

MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018

**DESIGN REVIEW BOARD REGULAR MEETING
Multi-Purpose Room, Community Services Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804**

April 11, 2018
6:00 P.M.

BOARD MEMBERS

Meredith Benz
Michael Hannah
Tom Leader
Karlyn Neel

Kimberly Butt
Bhavin Khatri
Jonathan Livingston

Chair Livingston called the meeting to order at 6:07 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Tom Leader, and Boardmembers Meredith Benz, Kimberly Butt, Michael Hannah, and Karlyn Neel

Absent: Boardmember Bhavin Khatri

INTRODUCTIONS

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

APPROVAL OF MINUTES: None

APPROVAL OF AGENDA

Chair Livingston moved Item 3 to Item 1, and moved former Items 1 and 2 as Items 3 and 2.

Public Forum

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 Monday, April 23, 2018 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

1. PLN 17-610 KLOSE COMMERCIAL DEVELOPMENT

Description (HELD OVER FROM MARCH 28, 2018) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW 7,000 SQUARE FOOT COMMERCIAL BUILDING CONSISTING OF FOUR RETAIL SPACES.

Location 3190 KLOSE WAY

APN 405-290-034

Zoning CR, REGIONAL COMMERCIAL

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Owner: DDRM HILLTOP PLAZA, L.P.
Applicant VADIM PODROBINOK (ARCHITECT)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez presented the staff report dated April 11, 2018, explained that the initial project to construct a new 7,000 square foot commercial building had consisted of three retail spaces and a restaurant but had now been modified to eliminate the restaurant and include four retail spaces. As a result, the plans had changed and he summarized some of the changes.

Chair Livingston opened the public hearing and took the opportunity to thank the applicant and the project architect for working with Boardmember Hannah and the DRB to resolve the issues.

VADIM PODROBINOK, the Project Architect, also described the changes to the plans and stated that the landscaping and signage in the front of the building had been revised; the roof thickness had been adjusted; information about where the roof drained and where Dutch gutters would go to drain off the shed roof and roof deck had been identified; information about planting, planters and specified materials and how the materials would be installed had been provided; additional supports for the awnings had been added; the use of the building with four retail spaces and roof access with an elevator to the space had been revised; given that the entrance to Retail No. 1 had been in conflict with the front door parking had been shifted; a walkway to the back of the building had been proposed; the trash enclosure had been revised; elevations and additional details regarding the trash enclosure, civil and landscape plans had been incorporated; the drawings had been cleaned up to add more specificity related to the roof deck and mechanical equipment on the roof; lighting had been clarified to be less than 3,000k, as shown on the plans; and the renderings and elevations had been updated.

Vice Chair Leader spoke to the revised plans and the addition of two elevators and expressed his hope the applicant would be willing to maintain that level of financial commitment for the project. With respect to the landscape plan, he noted that the graphic provided had omitted some of the trees in the front that had been shown on the landscape plan, and verified that Detail L1.3 was the actual landscape plan that would apply. He stated that everything, including the pots on the roof deck and those down on the ground, would have to be fully automatically irrigated. Referring to the planting zone between the sidewalk and the V-ditch, he recommended a line of medium-sized *cyanothis* shrubs, or if that was not the applicant's property, the use of something taller that would alternate with another scale such as *westringia fruticosa* or *ceanothus "Joyce Coulter,"* or equivalents, if something could not be done on the other side of the V-ditch. He otherwise stated the landscape plan had been well done.

With respect to the roof deck, Vice Chair Leader verified the rails would be glass on both sides, 60 inches high, and be translucent. While the applicant had identified self-watering planters for the roof deck, he suggested it might be more cost effective to provide an irrigation system with simple pops as opposed to the self-watering pots that had been shown on the plans. He also suggested that the rooftop table and chairs shown on the plans would likely need to be brought inside during the winter and he asked whether there was sufficient storage space inside to be able to do that.

Mr. Podrobinok noted that the rooftop furniture would consist primarily of chairs, there would be no tables, and the furniture could be brought into the mezzanine, if needed.

Boardmember Neel agreed the stucco on the roof would be low maintenance, concurred with the need to bring outside furniture (chairs/cushions) inside off the deck during inclement weather, and supported some low maintenance plantings for the roof deck planters.

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Vice Chair Leader left the meeting at this time.

After reviewing the revised plans, Boardmember Hannah offered a graphic suggestion to reinforce the entry. He was generally satisfied with how the architect had responded to the issues raised at the last meeting and noted that the supports for the canopies had been resolved, the rain screen Equitone panels called out in the drawings would fold in and form the accent color panels with no need for custom detailing or free form designs, he was now satisfied that the architect fully understood how to drain the roof, create the look and have all the drainage concealed. He noted that in providing a rain screen roof, the architect would have to resolve the drain conceal which would be done through the Building Department review subject to a condition of approval that the roof remain clean and penetration free. With the overhang now at 9 inches, he suggested there might be no need for steel, and he commented that eliminating the restaurant had resolved a lot of confusion. The mechanical screen area had been added, and if a restaurant was to go into one of the two end spaces that would be possible given that the building had been set up to accommodate such structure, and providing an elevator was the key to that. He added that the side entry, which was the main entry, needed to be reinforced and he presented two graphic options for the architect to consider, essentially creating a two-story entry element.

Chair Livingston commented on the 20 wall sconces on the front and side of the building and asked if recessed lighting in the canopies could be used to light the passageways and eliminate some of the white lights on the front and side of the building while leaving the lighting as is in the rear for safety reasons.

Boardmember Hannah suggested that some of the new LED tape lights could be recessed and light the entire length of the canopy with one junction box in a more cost-effective manner than with the use of so many sconces.

When asked, Mr. Podrobinok explained that the trash receptacle could be CMU, as recommended, painted to match the building, and the door to the mechanical equipment would be a galvanized steel frame metal louvered door painted to match the screen of the roof deck mechanical screening.

Public Comments: None

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Hannah/Butt) to approve PLN17-610, Klose Commercial Development, subject to the 6 staff conditions and additional conditions as follows:

- 7) Landscape irrigation of all plants including the rooftop with either a permanent concealed irrigation system fed from the pedestal pavers or with the self-watering pots as shown in the drawings;**
- 8) The planting zone between the V-ditch and the path to be *cyanotis*, *Sierra pointe*, or *westringia fruticosa*;**
- 9) Glass shall be translucent and 60 inches as shown in the drawings;**
- 10) Reinforce the entry per Exhibit A submitted to the Planning Department;**
- 11) The concealed gutter system that Boardmember Hannah had discussed with the architect, including a Dutch drain at the low point of the sloped roof behind the rain screen, to generally keep the rain screen roof free of penetration vents;**
- 12) Galvanized steel frame doors on the garbage enclosure and the painted CMU be painted to match the body of the building;**

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13) Recess as much lighting as possible into the canopies and dramatically reduce but not eliminate entirely the sconces on the front of the building (the Board preferred shielded recessed lighting);
14) For Elevation A, do one sign as shown in the drawings and not two at the side entry;
15) Trees to be installed per Detail L1.3 and not per the renderings;
approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Neel, and Livingston; Noes: None; Absent: Khatri and Leader).

2. PLN 17-605 RCF TWO-STORY DUPLEX

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY DUPLEX ON A 4,500 SQUARE FOOT PARCEL.

Location 2801 CUTTING BOULEVARD

APN 549-082-008

Zoning CM-1, COMMERCIAL MIXED-USE, RESIDENTIAL

Owner/

Applicant RICHMOND COMMUNITY FOUNDATION

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

Roberta Feliciano presented the staff report dated April 11, 2018, for a two-story duplex where each unit consisted of three bedrooms and two bathrooms, with parking in the rear in the form of tandem parking. All development standards had been met. She presented the colors and materials board at the dais.

JAMES BECKER, CEO of the Richmond Community Foundation, advised that the Richmond Housing Renovation Program was a project funded by the City of Richmond Social Impact Bond that allowed the Foundation to work with Code Enforcement to acquire both vacant and abandoned lots where houses used to exist and renovate them using local labor and Richmond Build, to then sell them to graduates of the local First-time Homeowner's Program. In this case, the first-time homebuyer could buy the first unit and rent the second unit to help cover the cost of the mortgage.

Chair Livingston opened the public hearing.

Boardmember Benz clarified the entry to each of the units.

In response to Boardmember Hannah as to the property to be available to each unit, BACILIA MACIAS, the Project Architect, explained that the downstairs tenant could have the front corner area of the open space and the upstairs tenant could have all of the side yard beyond the walkway and the open deck on the top. As to the materials of the front porch, painted Hardie trim or wood would be used, and there would be a flat roof canopy with an internal drain. She verified that Detail 4A.30 showing PTDF, had referred to Pressure Treated Douglas Fir, and that term would be added to the abbreviations, as requested. She also explained why she had not used a belly band to break up the two stories because it felt a bit crowded with the taller windows.

Boardmember Hannah pointed out areas where horizontal control joints might be needed.

Boardmember Neel asked about the Type B lighting at the front porch and about some Type A lighting next to the door. She verified that the wood railing would be painted to match the trim in the fascia.

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Boardmember Butt asked about the back porch with the two sliding doors and questioned why they did not line up since everything else did. She also noted the master bedroom on the ground floor did not have a door to be able to walk out onto the deck.

Ms. Macias explained that the elevation looked better with the windows and the master bedroom would be more private with windows than with a door to the deck. With respect to the front porch lighting, she also noted her preference for under porch lighting which offered a better distribution of lighting.

With respect to the landscape plan and the use of *bougainvillea*, the Board recommended that another trailing vine be considered given that the *bougainvillea* had painful thorns.

Chair Livingston expressed a concern with the flat roof which appeared to be out of context with the architecture and offered a sketch as to how the roof could be modified by continuing the shed. He also suggested the front windows were a bit big in proportion to the mass and should be somewhat smaller, and the porch on the other side had some strange columns and suggested the elements be unified. He also suggested there appeared to be a problem being able to hold up the upper deck and support the roof and deck without lateral bracing.

Ms. Macias described how that support could be presented and the Chair requested that the details be provided.

Boardmember Hannah had the same concern with the roof and the windows and offered additional graphic recommendations as to how the roof could be modified.

Chair Livingston asked that the pressure treated reference be eliminated from the outrigger detail and be replaced with redwood or cedar; recommended that something be done to ensure waterproofing, to be shown on the plans; and asked if the garbage cans could be relocated behind the house or be placed in an enclosure. Noting that Ms. Macias had stated that the parking area would be paved with pressed concrete to give it a pattern and color, he referred to the area between the parking and the actual fence line and asked the architect to be mindful that some pavers or walkways might be needed to allow trash cans to be rolled out to the curb.

The Board discussed whether or not the trash enclosures for the two units should be consolidated.

Public Comments: None

The public hearing remained open.

ACTION: It was M/S/C (Livingston//Hannah) to continue PLN17-605, RCF Two-Story Duplex, to the May 9, 2018 meeting; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Neel, and Livingston; Noes: None; Absent: Khatri and Leader).

3. PLN 17-598 ALNAGAR SINGLE-FAMILY RESIDENCE

Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY SINGLE-FAMILY RESIDENCE ON A 5,500 SQUARE FOOT PARCEL.
Location	319 NEVIN AVENUE
APN	538-060-018
Zoning	RL2, SINGLE-FAMIY LOW DENSITY RESIDENTIAL
Owner:	NAGEEB ALNAGAR

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Applicant BACILIA MACIAS (ARCHITECT)
Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

Roberta Feliciano presented the staff report dated April 11, 2018, for a proposed two-story, single-family residence with five bedrooms and three bathrooms at 2,846 square feet on a 5,000 square foot lot, which was consistent with all development standards. She reported that there had been no comments from the Iron Triangle Neighborhood Council.

BACILIA MACIAS, the Project Architect, presented the design of the home and responded to questions from the Board with respect to the roof design, which she described as sort of like a mansard, and verified there would have to be a change in the material that had been shown.

Chair Livingston drew a sketch of how the roof could be modified

The Board discussed the particulars of the roof and made a number of suggestions to address the concerns related to the roofline.

It was recommended that the elevations be called east and west instead of left and right.

Chair Livingston opened the public hearing.

Public Comments - None

The public hearing was closed.

ACTION: It was M/S/C (Benz/Butt) to approve PLN17-598, Alnagar Single-Family Residence, subject to the 11 staff conditions, and 3 discussion recommendations, and additional conditions, as follows:

15) Redraw the front side elevation to match Exhibits A and B drawn by Boardmember Hannah;

16) Remove pressure treated Douglas fir;

17) Add gate to garage;

approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Neel, and Livingston; Noes: None; Absent: Khatri and Leader).

Board Business

A. Staff reports, requests, or announcements: None

B. Boardmember reports, requests, or announcements

Chair Livingston highlighted the comprehensive cell tower tour, and Boardmember Hannah highlighted the subcommittee meeting with the architect and developer in the first of several phases of redeveloping the Hilltop Mall, both of which had occurred this date.

Adjournment

The meeting was adjourned at 8:13 P.M. to the next regular Design Review Board meeting on Wednesday, April 25, 2018.