

MINUTES APPROVED AT THE DRB MEETING ON MARCH 14, 2018

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

February 28, 2018

6:00 p.m.

BOARD MEMBERS

Jonathan Livingston
Tom Leader
Meredith Benz
Karlyn Neel

Kimberly Butt
Michael Hannah
Bhavin Khatri

Acting Chair Livingston called the meeting to order at 6:03 p.m.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Tom Leader and Board Members Kimberly Butt, Bhavin Khatri, Karlyn Neel

Absent: Board Members Michael Hannah, Meredith Benz

INTRODUCTIONS

Staff Present: Planners Jonelyn Whales, Hector Lopez, and Attorney James Atencio

APPROVAL OF MINUTES

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Vice Chair Leader asked what the next steps are for the Terminal One project and Chair Livingston said that they have been approved and will move onto City Council for final approval.

ACTION: It was M/S/C (Leader/Khatri) to approve the minutes of February 13, 2018; approved by voice vote: 5-0-2 (Ayes: Livingston, Leader, Khatri, Butt, Neel; Noes: None; Absent: Hannah, Benz).

APPROVAL OF AGENDA

Public Forum – Brown Act – No speakers

City Council Liaison Report – Not present.

CONSENT CALENDAR:

Chair Livingston voiced that there are no items on the Consent Calendar.

Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, March 12, 2018, by 5:00 p.m.

Public Hearings:

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1. PLN17-648 TYRELL SECOND STORY ADDITION AND GARAGE

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±550 SQUARE FOOT TWO-STORY ADDITION WITH A 100 SQUARE FOOT LOWER LEVEL.
Location 865 36TH STREET
APN 524-170-004
Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant JAMES TYRELL (OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Jonelyn Whales gave the staff report and briefly explained the project. The addition would be added above the garage and then the garage will be expanded out another 100-square foot. She explains that the applicant plans to improve the area with French doors, a trash enclosure in the rear and additional landscaping.

Staff did review the project and concluded that the addition met all the Design Guidelines and the height is less than 35-feet. Staff was concerned about the proposed existing garage door and proposed the applicant install a carriage door instead. The applicant would like to keep the existing door so if in the future someone wants to convert it back, they would have the existing doors. Also, the replaced of the garage door would mean to move the utilities.

Chair Livingston inquired about the parking requirement and Ms. Whales stated that the current parking requirement is one car and it has to be covered.

JAMES TYRELL, owner, stated that the windows in the front have to be adjusted to be more symmetric and he agrees with that. He is ok with the recommendation to change the garage door to a carriage door but he does plan to make the door bigger in size. He explained that he wants the bump out in the front of the building to break up the massing of the front façade.

The Board had consensus that they like the improvements to the area with the herb garden and the views from the garage to the backyard. The Board was also in consensus that the carriage door is not necessary and that a new linear door would be a better fit. Also, there was a consensus that the three windows look out of proportion and so the suggestion was made to reconfigure those and keep the wood sill and trim.

ACTION: It was M/S/C (Livingston, Neel) to approve PLN17-648 with the Design Review four findings and the staff's nine Conditions of Approval recommendations with a modification of Condition Five to include language stating that the garage door be a roll up door with horizontal boards to match the architectural style and Condition Ten would be to adjust the front windows to match the floor plan; approved by a voice: 5-0-2 (Ayes: Livingston, Leader, Khatri, Butt, Neel; Noes: None; Absent: Hannah, Benz).

2. PLN17-610 KLOSE COMMERCIAL DEVELOPMENT

Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW 7,000 SQUARE FOOT COMMERCIAL BUILDING FOR A RESTAURANT AND RETAIL.
Location 3190 KLOSE WAY
APN 405-290-034
Zoning CR, REGIONAL COMMERCIAL DISTRICT
Owner DDRM HILLTOP PLAZA, L.P.
Applicant VADIM PODROBINOK (ARCHITECT)

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Staff Contact HECTOR LOPEZ Recommendation: **PROVIDE AND RECEIVE COMMENTS**

Hector Lopez gave a brief description of the project that includes a new restaurant in the front and three retail spaces. The existing condition of the site includes a vacant lot with an attached parking lot. Staff is seeking comments and suggestions by the Board on the project at this time.

Leader asked if there needs to be ADA access on the second floor to the restaurant and Mr. Lopez explained that he did check that requirement and that there is an exemption where you don't have to provide an elevator or ADA access for exterior second-floor spaces. This requirement is still being explored by engineering. The intention of the second-floor mezzanine area is for employees only.

Chair Livingston stated that the Board did review the Mechanic's Bank that is being constructed right across the street about a year ago and asked if Mr. Lopez or the applicant had been contacted by that project. Mr. Lopez voiced that all the neighbors within a 300-foot radius had been notified of this project and that staff has not received any comments. Mr. Podrobinok voiced that this project has gone through the DDRM's approval process and they are the same company that owns the land that Mechanic's Bank is being built on. Chair Livingston voiced a concern that the materials and colors are the same as the bank and want to make sure the bank knows of these proposals.

VADIM PODROBINOK, the architect, voiced that the project is located in the Hilltop Plaza Shopping Center. He states that the color choices for the proposed project are based off surrounding buildings and the shopping center itself. There was a conversation with Mechanic's Bank in terms of the driveway placement so the proposed project does have a separate lot with its own driveway.

The idea behind the employee work area on the mezzanine on the second floor is to include storage and possibly include dining as long as it doesn't exceed twenty-five percent. Anything over the twenty-five percent would then require an elevator or ADA access. If the up-stair retail space says that their uses require an elevator, then the applicant is willing to install one but on the restaurant side, it is not required at this time.

Discussion ensued amongst the Board Members about how the mezzanine functions and how to access it. Mr. Podrobinok explained its deemed a mezzanine instead of another story because it won't be fully enclosed and that it will be mirrored on the other side where the retail spaces are located.

Chair Livingston asked where all the HVAC is located and Mr. Podrobinok stated that since it's still early in the project design, those details have not been added to the plans yet. Chair Livingston voiced that it's not too early in the project to think of those and that he would have liked to know where they were to be located.

Mr. Podrobinok explained that there are two entrances at the front of the building and then another side entrance similar to the restaurant entrance. Parking does meet all requirements, isles, and pavers will be added to the sidewalk, and landscaping will also be improved on the site.

Discussion ensued about where the property lines were located on the drawing. The proposed project is located on a very large parcel with a very large parking lot. Part of the parcel will not be developed because there is a ravine located there.

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Mr. Podrobinok voiced that the proposed project has met the Development Requirements for the site. He voiced that staff is concerned about the wood material being proposed for the rail on the roof deck but actually the rail will be aluminum.

Discussion ensued amongst the Board about wind and the roof deck. The Board suggested to the applicant to do a wind study and see how that study would relate to the mechanical equipment for the restaurant that will be placed on the roof and the possible dining space that will be located up there. Khatri suggested introducing some glass panels along the guardrail to protect people from the wind.

Proposed materials are a tannish brick, metal wall panel siding which is a maroon/burgundy color, the storefront is low profile aluminum and glass. The canopies will be metal, the rail will be an aluminum frame supporting a stainless-steel cable rail, at the base of the brick will be a stucco reveal, and the roof deck will be pedestal pavers.

Vice Chair Leader voiced that the project feels unresolved and unclear in terms of the upper level. The mechanical, the massing, the mezzanine, the vertical elements and how they intersect with the roof plan on top are all unclear. Also, to include some kind of solid material for wind protection into the design.

Neel would like more information about the roof in terms of drainage and wind.

Discussion ensued amongst the Board about outdoor lighting and their locations. Mr. Podrobinok voiced that there will be bollard and sconce lighting along the exterior and by the entrances. Also, remove the floodlights in the parking strip between Mechanic's Bank and the new building and the side of the building; and if a light bulb is visible, make sure the LED color is 2,500K to 3,000 but no more than that.

Chair Livingston voiced a suggestion about turning the trash enclosure 90-degrees into the adjacent parking spaces in order to conceal it and to landscape it better. He also suggested that the colors and materials should not be the same as the Mechanic's Bank. A greyish-blue color was suggested for the outside and for an accent color to use possibly persimmon. Also, the building has conflicting materials in terms of the sleek contemporary materials and then the more traditional brick and wood. Another suggestion was to continue the steel armature across the front. The structural integrity of the steel on the side elevation facing Klose Way needs to be rethought. The architecture doesn't match the function of the building and the front entry doors to the restaurant do not indicate what is happening inside the building.

The Board suggested an elevator if the rooftop was going to be used for the public. The board did not want the rooftop garden per se.

There was consensus on the Board that the awnings and the stucco base do not match the sleek appearance of the building that is being proposed. It would look better if the awnings were integrated into the architecture instead of looking pasted on at the last minute. The signage and the placement of the signs need to be rethought.

Chair Livingston and Vice Chair Leader suggested that the applicant work with a subcommittee on the discussed issues before the project moves to the next meeting on March 28, 2018.

Board Business

A. Staff reports, requests, or announcements – None.

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B. Board member reports, requests, or announcements – None.

Adjournment

The meeting was adjourned at 8:20 p.m. to the next regular Design Review Board meeting on Wednesday, March 14, 2018.