

# MINUTES APPROVED AT THE DRB MEETING ON JANUARY 24, 2018

## DESIGN REVIEW BOARD REGULAR MEETING Multipurpose Room, Civic Center Building, Basement Level 450 Civic Center Plaza, Richmond CA 94804

August 23, 2017

6:00 P.M.

### BOARD MEMBERS

Meredith Benz  
Michael Hannah  
Tom Leader  
1 vacancy

Kimberly Butt  
Bhavin Khatri  
Jonathan Livingston

Chair Livingston called the meeting to order at 6:02 P.M.

### ROLL CALL

**Present:** Chair Jonathan Livingston, and Boardmembers Meredith Benz, Kimberly Butt, Michael Hannah, and Bhavin Khatri

**Absent:** Vice Chair Tom Leader

### INTRODUCTIONS

**Staff Present:** Planners Roberta Feliciano, Lina Velasco, and Attorney Rachel Sommovilla

### APPROVAL OF MINUTES

Chair Livingston advised that he was the only current member of the Design Review Board (DRB) who had been present at the May 10, 2017 meeting.

Attorney Rachel Sommovilla clarified that the current members of the DRB could vote on the minutes.

**ACTION: It was M/S/C (Livingston/Hannah) to approve the minutes of the May 10, 2017 meeting; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Leader).**

**APPROVAL OF AGENDA** - There were no changes

**Public Forum – Brown Act** – No speakers

**City Council Liaison Report** – Mayor Butt was not present.

**CONSENT CALENDAR:** None

Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Tuesday, September 5, 2017 by 5:00 P.M., and he announced it after each affected item.

## MINUTES APPROVED AT THE DRB MEETING ON JANUARY 24, 2018

### 1. PLN15-720 SMITH RESIDENTIAL ADDITION

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±312 SQUARE FOOT SECOND STORY ADDITION IN THE REAR OF AN EXISTING RESIDENCE.

Location 5436 CERRO SUR

APN 432-201-022

Zoning RH, SINGLE FAMILY HILLSIDE RESIDENTIAL

Applicant JERRY D. SMITH (OWNER)

Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

Roberta Feliciano presented the staff report and advised that the application had been previously continued to address a Boardmember's concern for the construction details of the column supporting the second story addition, and since the applicant was not available at that time to respond.

Chair Livingston opened the public hearing.

#### Public Comments

JERRY SMITH, the property owner, explained that the second story addition would be a closet for his wife, and as a general contractor he would do much of the work involved.

Boardmember Hannah referred to the required egress and explained that one of the windows would have to be operable pursuant to the California Building Code and the plans would have to be updated accordingly.

Chair Livingston offered Mr. Smith suggestions for the window; noted there were no gutters on the details, and verified with Mr. Smith there would be gutters all around. He also referred to an odd ("squiiggly") detail on the plans that Mr. Smith agreed to eliminate.

Boardmember Hannah urged Mr. Smith to ensure the architectural details were waterproofed and did not cause problems with the stucco.

Chair Livingston closed the public hearing.

**ACTION: It was M/S/C (Hannah/Butt) to approve PLN15-720, Smith Residential Addition, subject to the findings in the staff report along with the staff recommended conditions 1 through 6 as well as additional conditions to update the window schedule to match the window to be installed; the architect to prove that the egress conformed with the California Building Code; to remove the "squiiggly" detail from the column; to add fascia and gutters to the detail to ensure appropriate management of stormwater; and the architect to correct the orientation of the elevation on the north side; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Leader).**

### 2. PLN16-366 ROOF SCREEN FOR WIRELESS FACILITY

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A PROPOSED EQUIPMENT SCREEN FOR A WIRELESS FACILITY LOCATED ON THE ROOFTOP OF AN EXISTING BUILDING. THE EQUIPMENT SCREEN IS PROPOSED TO BE PAINTED AND TEXTURED TO MATCH THE EXISTING BUILDING.

## MINUTES APPROVED AT THE DRB MEETING ON JANUARY 24, 2018

Location 5221 CENTRAL AVENUE  
APN 510-081-055  
Zoning CR, REGIONAL COMMERCIAL  
Owner NORTHERN PROPERTIES LLC  
Applicant T-MOBILE C/O JACQUELINE SMART STEINBERG  
Staff Contact LINA VELASCO Recommendation: **CONDITIONAL APPROVAL**

Lina Velasco presented the staff report for a follow-up to a recent approval by the City Council of an existing use permit to modify an existing wireless facility and to screen the modified facility. She noted that the application had been appealed to the City Council by the applicant given a Planning Commission condition to screen additional wireless facilities not owned by T-Mobile on the roof of the building. The City Council had upheld the appeal, modified to require T-Mobile to screen its facility only.

Boardmember Khatri verified the placement of the additional equipment, reported by staff to be in an equipment enclosure area on the ground; the rooftop was just for the antennas.

Ms. Velasco explained that the building had recently been painted a yellow/brown range of color, and given the recent painting, the applicant had not yet been able to confirm the color palette with the owner but would be willing to consider a color recommended by the DRB.

Chair Livingston opened the public hearing.

### Public Comments

JACQUELINE SMART STEINBERG, representing T-Mobile, explained that the proposal was to screen the existing facility by enclosing it in a penthouse-like structure with fiberglass reinforced material to be painted and textured to look as close to the building as possible. She affirmed that T-Mobile was open to color suggestions and would have to discuss those suggestions with the owner of the building.

The DRB supported a color consistent with the most dominant color of the building.

Chair Livingston spoke to the massing of the 12 x 15 foot face, and recommended a 3/8- to 3/4-inch shim on all four sides between the two adjoining panels to create a score line vertically and horizontally at the joints to break the grid.

Chair Livingston closed the public hearing.

**ACTION: It was M/S/C (Livingston/Hannah); to approve PLN16-366, Roof Screen for Wireless Facility, subject to the findings in the staff report along with the staff recommended conditions 1 through 5 as well as additional conditions that the paint be the darker predominant color of the existing building, and that the 12 x 15 foot panels be broken up three vertically, two horizontally with a 3/8-inch shim at the panel joints, to be a minimum 3/8 and a maximum 3/4 inch, at least 3/8-inch deep; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Leader).**

- 3. PLN17-341 LOPEZ SINGLE FAMILY DWELLING**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±3,400 SQUARE FOOT TWO-STORY SINGLE-FAMILY DWELLING ON A VACANT LOT ADJACENT TO 33 W. GERTRUDE AVENUE.

## MINUTES APPROVED AT THE DRB MEETING ON JANUARY 24, 2018

Location W GERTRUDE AVENUE  
APN 409-041-011  
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL  
Applicant ANDRES LOPEZ (OWNER)  
Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO SEPTEMBER 13, 2017**

**ACTION: It was M/S/C (Livingston/Butt); to continue PLN17-341 to the DRB meeting on September 13, 2017; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Leader).**

### Board Business

- A. Discuss possible dates (September 15<sup>th</sup>, 22<sup>nd</sup> or 29<sup>th</sup>) for DRB** - The DRB determined to meet in a publicly-noticed retreat format to discuss procedures on September 15, 2017 at 9:00 A.M., location to be determined.
- B. Board member reports, requests, or announcements** – Chair Livingston advised of a number of large projects to be discussed by the DRB starting at the next meeting on September 13, 2017.

### Adjournment

The meeting was adjourned at 6:47 P.M. to the next regular Design Review Board meeting on Wednesday, September 13, 2017.