

MINUTES APPROVED AT THE DRB MEETING ON JUNE 12, 2019

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

May 22, 2019

6:00 P.M.

BOARD MEMBERS

Kimberly Butt
Michael Hannah
Jonathan Livingston

Jessica Fine
Macy Leung
Karlyn Neel

Chair Livingston called the meeting to order at 6:09 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Michael Hannah, and Boardmembers Kimberly Butt, Jessica Fine, and Karlyn Neel*

Absent: Boardmember Macy Leung
*Arrived after Roll Call

INTRODUCTIONS

Staff Present: Senior Planner Jonelyn Whales, and City Attorney Shannon Moore

APPROVAL OF MINUTES: None

APPROVAL OF AGENDA

Chair Livingston reported that only one of the four items on the agenda would be considered at this time.

Public Forum (Mistakenly taken out of agenda order)

CORDELL HINDLER, Richmond, requested that the Goodrick project be considered by the DRB at either the June 12 or June 26 meeting. He reiterated as he had at each DRB meeting that the applicant of any project considered by the DRB must reach out to the applicable Neighborhood Council to hear the Council's concerns. He listed a number of projects of concern that had not been submitted to the Neighborhood Councils.

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 3, 2019 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

The following item was continued to a future meeting.

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1. **PLN18-372** **RODRIGUEZ NEW RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY ±1,300 SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A VACANT LOT
Location: 709 PENNSYLVANIA AVENUE
APN 534-072-017
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant DAVID RODRIGUEZ (OWNER)
Staff Contact EMILY CARROLL Recommendation: CONTINUE TO FUTURE MEETING

The following item was continued to the June 12, 2019 meeting.

2. **PLN19-011** **LUCAS SINGLE-FAMILY RESIDENCE AND ADU**
Description PUBLIC HEARING REQUEST TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,276 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND A ±741 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) ON A VACANT LOT
Location 560 ALAMO AVENUE
APN 561-231-001
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant YENDY AND ELVIN LUCAS, YC & JJ LLC (OWNER)
Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

The following item was continued to the June 12, 2019 meeting.

3. **PLN18-304** **KIM SINGLE-FAMILY RESIDENCE AND ADU**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ±3,300 SQUARE FOOT SINGLE-FAMILY DWELLING ON A ±800 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) ON A VACANT LOT
Location SKYVIEW PLACE (LOT LOCATED ADJACENT TO 5751 SKYVIEW PLACE)
APN 433-492-003
Zoning RH, RESIDENTIAL HILLSIDE DISTRICT
Applicant CLARISSA KIM (OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

4. **PLN18-162** **GUNKEL NEW RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,200 SQUARE FOOT SINGLE-FAMILY RESIDENCE ON A VACANT LOT
Location: 527 SANTA FE AVENUE
APN 558-184-008
Zoning RL-1, SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL (TISCORNIA ESTATES SPECIFIC PLAN)
Applicant BRAD GUNKEL (ARCHITECT/OWNER)
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Chair Livingston advised that City staff had suggested a modification to Condition 8 related to the construction of the fire apparatus turnaround subject to the drawing dated April 1, 2019 before the certificate of occupancy was issued. He also advised that Bay Avenue had not been vacated, was City of Richmond property, and there was an existing six-inch sewer lateral in Bay

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Avenue that served three homes on Pacific Avenue.

Jonelyn Whales presented the staff report dated May 22, 2019 for property on Santa Fe Avenue with a steep slope from the front to the rear. She explained that the lot had been 3,500 square feet in size when first presented to the DRB in October 2018, but had since been increased to 5,000 square feet due to a lot line adjustment and the vacation of portions of Santa Fe and Bishop Avenues. The proposal was for a three-level 2,155 square foot single-family dwelling with a two-car garage featuring a contemporary architectural style with a flat roof and balconies on the main and upper levels. The project included a fire apparatus so that the applicant could access his driveway off of Santa Fe Avenue and the adjacent property owner could access that property off of Bishop Avenue. Staff reported that the application met all of the Tiscornia Estates Development Guidelines. The applicant had worked with Boardmember Hannah to address some of the architectural elements that had been a concern to the DRB in October 2018.

Chair Livingston thanked the applicant for working with the DRB. He acknowledged that he had spoken to the applicant some days ago and had requested a revised landscape plan.

Chair Livingston opened the public hearing.

BRAD GUNKEL, the owner/architect, explained that since the last meeting he had attempted to address all the comments from that meeting. He described the changes that had been made to address those comments and recommendations where the front entry, front, and east facades had been modified to be more dynamic. He acknowledged requests by neighbors to provide steps adjacent to a lag of the Y-turn extending onto Bay Avenue to accommodate pedestrian access to a trail currently used by neighbors to access open space. He also acknowledged a concern that the landscape plan is more specific, and he affirmed that had been done and while there had been a recommendation against the use of Japanese Maples that species would remain in the landscape plan as originally proposed. He also described a temporary driveway end that would meet Santa Fe Avenue during the time the turnaround was being constructed. He explained that he was committed to the turnaround and he suggested that a bond might be a better approach than constructing the fire apparatus turnaround prior to the issuance of a certificate of occupancy.

Boardmember Neel verified with the applicant that the lights had yet to be specified.

When asked, Ms. Whales explained that the City Engineer had recommended a bond for the turnaround. She noted that the bond would have to be posted prior to final sign off.

Boardmember Fine asked about the material selections for the driveway and the drainage plans.

Mr. Gunkel clarified the intention of the transition from the concrete to the pavers in the driveway was that at a certain point the driveway would become the entrance to the house and the pavers would delineate the driveway from the pedestrian entrance to the house, would accommodate a car, and would also allow percolation.

When asked how the run-off from the adjacent lot would be addressed, Mr. Gunkel stated that had not yet been addressed but would likely be addressed in the design of the development of the turnaround.

Chair Livingston commented that the resubmitted landscape plan looked better.

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RODRICK SATTRAY, 530 Santa Fe Avenue, Richmond, noted that the Tiscornia Estates Specific Plan had been approved in 1986, intended to mitigate views and other issues with neighborhood development and that the installation of a fire truck turnaround on Santa Fe Avenue had specifically been prohibited since it would create an unnecessary view impact. As such, he stated the proposal was not in compliance with the Tiscornia Estates Specific Plan. He also disagreed that Bay Avenue was city property and he offered documentation to verify his assertion.

BONNIE ST. GERMAIN, a resident in the area, expressed concern that she had not been provided the information related to the application, particularly given that she had filed an application for a lot line merger which was in process. She also asked about the bond and whether all the neighbors would have to contribute to the bond.

Chair Livingston closed the public hearing.

Boardmember Hannah had no issue with the house, the design, or the architecture, and commented that the wing wall was an improvement.

Boardmember Neel suggested there was too much "silver" and suggested that the stainless be toned down, although Mr. Gunkel stated he personally had an aversion to black and dark tones.

Boardmember Hannah suggested it was an aesthetic issue and suggested that the stainless would be more appropriate given the salt air.

Boardmember Neel recommended the inclusion of a silvery agave to the landscape plan, recommended that the electric vehicle (EV) chargers be moved up to the front on the side, and recommended a columnar light next to the garage door.

Boardmember Hannah referred to the fire truck turnaround and the issues related to the Tiscornia Estates Specific Plan, which had argued against a full cul-de-sac turnaround given the significant grading and retaining structures to hold the steep slopes and the significant visual impacts that could result. He explained that what had been proposed instead was a smaller cul-de-sac/turnaround that would not involve those significant impacts. He suggested with no turnaround, the Fire Department could not protect the neighborhood, and the property owner's assistance in providing that turnaround would provide a fire and life safety benefit.

Shannon Moore clarified that the Planning Department had opined that the proposed smaller cul-de-sac was consistent with the Tiscornia Estates Specific Plan, and Ms. Whales stated it had also been deemed consistent with the City by the Fire Chief.

Boardmember Butt added that the issue of whether or not the street was city property was not under the purview of the DRB.

On the question of the modification to Condition 8 requiring the construction of the fire apparatus turnaround prior to the issuance of a certificate of occupancy, the DRB expressed a preference for a bond, to be addressed by the City Engineer.

Ms. Moore recommended that Condition 8 be amended to read: *Applicant shall secure a bond before final sign-off by Building Inspectors in the form and amount approved by the City Engineer.*

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ACTION: It was M/S/C (Livingston/Hannah) to approve PLN18-162, Gunkel New Residence, subject to the four Findings and Statements of Fact with 19 Conditions of Approval, and additional DRB recommendations as follows: 20) Applicant shall secure a bond before final sign-off by Building Inspectors in the form and amount approved by the City Engineer; 21) Remove the angled wing wall to the left of the front door at the basement level off the garage; and 22) All lighting to be designed congruent with the architecture, and be shielded; approved by voice vote: 5-0 (Ayes: Butt, Fine, Hannah, Neel, and Livingston; Noes: None; Absent: Leung).

Board Business

A. Staff reports, requests, or announcements:

There were no staff reports, requests, or announcements.

B. Boardmember reports, requests, or announcements:

New Boardmember Jessica Fine introduced herself and highlighted her background.

Adjournment

The meeting was adjourned at 7:25 P.M. to the next regular Design Review Board meeting on Wednesday, June 12, 2019.