

# 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 27, 2017  
6:00 P.M.

### BOARD MEMBERS

Meredith Benz	Kimberly Butt
Michael Hannah	Bhavin Khatri
Tom Leader	Jonathan Livingston
1 vacancy	

Chair Livingston called the meeting to order at 6:04 P.M.

### ROLL CALL

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

**Absent:** Boardmember Meredith Benz, and Vice Chair Tom Leader

### INTRODUCTIONS

**Staff Present:** Planners Roberta Feliciano, Hector Lopez, and Attorney James Atencio

### APPROVAL OF MINUTES

**ACTION:** It was M/S/C (Hannah/Khatri) to approve the minutes of the July 12, 2017 meeting; approved by voice vote: 4-0 (Ayes: Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Benz, 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, October 10, 2017 by 5:00 P.M. and he announced it after each affected item.

- 1. PLN17-281 MAYDER NEW SINGLE FAMILY RESIDENCE**  
Description **(HELD OVER FROM SEPTEMBER 13, 2017)** 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 39<sup>TH</sup> STREET

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APN 513-062-018  
Zoning RL3, SINGLE-FAMILY LOW DENSITY RESIDENTIAL  
Owner: ROMI MAYDER  
Applicant: MARGARITA VERONICA BLANCO  
Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

Roberta Feliciano presented the staff report and advised that the original design of the front elevation had been revised by comments from Chair Livingston, and the owner had a letter of support from the Park Plaza Neighborhood Council.

Chair Livingston opened the public hearing.

### Public Comments

HENRY ORTIZ, representing the applicant, explained that the Mayder lot would be converted into an empty parcel to allow the construction of an approximate 1,700 square foot home with a one-car garage. He had met with the Neighborhood Council for the area which had supported the proposal, and he would perform the ground up construction.

Boardmember Hannah verified that the double-hung bedroom windows were large enough for egress; characterized the home as attractive; stated the colored 3-D views had been a great help; noted the foremost projecting volume at the front of the façade above the entry was slightly out of symmetry, which would need to be corrected; and verified the proposed colors.

In response to Boardmember Butt as to the size of the lot, staff clarified that the parcel had been split by the County in an auction.

Chair Livingston closed the public hearing.

**ACTION: It was M/S/C (Hannah/Livingston) to approve PLN17-281, Mayder New Single Family Residence, subject to the findings in the staff report along with the staff recommended conditions 1 through 12 as well as an additional condition to correct the symmetry in the front; approved by voice vote: 4-0 (Ayes: Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Benz, Leader).**

### **2. PLN17-319 MAGDANELO RESIDENTIAL ADDITION**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT.

Location 3030 ANDRADE AVENUE  
APN 526-260-010  
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL  
Owner JOSE DE JESUS MAGDALENO  
Applicant JOHANNA FLORES  
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez presented the staff report for the application to construct a 1,500 square foot two-story addition to an 890 square foot existing single-family dwelling, and to construct an attached 640 square foot accessory dwelling unit. He reported that staff had recommended approval subject to changes to the project including improvements to the garage to install a trellis in front of the garage, reducing the bulk of the second story, some changes to the balcony to the porch

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from stucco to either wood or siding, and to discuss the colors, in addition to aligning the window on top of the garage with the garage.

Boardmember Khatri questioned the location of the trash receptacle in the new plan.

Chair Livingston asked staff to highlight the second dwelling unit ordinance relative to parking, which was generally allowed by right. He also verified that there had been no correspondence from neighbors. He questioned the characterization of the application as an addition since it was in actuality a new build given that the second story could not be constructed on the 1940 foundation of the existing home.

Attorney James Atencio stated that the determination of whether the application was an addition or a new build was a staff decision. It was clarified that the Building Department was considering the proposal as an addition.

Chair Livingston opened the public hearing.

### Public Comments

The applicant was available but did not wish to speak.

Boardmember Hannah expressed concern with the square fixed windows which appeared to be out of proportion and out of character with the house, the neighborhood, and the architecture, and recommended they become narrower and longer, or depending on the function inside shallower and longer. He stated the trellis had been called out as painted wood but he suggested it should be flashed or have metal caps for durability. He agreed with the concerns with respect to massing, expressed concern with the stucco and the siding, and preferred painted wood. He also recommended corner guards at the corners, which had not been shown on the plans. He had no concerns with the colors.

Boardmember Khatri commented that Annotation 26 was missing on Sheet A-1.

Boardmember Butt referred to the material board and expressed support for a horizontal porch railing. She stated there would have to be a hand rail at the front porch, and asked if the front porch could be extended to be wider and more usable and still meet setback requirements.

The Board sought more information on the railing design, to be accurately shown on the drawings.

Boardmember Hannah also stated the elevations should be called by compass orientation. With respect to the massing, he suggested raising the front two rooflines which would help address the massing.

The DRB wanted to see the plans again with the changes that had been requested, particularly those to address the massing. For those reasons, the public hearing remained open.

**ACTION: It was M/S/C (Livingston/Hannah) to continue PLN17-319, Magdanelo Residential Addition to the meeting on October 25, 2017 to allow the applicant to incorporate staff's numerous changes along with the DRB's changes that staff be encouraged to work with Boardmember Hannah with respect to the massing; schematics on the front; identify how the trash will be addressed; consider the fenestration more seriously given that the square window proportions are out of context with the**

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community; weather protect the trellis on top of the roof potentially with a sheet metal cap; box wood the columns in front in lieu of stucco; encourage the applicant to create a trim package, specifically the outside corners; locate the electrical panel and see how that is to be detailed; provide more traditional railings as represented on the color board; identify the elevations by north, south, east, and west instead of front and rear to better identify the exposures; and correct the graphic error on the existing elevations; approved by voice vote: 4-0 (Ayes: Butt, Hannah, Khatri, and Livingston; Noes: None; Absent: Benz, Leader).

### Board Business

- A. Staff reports, requests, or announcements** - Chair Livingston explained that the DRB retreat had been well done although nexus and proportionality in the legal sense had not been discussed.

Mr. Atencio explained that nexus and proportionality was a legal standard to keep in mind when incorporating conditions to make sure there was a nexus, a connection, which was proportional to the impact.

- B. Board member reports, requests, or announcements** – Chair Livingston reported that he would be attending his fourth subcommittee with Terminal 1 next week.

Boardmember Hannah stated that he had been called by Todd Lloyd, a developer, to clarify the downspouts and gutter detail to allow the DRB to see the effect of downspouts on the elevations.

### Adjournment

The meeting was adjourned at 6:55 P.M. to the next regular Design Review Board meeting on Wednesday, October 11, 2017.