

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

September 13, 2017

6:00 p.m.

BOARD MEMBERS

Jonathan Livingston
Tom Leader
Meredith Benz

Kimberly Butt
Michael Hannah
Bhavin Khatri

Acting Chair Livingston called the meeting to order at 6:11 p.m.

ROLL CALL

Present: Acting Chair Jonathan Livingston and Board members Michael Hannah,

Absent: Bhavin Khatri

INTRODUCTIONS

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

APPROVAL OF MINUTES - None

June 14, 2017:

ACTION: It was M/S/C (Livingston/Hannah) to approve the minutes of June 14, 2017; approved by voice vote: 5-0-1 (Ayes: Livingston, Leader, Hannah, Benz, Butt; Noes: None; Absent: Khatri).

June 28, 2017:

Chair Livingston commented that on the Harbour Way South Light Industrial Building item on Page 5, the minutes talk about candlepower but the request from the Board was that the applicant reduces the lighting color on the LEDs from 4,000 to 3,000 and use more warm tones instead of cold tones on the color.

ACTION: It was M/S/C (Livingston/ Hannah) to approve the minutes of June 28, 2017; approved by voice vote: 5-0-1 (Ayes: Livingston, Leader, Hannah, Benz, Butt; Noes: None; Absent: Khatri)

APPROVAL OF AGENDA

Public Forum – Brown Act –

BRUCE BEYAERT, Richmond, who is current Chair for TRAC (Trails for Richmond Action Committee), gave an update about the Bay Trail sections and other various projects that the Board had approved in the past.

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Mr. Beyaert addressed Chair Livingston's question about the concrete buildings out at Ferry point and that they are going to keep the taller building and tear down the other building.

Chair Livingston complimented Mr. Beyaert saying he's doing a good job and he's a total Rockstar.

City Council Liaison Report – No liaison was present.

CONSENT CALENDAR:

APPEAL DATE:

The appeal date for actions taken by the Board at this meeting is no later than 5:00 pm on Monday, September 25, 2017.

Public Hearings:

- 1. PLN17-341 LOPEZ SINGLE FAMILY DWELLING**
Description **(HELD OVER FROM AUGUST 23, 2017)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±3,400 SQUARE FOOT TWO-STORY SINGLE-FAMILY DWELLING ON A VACANT LOT LOCATED APPROXIMATELY 100 FEET NORTHWEST FROM THE INTERSECTION OF YORK STREET AND WEST GERTRUDE AVENUE.
Location WEST GERTRUDE AVE
APN 409-041-011
Zoning RL-2, SINGLE-FAMILY LOW DENSTIY RESIDENTIAL
Applicant ANDRES LOPEZ (OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Chair Livingston opened the public hearing.

Jonelyn Whales gave a brief overview of the project and the existing conditions surrounding the project. Staff did notice that the project did meet all of the Development Guidelines for the RL-2 Single-Family Zoning District. Staff did have some recommendation for the façade of the building including a stone base in the front-end portions of the side and the applicant is amenable to those recommendations.

Chair Livingston asked for any questions from the Board and seeing none asked for the applicant presentation but the applicant declined to speak on the project.

Discussion ensued about the stone on the façade and if there was a detailed plan for the cap on the stone on the exterior. Ms. Whales states that she forgot the material board at her desk with that information on it.

Board Member Hannah commented that the fence on the east side should go back as far as the stone is shown. On the west side, that's not an issue. Also, on the east and north elevation, there should be an introduction of a belly band at floor level to split the two levels and that would help with massing.

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Board Member Leader asked about what kind of fence was going around the perimeter. Ms. Whales believed it was a redwood fence but that's going to be verified. Board Member Leader stated that the trees should be at least 24-inch box size, large scrubs should be at least 15-gallon, the ground cover area should be flat stock with no further separation than 24-inches and that the applicant should put a tree in the back.

Chair Livingston moved to close the public hearing.

ACTION: It was M/S/C (Hannah/Livingston) to approve PLN17-341 with staff's recommended 13 planning conditions and design review findings, also with the following conditions: move the gate back on the east side to where the stone is currently shown on that elevation, introduce a belly band to split the first floor and the second floor on the east elevation and north elevation, include a 6-foot redwood fence, a 24-inch box trees, 15-gallon shrubs, flat stock ground cover 24-inch on center, and plant a tree in the rear; approved by voice vote 5-0-1 (Ayes: Livingston, Leader, Hannah, Benz, Butt; Noes: None; Absent: Khatri).

2. PLN17-281 MAYDER NEW SINGLE-FAMILY RESIDENCE

Description PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY DWELLING ON A ±2,500 SQUARE-FOOT PARCEL AND A VARIANCE TO THE MINIMUM LOT SIZE.

Location 251 SOUTH 39th STREET

APN 531-062-018

Zoning RL2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL

Owner ROMI MAYDER

Applicant MARGARITA VERONICA BLANCO

Staff Contact ROBERTA FELICIANO Recommendation: **CONTINUE TO SEPTEMBER 27, 2017**

Item was held over until September 27, 2017.

3. PLN16-732 THE QUARRY RESIDENTIAL PROJECT

Description STUDY SESSION TO RECEIVE COMMENTS AND FEEDBACK ON THE DESIGN OF THE PROPOSED QUARRY RESIDENTIAL PROJECT WHICH CONSISTS OF UP TO 200 CONDOMINIUMS, A CLUBHOUSE, AND POOL, AS WELL AS ROAD, BAY TRAIL, AND OTHER IMPROVEMENTS.

Location 1135 CANAL BLVD

APN 560-330-043

Zoning PR, PARKS AND RECREATION

Owner RICHMOND COVE 1, LLC

Applicant NEW WEST COMMUNITIES

Staff Contact LINA VELASCO Recommendation: **PROVIDE COMMENTS AND FEEDBACK**

Lina Velasco gave a brief overview of the project and gave a brief description of the improvements of the surrounding trails. The project includes a request for a General Plan Amendment to change the zoning of the site from parks and recreation to medium residential and open space. Rezoning to the Planned Area District would happen on the portion designated in the OS (open space) Zone. The project also includes a vesting Tentative Subdivision Map

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and a Major Design Review Permit. Staff stated to the Board that the intent of this meeting was to get feedback and no action is requested and it will come back for formal action.

Chair Livingston asked Staff to explain what a Planned Area District is, how it differs from normal zoning and if there are any standards that are implied for the general plan, how those work with PA? Ms. Velasco voiced the intent of Planned Area District was to provide flexibility in modifying setbacks, open space requirements, parking, and height limits for a large development project. It's handled as a rezoning so the approving body for this project will be City Council with recommendations from the Design Review Board and the Planning Commission.

To address Chair Livingston's question, Ms. Velasco stated that the project would be compared to the zoning for medium density residential to see how much of a difference there is between the project and the Medium Density Zoning Standards and the General Plan.

Ms. Velasco states that the cap height in a Planned Area is 50-feet within the RM General Plan Land Use Density.

Chair Livingston asked if the applicant would do a brief presentation on the project.

TODD FLOYD, New West Communities, applicant, introduced his team for this project and went over a timeline of how the project got to where it is today. New West Communities redesigned the project after having several meetings with the neighborhood and condensed the project down due to the concern of increased traffic. Also, the project will work in conjunction with TRAC and East Bay Regional Park to improve the Bay Trail along the site and do a staging area with bathrooms and additional parking.

MARCIA VALLIER, Vallier A. Design Associates, briefly went over the Bay Trail requirements, landscaping of the overall site, and the back of the site where the residents can venture out into the park. Ms. Velanski voiced that there is stormwater drainages all over the site and the plants have been selected are to help facilitate that drainage. Also, she briefly described the clubhouse, the pool area, and the surrounding landscape.

TRAVIS MAHONEY, KTG Architecture, and Planning went over the goals for the project which include revitalize an industrial area of the point with a place of sense and community and add value to the area through design. The targeted mark for this project is singles, young starting families, and empty nesters.

The project reflects traditional building forms for coastal architecture, contemporary and industrial elements. The materials are metal roofing, siding, slate stone, galvanized metal railings, board-formed concrete, and stucco. Also, all metal materials are non-corrosive and a zinc material will most likely be used on the roof of the buildings. The color pallet includes monochromatic colors and accent colors.

The project includes 15 different buildings of different sizes. The largest building includes three-story with a four-story loft. A lot of the units on the site have direct access garages and the majority of the other parking stalls are covered parking with steel rooves.

Chair Livingston opened the public comment period.

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Public Comments:

JEFF VINES, Resident of Richmond, stated that the project site is an improvement than what was existing but he also stated that Sea Cliff Road is unfit and unsafe for a development with this amount of traffic. Mr. Vines gave two suggestions for a possible entrance, one on a different road and one where you can widen the existing Sea Cliff Road to reduce the sharp turns. Mr. Vines states that the neighborhood is willing to contribute, within reason, to the cost to hire a traffic engineer to assess the road and what needs to be done to make it safe.

KATHRYN DIENST, resident of Richmond, states that the project lies under the new zoning and that the project is not consistent with the new General Plan. She also states that it's illegal to use the Planned Area to change the General Plan and that this project spot zones which is also illegal. There has also been no attempt to incorporate recreational public uses which Ms. Dienst had suggested to the applicant and that she concurs with the previous speaker that the road is unsafe.

BEVERLY GALLOWAY, resident of Richmond, likes the project but also concurs that the road is unsafe and unfit for the amount of traffic that the project will be bringing in. Ms. Galloway states that she thinks it's the City's responsibility to update the road and not the developer. She is also concerned about bicycles not following the trail and are riding on the road.

Chair Livingston asked if the HOA would like to participate in a discussion with the developer to come to an agreement about the road but Ms. Galloway doesn't think that the neighbors would like to attend such a meeting to express their concerns and then have nothing be done.

BRUCE BEYAERT, the resident of Richmond, Chair of TRAC, is impressed and excited about the improvements of the Bay Trail. Mr. Beyaert is also hoping that all the drains that will be placed on the property will help with water that floods the Bay Trail and suggests that they build a link between Sea Cliff Drive Bay Trail and the Crest Trail.

BRIAN LEWIS, briefly talked about how fast the area has grown where the proposed project will be constructed. Mr. Lewis also explained that the condition of the road as not kept up with the growth of the area and is also concerned about the existing road condition.

KIM DESEUBERG, resident of Brick Yard Cove, is for the project but has two concerns, parking and the curvature and sightlines on the road. Mr. Deseuberg mentions that there is no excess parking for the development.

MARGI CELLUCCI, resident of Point Richmond, says that she is in support of the project but is also concerned about the road and concurs with previous speakers that it needs improvements.

CHRISTINA LEDERER, resident of Richmond, also is concerned about the road conditions.

MICHAEL LEDERER, resident of Richmond, states he is also concerned about the road and his wife using the road. He states that the only concern about the project that most people are voicing is that the road cannot handle the traffic increase that the proposed project will bring in its current state.

Chair Livingston addressed Ms. Dienst request to have the zoning checked and the Board will check with a City Attorney on that issue.

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Board Member Leader asked about the traffic study. Ms. Velasco explains that the Environmental Impact Report (EIR) is being conducted and there is a traffic/parking analysis in that document. The document is looking at analyzing the roadway condition and the draft EIR will possibly be released at the end of the month. Ms. Velasco voiced that from a planning and engineering perspective, roads are now becoming narrower to reduce car speed and maybe extra signage will help with the blind curve.

Board Member Leader voiced concern that if people are driving over the lines already, a shoulder is not going to help the issue. He also requests some kind of traffic calming measures to be added to the road for safety.

Board Member Benz has recently driven the road and voiced that when you head east, it's very dangerous and the last curve on the road is terrible. She encourages the applicant team to follow through with their proposal of adding more signs to the road. She agrees also that the City and the developer should work together to fix the road, not have just the weight on the developer's shoulders.

Chair Livingston reiterated the comment that the BCARD Group has an interest in working with the developer to make the road safe and recommends that they get together to work out how to fix the road. The applicant team is compliant with doing that when the EIR comes out and is more than willing to work with the neighborhood in any way they can to help.

Terri Manley states that the applicant team is more than willing to work with the neighborhood and suggests that the Board table the road concerns until the traffic study comes out and continue on with the hearing to review the project.

Board Member Leader wanted more information about the main entry and the crossbar in front of the pool area. Ms. Vallier talked about the added angled stepped walls, the board formed wall with the ramping going up the side and the walls don't exceed 6-feet, and the added vegetation for added color and visual impact. Some added amenities are trash cans, benches, recycling receptacles and dog waste stations.

Chair Livingston likes the addition of the pavers and that the crosswalk needs more details to make it compatible with the project.

Jason White, PK Engineers, states that the site sits on bedrock and is slightly elevated and that excavation to make it even with surrounding sites would be very hard. This is the reason there are retaining walls around the site so as to mitigate the existing slope of the site. Chair Livingston points out that there is no sluff wall on the left. Mr. White voiced that he will check with the geo Technical Engineer about that point.

The buildings will be slab on grade and fill dirt will be brought in so as to be able to build on compact fresh fill dirt instead of rock.

Chair Livingston asked about the project will remove water that builds up at the base of a wall. The applicant team replied that there will be ditches placed at the base to help with water drainage and that there is a drafting error in the plans.

Board Member Hannah states that pallet and the overall feel of the building feel washed out, to white, to light, and to much stucco. He likes the addition of the Zinc wall siding but wants to know if it's galvalume or zinc. Also, he would like to know what the Zinc pigmentation would look like and to add those to the renderings. He strongly recommends to use Zinc on the project and

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also include it on the roof. For accent colors, he would like to see a red or a marina green to warm up the pallet. The massing at the end elevation need more variety and break the scale down. He wants to see a sample of the cementitious siding and incorporate the downspouts into the plans. In regards to the windows, vinyl is ok but the white color needs to be rethought about.

Board Member Benz concurs with Board Member Hannah that the color pallet is very washed out and was glad to hear that stone will be used and not brick.

The Board is in consensus that the plans and renders the need to reflect the materials better, need to be easier to follow and needs to show the carports.

Board Member Butt is also concerned about the side elevations and how some of the patios are rendered in the plans.

Chair Livingston suggests that they use warm 2,500-3,000 LED lights. Also, shield the light bulb to help with light pollution. In regards to Chair Livingston's question on why the carports don't have solar panels on the roof, the applicant team stated they just weren't sure if the sun was strong enough in Richmond for solar panels.

Chair Livingston and Board Member Hannah voiced that they don't really like the carports and suggest that a small percentage be carports in key areas that are not protected by the buildings and the rest be uncovered; also, the covered carport house solar panels.

Chair Livingston gave information to the landscape architect about a different project that had an interesting grass feature and Chair Livingston wanted to know if that could be incorporated into this project. The applicant team stated they would be willing to look at the information but is concerned about putting water on a hillside.

Chair Livingston wanted more detail on the Porte Cochere and suggested using galvanized connectors and no mission style. He states that the one illustrated is to light and possible use heavy timber as the vertical elements. Remove a gate on the EVA north part of the property and there is no connection from the site to the EVA Park from a pedestrian's standpoint at the gated area. The concrete wall between the bio swell and open space is to ridged so maybe change the species of trees to natural species. Building 6 and building 4 front entry pathways should connect to the main circulation network. Also, there needs to be screens on all utility meters and provide a rendering from the drive isle looking both ways to determine what the details are for the fence that is at the entry.

In terms of the gravity wall and why it's not being implemented, the applicant team explains that the wall at the rear of the property is going to be a pretty hefty wall and is designed to hold the slope back. Chair Livingston suggests that they look into a crib block wall or gravity wall Board Member Hannah and Board Member Leader seconded that suggests.

Ms. Velasco has a meeting set up with public transit to talk about this project and other projects in the area. Also, the General Plan encourages bus stops to be added and it will help mitigate the parking issue so the Board asks the applicant team to consider that option.

Board Member Leader suggested adding Oak Grove all around the ovals to help soften the parking lot. Board Member Hannah suggests to remove the asphalt, remove the covered parking areas and you use overhanging oaks and turf stone in the upper area at the boundary of the park.

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Chair Livingston is concerned about the 15-foot high wall that's at the property line and that you will be able to see the wall from standing up on Sea Cliff Drive looking down. He suggests stepping the wall back to 8-feet and then loose a unit to let the roof step back on the building. Chair Livingston closed the public hearing.

Board Business

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

Adjournment

The meeting was adjourned at 9:27 p.m. to the next regular Design Review Board meeting on Wednesday, September 27, 2017.