

MINUTES APPROVED AT THE DRB MEETING ON JULY 25, 2018

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

June 13, 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 6:05 P.M.

ROLL CALL

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

Absent: Vice Chair Tom Leader
*Arrived after Roll Call

INTRODUCTIONS

Staff Present: Planners Jonelyn Whales and Hector Lopez, and City Attorney Shannon Moore

APPROVAL OF MINUTES: May 23, 2018

ACTION: It was M/S/C (Hannah/Khatri) to approve the minutes of the May 23, 2018 meeting, as submitted; approved by voice vote: 5-0 (Ayes: Benz, Hannah, Khatri, Neel, and Livingston; Noes: None; Absent: Butt and Leader).
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APPROVAL OF AGENDA

Public Forum

MARGARET JUDKINS, 1000 Stanton Avenue, San Pablo, reported that she lived directly across from the Richmond Parkway Overpass and the Richmond Rail Connector, both of which caused air quality and noise issues affecting her and her neighbors, and that she had not been notified about the Rail Connector or the proposed Richmond Parkway Commerce Center.

ANNABEL PETERSON, 1811 Stanton Avenue, San Pablo, who also lived in the area affected by the plans for North Shore Change Area 12, concurred with the severe noise impacts affecting residents because of actions taken by the City of Richmond.

CORDELL HINDLER, Richmond, explained that any new project submitted for City approval was required to reach out to the applicable Neighborhood Council. He expressed concern for the Valmar Laundromat application which would impact an already congested area of Barrett Avenue and stated a traffic study should have been prepared for that application. In addition, the applicant for McDonald's had not yet reached out to the Neighborhood Council nor to the 23rd Street Merchants Association, as required.

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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, June 25, 2018 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

1. PLN18-065	REYES SINGLE-FAMILY RESIDENCE DWELLING AND ADU
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED ACCESSORY DWELLING UNIT (ADU).
Location	852 7 TH STREET
APN	534-023-025
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant:	JOSE REYES (OWNER)
Staff Contact	JONELYN WHALES Recommendation: CONDITIONAL APPROVAL

Jonelyn Whales presented the staff report dated June 13, 2018, for a new two-story single-family dwelling with a two-car garage and a detached accessory dwelling unit in the rear. The application met the development guidelines for the district. Landscaping had been proposed as part of the project. She recommended approval of the project.

JOSE REYES, the applicant/owner and his representative responded to questions from the DRB with respect to the area designated for trash cans, and pointed out an alcove on the plan near the kitchen where the trash cans could be accommodated.

Boardmember Hannah recommended permeable interlocking concrete pavers for the trash area.

Boardmember Khatri noted the details on downspouts was missing and the east elevation of the ADU identified windows that were offset and not the same size.

The DRB addressed the building colors and clarified that black asphalt shingles had been proposed but recommended a roof with a bit of color, such as weathered wood. The DRB also recommended that the bright white trim be replaced with an off-white or Navajo white to lower the contrast between the elements.

On the discussion, Mr. Reyes verified that gutters and downspouts would be aluminum that every window was a slider, and that egress met code.

The DRB discussed the proposed solid wood front door and recommended that the door be replaced by one with a window to create a better interaction with the street, and also recommended adding color to the gray monochromatic palette by providing the front door in another color, such as yellow or light green. It was also recommended that the front porch be modified to anchor it to feel more complete, with a wider base and a fascia board to tie it together in order to create a proper entry offering more architectural interest.

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Chair Livingston recommended that the outside lighting be shielded and be no more than 3,000k.

Chair Livingston opened the public hearing.

Public Comments

CORDELL HINDLER, Richmond, supported the project and commented that the Cortez-Stege Neighborhood Council had been inactive since 2007. He recommended a seafoam green for the front door.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Hannah/Butt) to approve PLN18-065, Reyes Single-Family Residence Dwelling and ADU, subject to the 12 staff recommended conditions, and additional DRB recommendations as follows: 13) Garbage to be located per Exhibit A with permeable pavers; 14) Identify downspouts and gutters as aluminum, and identify the color; 15) Provide comp shingles in lieu of wood shingles; 16) Add more color to the gray monochrome palette; provide weathered wood in lieu of black asphalt shingles; consider an alternative to the bright white trim with a creamy white, Navajo white, or equal; and pick the color for the door; 17) Front door shall have a window single or double light; 18) LED lighting to be no more than 3,000k and be shielded for exterior fixtures; 19) Dress up the front porch with more architectural features such as a wood railing and a thickened base at the wood railing, to be painted; and 20) Provide column base at the front; approved by voice vote: 6-0 (Ayes: Benz, Butt, Hannah, Khatri, Neel, and Livingston; Noes: None; Absent: Leader).

2. PLN18-059	DARAN SINGLE-FAMILY RESIDENCE
Description	STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN REVIEW PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE.
Location	2439 FOOTHILL AVENUE
APN	549-140-014
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant:	DARAN MOGHADAM (OWNER)
Staff Contact	JONELYN WHALES Recommendation: RECEIVE AND PROVIDE COMMENTS

Jonelyn Whales presented the staff report dated June 13, 2018, noted the project had been in and out of process for three years when an approved permit to remodel an existing building had expired and a new permit to build a new dwelling had subsequently been approved. While a foundation had been built, construction on the site had stopped and the applicant had started the process all over again to request approval to build a 2,300 square foot single-family dwelling. A study session had been recommended based on the submitted drawings.

DARAN MOGHADAM explained that he had started the project ten years ago prior to the recession when the improvement process to replace an existing one-story building could not be continued, and while he had initially proposed a one-story building, he now wanted to take advantage of the foundation and build a two-story building. He described the site, verified that the current foundation had the capacity to handle a two-story structure and had been constructed consistent with 2009 earthquake regulations. He described the difficult site and noted that the house would be set down from Foothill Avenue with an eight foot drop-off.

The DRB offered the following comments and suggestions:

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- Expressed concern that with no survey it was unknown whether or not there would be a need for high retaining walls impacting adjoining neighbors. (Livingston)
- Given that there was no survey, recommended that everything be documented to clarify the site to allow the DRB to make an informed decision, and to that end photographs from different angles and perspectives were recommended to help clarify the site, particularly in relation to the adjacent neighbors. (Hannah)
- Noted that the structure was boxy and there was an opportunity to break up that mass, such as bringing the deck across from one end to the other, and potentially wrapping the garage in something different to offer architectural interest. (Neel)

Mr. Moghadam and his unidentified architect clarified that the entrance path from Foothill Avenue stepped down and a bridged entrance would lead to the front door which would be five feet or more lower than the sidewalk. Trim aesthetics would be applied to the house around the bay windows to offer architectural interest. The base material would be stucco, potentially with a trim in a different color and downspouts in a different color. Horizontal belly bands were also being considered for the joist areas in a trim color to be different from the stucco color.

- Suggested wrapping the garage with a darker color below and a lighter color above to break up the mass. (Butt)
- Referred to the design of the homes in the immediate area comprised primarily of wood-framed structures with traditional architecture, and stated the homes immediately adjacent to the subject site were single-story, while the proposal was for a four-story stucco building at the maximum height allowed that would not be in the context of its environment. Recommended the proposal be more in context with the environment. (Livingston)

The applicant's architect reported that not shown on the plans was a massive set of trees on both sides of the property on the Foothill Avenue side that would help shield and obscure the property.

Mr. Moghadam stressed that there were houses in the immediate area that were expected to be demolished, and the style of his proposed home conformed with the newer houses in the area, which were not single story.

- Recognized a unique context to the site, confirmed there were taller buildings in the immediate adjacency, and suggested just because the two houses right next to the site had been underbuilt did not mean that the proposal would be overbuilding in terms of the subjective context in how the unit would fit into the community. Suggested the hill and the unusual up/down two-street access was a mitigating factor to the Chair's concerns that the house did not fit into the environment, and a compromise might be possible in the articulation of a non-stucco house where the form could actually be broken up to allow the building to better fit into its community. A bit of finesse and architectural nuance could produce something that everyone could support. He volunteered to help the applicant refine the design. (Hannah)
- Agreed there was a lot to draw from in the forms, colors, and details of the more recently developed homes in the area material-wise and form-wise. (Butt)
- Taking the form and artfully applying materials could help refine the proposal;

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recommended that the site plan include landscaping on the bottom half of the site to help make the unit blend in, with landscaping along the property lines. (Livingston)

- Recommended the materials be called out with the submittal of a color board. (Benz)

Chair Livingston stated that while out of context with the community, with architectural nuance and working with materials differently the proposal could be made to fit in. He recommended that the applicant work with Boardmember Hannah to refine the design subject to the DRB's comments.

3. PLN18-078	BUILDING RENOVATION
Description	PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A DESIGN REVIEW PERMIT TO RENOVATE AN EXISTING RESIDENCE, INCLUDING REPLACEMENT OF MANZARD ROOF, BUILDING HEIGHT CHANGE, FIRST FLOOR ADDITION, AND SITE IMPROVEMENTS.
Location	725 OCEAN AVENUE
APN	558-223-007
Zoning	RL-1, SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT
Owner:	TRIPP STEPHEN M
Applicant:	DSA ARCHITECT
Staff Contact	HECTOR LOPEZ Recommendation: CONDITIONAL APPROVAL

Hector Lopez presented the staff report dated June 13, 2018, and explained that the 5,800 square foot property was located in Pt. Richmond, and the existing home had a mansard roof and was approximately 2,800 square feet in size. The project would involve a roof alteration which would change the building height and other improvements such as an extension to the family room and improvements to the porch. He recommended approval of the project.

JOHN TRIPP, the applicant, explained that his parents had designed and constructed the home in 1975. He wanted to replace the existing mansard roof and provide solar with the new roof with the ultimate objective of developing a net zero energy building.

DIETMAR LORENZ, DSA Architects, described the net zero energy building and explained that all systems were intended to be electric, and the mechanical system would utilize a multi-zone heat pump with the condenser unit to be placed in the side yard on the side of the garage obstructed from view. Domestic hot water would be through a dedicated hot water heat pump integrated into the mechanical closet on the second floor. He verified with staff that upgrading the electrical service would not trigger the City's underground requirement. He added that the Bay Conservation and Development Commission (BCDC) had already reviewed and approved the proposal. The current windows were simulated divided and some, but not all, would be replaced. The various window alternatives being considered were identified; the fascia wood and other trim would be redwood from a local supplier with a clear seal or penetrating stain applied, although Boardmember Hannah recommended African mahogany or other durable wood; vents at the gable end would be wood; and gutters would be galvanized, although Boardmember Hannah recommended aluminum or preferably copper given the salt air environment

Boardmember Benz stated the proposal was nicely done.

Boardmember Neel noted that the deck was being raised to be even with the floor and urged being mindful of water intrusion into the house.

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Mr. Lorenz clarified that the deck would be a water proof deck and carry the water away from the building.

The materials were discussed and Boardmembers emphasized the need to avoid the use of steel materials that would rust.

Boardmember Butt asked about the color of the existing stucco and Mr. Tripp referenced the discussion of potentially tinting the stucco a bit for a greenish gray or coffee color.

The Board supported the application as being well done and elegantly handled with a supported net zero energy goal.

Chair Livingston opened the public hearing.

Public Comments - None

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Livingston/Hannah) to approve PLN18-078, Building Renovation, subject to the four staff findings and 10 recommended conditions, and the following additional conditions: 11) The bright colored stucco to drop the reflectivity; 12) Avoid ferrous metals; 13) No lights over 3,000k LED, and all lights shall be shielded: approved by voice vote: 6-0 (Ayes: Benz, Butt, Hannah, Khatri, Neel, and Livingston; Noes: None; Absent: Leader).

4. PLN18-089	TWO-STORY ADDITION
Description	PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.
Location	623 33 RD STREET
APN	518-260-010
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner:	ARIANA CASTRO
Applicant:	ZAMUDIO ARCHITECTURE
Staff Contact	HECTOR LOPEZ Recommendation: CONDITIONAL APPROVAL

Hector Lopez reported that the applicant was not present.

ACTION: It was M/S/C (Livingston/Khatri) to continue PLN18-089, Two-Story Addition, to the meeting of June 27, 2018 given that the applicant was not present; approved by voice vote: 6-0 (Ayes: Benz, Butt, Hannah, Khatri, Neel, and Livingston; Noes: None; Absent: Leader).

Board Business

A. Staff reports, requests, or announcements: None

B. Boardmember reports, requests, or announcements:

The status of several ongoing and new projects was presented.

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Adjournment

The meeting was adjourned at 8:10 P.M. to the next regular Design Review Board meeting on Wednesday, June 27, 2018.