taking the money from that and making something nicer shorter back. Mr. Milani (the civil engineer) said there will be a gate and park rangers will be driving it quite a bit given the on-going activity. There will be security lighting and fencing, and there are people along the fringe area.

The public hearing was closed.

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ACTION: It was M/S/C (Leader/Fetter) to recommend approval of PLN16-654 to the Planning Commission based on the 4 findings and staff's recommended 14 conditions; an additional condition to add a contemporary awning over the entry door; and that the Board make a recommendation to the Planning Commission supporting TRAC and the applicant's negotiations for Bay Trail connection, approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Welter; Noes: None; Absent: Whitty and Woldemar).

5. **PLN16-246 CONVENIENCE STORE AND COMMERCIAL OFFICES PLN16-247**

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| Description | STUDY SESSION TO RECEIVE COMMENTS ON THE DESIGN OF A PROPOSED DEVELOPMENT CONSISTING OF A FAST FOOD RESTAURANT, GASOLINE STATION WITH CONVENIENCE STORE, AND A COMMERCIAL OFFICE AND LIGHT INDUSTRIAL BUILDINGS. |
| Location | NORTHWEST CORNER OF GOODRICK AVENUE AND RICHMOND PARKWAY |
| APN | 408-220-032, 408-220-033, AND 408-220-034 |
| Zoning | ILL, LIMITED LIGHT INDUSTRIAL |
| Owner | JOE AND HEIDI SHEKOU |
| Applicant | ROBERT HERBT AND LEN NIBBI |
| Staff Contact | HECTOR LOPEZ |

Recommendation: HOLD OVER TO A FUTURE MEETING

Ms. Velasco reported that this item is held over to a future meeting.

Board Business

A. Staff reports, requests, or announcements - None

B. Board member reports, requests, or announcements – Boardmember Leader announced that he read in the SF Chronicle article the Resiliency by Design competition which is coming in April. The call is done in April, 6 months of study and analysis and they break into separate teams working on 10 sites in the area, and Richmond was identified as well as East Palo Alto.

The Board adjourned at 7:30 p.m. to the next meeting on February 8, 2017.