

MINUTES APPROVED AT THE DRB MEETING ON OCTOBER 10, 2018

DESIGN REVIEW BOARD REGULAR MEETING
Multi-Purpose Room, Community Services Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804
September 26, 2018
6:30 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 6:30 P.M.

ROLL CALL

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

INTRODUCTIONS

Staff Present: Planner Jonelyn Whales, and City Attorney James Atencio

APPROVAL OF MINUTES: None

APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, spoke to the Aspire Richmond Technology Academy application and expressed concern that no traffic study had been done to address the serious traffic issue along Hilltop Mall Road. With respect to the McDonald's Façade Renovation project, he reiterated that as a courtesy the applicant was to have reached out to the Neighborhood Council, although that had yet to occur, and he requested an update from the McDonald's architect. He added that the traffic associated with the area around the Valmar Laundromat application also continued to be a concern given traffic accidents in that area.

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 Tuesday, October 9, 2018 by 5:00 P.M. and he announced it after each item.

PUBLIC HEARINGS:

- 1. PLN18-147** **NEW LIGHT INDUSTRIAL FACILITY**
Description **(HELD OVER FROM SEPTEMBER 12, 2018) PUBLIC HEARING TO**

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CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT AN INDUSTRIAL BUILDING OF ±128,000 SQUARE FEET ON A 9-ACRE PARCEL.

Location	1179 HENSLEY STREET	
APN	561-307-011	
Zoning	IL, LIGHT INDUSTRIAL	
Owner	WANG BROTHERS INVESTMENTS, LLC	
Applicant	BRANT FETTER	
Staff Contact	JONELYN WHALES	Recommendation: CONDITIONAL APPROVAL

Planner Jonelyn Whales presented the staff report dated September 26, 2018, and reported that the 9-acre flat site is zoned Light Industrial. It is bordered to the north and west by a wide range of industrial uses, and to the east and south by railroad tracks. Two buildings are currently located at the site, and the proposed project would total three buildings on the property. In the future, the site will be split into two parcels; however, the analyses in the staff report are based on existing conditions and considered the site as one large parcel. The proposed industrial building would have a maximum height of 55 feet, although it would be only 41 feet up to the parapet. The parking standards had been exceeded by the applicant with the proposed 313 parking spaces, in that, the requirement for all three buildings combined would be 239 spaces. A landscape plan had been included with the drawings.

BRANT FETTER, the Applicant, reported on meetings with the DRB Subcommittee, which had resulted in a number of changes to the original proposal. He presented the revised rendering which offered the concept of “tree trunks with leaves,” using a brown and green color palette; described how the massing had been modified; noted that the adjacent buildings were industrial; and explained that Vice Chair Leader had recommended larger trees than what had initially been proposed and he would use the recommended species. He also described the condition of the site; noted that most parking was existing parking; and highlighted the exterior materials of insulated food grade and insulation grade metal panels with pre-made corners. The awning material would be painted galvanized metal with stucco or metal panel soffits.

In response to the DRB, Mr. Fetter explained how the drainage would be handled inside the building and reported that most of the potential tenants would use reverse osmosis or a highly controlled water system, with a capacity to pump out everything, if needed. In addition, the LED interior and exterior lighting would use the lower kelvin tone, and waste pickup would be in the interior.

Boardmember Benz clarified that the plans did not match the color board and Mr. Fetter described the revised color board and explained that the plans would be corrected accordingly.

Boardmember Benz suggested that the metal span, the horizontal corrugated, would be more pleasing if not the medium bronze shown but closer to the reddish color on the drawing, or a warmer, lighter brown to offer more contrast. In response to Mr. Fetter who suggested offering a more saturated brown, she clarified that it was the hue and not the saturation that she had referenced.

Boardmember Neel recommended that the building colors be fine-tuned and sought a clarification of the use of almond on the west side of the building that faced another building. She recommended the use of gray instead of almond on that elevation, and when advised that there were other colors available in the material to be used, she checked the website for the available painted galvanized metal and recommended the almond be changed to sandstone, the main field green be changed to spruce, and the horizontal panels be changed to Rosalind.

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She also suggested the use of Resysta as an alternative.

Boardmember Khatri had no problem with what had been presented.
Chair Livingston opened the public hearing.

Public Comments:

There were no comments from the public.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Benz/Livingston) to approve PLN18-147, New Light Industrial Facility, subject to the 12 DRB findings and 12 staff recommended conditions of approval, and additional DRB recommendations as follows: 13) New species of trees for the taller trees to be as recommended by Vice Chair Leader; 14) the soffit painted aluminum to match the color of the soffit; 15) LEDs to be 3,000k; 16) Horizontal panel color to be Rosalind; 17) Change the field green to metal span spruce; and 18) Change the almond to metal span sandstone; approved by voice vote: 4-0 (Ayes: Benz, Khatri, Livingston, and Neel; Noes: None; Absent: Butt, Leader, and Hannah).

2. PLN18-113	TWO-STORY ADDITION
Description	(HELD OVER FROM AUGUST 22, 2018) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 625 SQUARE FOOT SECOND-STORY ADDITION TO AN EXISTING RESIDENCE.
Location	2421 SAN MATEO STREET
APN	510-152-018
Zoning	RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner:	BRENT SUGIMOTO
Applicant	DYLAN SANG
Staff Contact	ROBERTA FELICIANO Recommendation: CONTINUE TO OCTOBER 10, 2018

Chair Livingston reported that the owner had contacted him and other Boardmembers and had advised that he would be changing contractors.

Mr. Atencio recommended that the application be continued to a future meeting.

ACTION: It was M/S/C (Livingston//Neel) to continue PLN18-113, Two-Story Addition, to a future meeting; approved by voice vote: 4-0 (Ayes: Benz, Khatri, Livingston, and Neel; Noes: None; Absent: Butt, Leader, and Hannah).

Board Business

A. Staff reports, requests, or announcements: None

B. Boardmember reports, requests, or announcements:

Chair Livingston highlighted a recent harbor cruise where some other members of the DRB had also participated, described city-owned vacant buildings that had been identified on that cruise, and noted the initial steps being taken to consider rehabilitating the buildings for future use.

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Adjournment

The meeting was adjourned at 7:30 P.M. to the next regular Design Review Board meeting on Wednesday, October 10, 2018.