

MINUTES APPROVED AT THE DRB MEETING ON NOVEMBER 13, 2019

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

October 23, 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 6:12 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, and Boardmembers Kimberly Butt, Jessica Fine, and Karlyn Neel

Absent: Vice Chair Michael Hannah, and Boardmember Macy Leung

INTRODUCTIONS

Staff Present: Planners Jonelyn Whales and Hector Lopez; and City Attorney Bruce Soublet

APPROVAL OF MINUTES: September 25, 2019

Board Member Fine referred to Page 3 and requested a change, as follows:

Boardmember Fine requested that the applicant show the outline of the new home in the background, sought consistency in the treatment of the two homes, recommended consideration of the common room/family TV room in the context of the overall layout, and recommended landscaping between the ADU and the primary residence.

ACTION: It was M/S/C (Fine/Livingston) to approve the minutes of the September 25, 2019 meeting, as corrected; approved by voice vote: 4-0 (Ayes: Butt, Fine, Neel and Livingston; Noes: None; Absent: Hannah and Leung).

APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, stated he had requested at the last meeting that any project considered by the DRB must first be submitted to the applicable Neighborhood Council for its review prior to DRB consideration. He referred specifically to the McDonald's façade project where the North & East Neighborhood Council had not been aware of that project, and the Aspire Technology project where the Fairmede-Hilltop Neighborhood Council had not been aware of that application and was concerned with the traffic associated with that proposal. He reiterated that the Neighborhood Councils would have to be notified of any application submitted to the DRB for consideration.

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City Council Liaison Report

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, November 4, 2019 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

- | | |
|---------------------|--|
| 1. PLN19-149 | NEW SINGLE-FAMILY RESIDENCE AND ADU |
| Description | (HELD OVER FROM OCTOBER 9, 2019) PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,784 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED ±483 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) ON A VACANT PARCEL. |
| Location | 9 TH STREET (APPROXIMATELY 50 FEET NORTHEAST FROM THE CORNER OF RIPLEY AVENUE AND 9 TH STREET) |
| APN | 534-181-025 AND -026 |
| Zoning | RM-1, MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT |
| Applicant | TIMOTHY CARTER (OWNER) |
| Staff Contact | JONELYN WHALES Recommendation: CONDITIONAL APPROVAL |

Jonelyn Whales presented the staff report dated October 23, 2019 for an application that had been continued from the last meeting for the applicant to consider the Board's recommendations and suggestions to improve the project. She identified the changes that had been requested such as reducing the height of the main structure, deleting the stone on the front elevation and integrating the porch details, adding a belly band to reduce mass and bulk, reconfiguring and centering windows where appropriate, considering a trellis detail over the garage, considering an alternate siding to replace the vinyl, and considering a composition roof more speckled than plain black shingles. She submitted a revised landscape plan that included the trellis detail over the garage.

Chair Livingston referred to the minutes of the last meeting where the porch was to be shown behind the front setback, and Ms. Whales explained that Section 15.04.610 of the Zoning Ordinance allowed a porch to encroach in the front setback, which in this case was 10 feet.

TIMOTHY CARTER, the applicant, explained that most of the Board's recommendations had been addressed. He added that the roof had been modified as suggested and the roof height had been lowered.

Chair Livingston asked for the specification of the roof for the record.

Boardmember Fine stated with respect to the roof and the structure of the entry porch that she liked the detail of the gabled portion but did not like the false deck underneath the gable above the joists. She would rather see the ridge and the joists as opposed to the deck itself.

Boardmember Neel noted that the column style porch was Craftsman while the house was Ranch, and recommended a resolution of that styling with potentially simpler posts. She liked the grays and the browns but recommended a more integrated color palette.

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Chair Livingston offered an exhibit of a better integration of colors.

The DRB discussed the glass and steel balcony in the back which the applicant reported would be framed into the home, and verified that the fence on the north side of the ADU in the landscape plan would be a standard six-foot high fence.

Chair Livingston referred to the dimensions in the sketch and recommended the top of the belly band be moved to the top of the roof gutter, which would continue the line around the house and tie in the colors. He suggested that the light fixtures were not needed on either side of the entry and recommended reset lights in the soffit, which would eliminate glare.

Chair Livingston opened the public hearing.

CORDELL HINDLER, Richmond, liked the project and explained that the concerns of the Iron Triangle Neighborhood Council would be addressed by reset light fixtures.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Butt/Livingston) to approve PLN19-149, New Single-Family Residence and ADU, subject to the four Findings and Statements of Fact with 10 Conditions of Approval, and additional DRB conditions as follows: 11) Subject to Exhibit A provided to staff relative to the entry porch, the raising of the belly band with downlights in the porch, eliminating the wall scones, and the color of the belly band to be consistent with the entablature on the porch; approved by voice vote: 4-0 (Ayes: Butt, Fine, Neel and Livingston; Noes: None; Absent: Hannah and Leung).

2. PLN17-436	VALMAR LAUNDROMAT
Description	PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT TO CONSTRUCT A 1,500 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING FOR A LAUNDROMAT.
Location	3630 BARRETT AVENUE AND ADJACENT PARCELS
APN	516-090-004 TO -006
Zoning	CM-2, COMMERCIAL MIXED-USE, NEIGHBORHOOD (FORM BASED CODE, T4MS-0) AND RL-2 SINGLE-FAMILY LOW DENSITY RESIDENTIAL (FORM BASED CODE, T4N-0)
Applicant	SADIK AHMED ALAMMARI (OWNER)
Staff Contact	ROBERTA FELICIANO Recommendation: CONDITIONAL APPROVAL

Hector Lopez presented the staff report dated October 23, 2019, for a 1,500 square foot addition to an existing building on a 13,000 square foot site on the southwest corner of Barrett Avenue and 37th Street with residential uses to the north, west, and south and commercial offices to the east. The DRB had previously considered the application in study session in February 2018, and through a subcommittee of two Boardmembers. The project had been deemed to be incomplete at that time. On October 7, 2019, planning staff had received a letter from an engineer consultant to advise that the sewer line serving the laundromat had sufficient capacity to serve the laundromat. There had been some changes and the applicant had incorporated all those changes. He advised that a letter of support from the North & East Neighborhood Council had been submitted to the DRB.

Chair Livingston stated he had been part of the subcommittee that had reviewed the application some time ago when a survey had been requested. The subcommittee had also considered

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other areas of concern related to the parking lot, architecture, and landscaping. He acknowledged that a survey had now been included in the staff report, and noted that the applicant had been working with the subcommittee for quite a while.

JOE OAKLEY, the Architect, advised that there was nothing more to submit other than to express thanks for the DRB's effort to improve the project.

Boardmember Fine asked about the lighting and the Chair referred to the lighting spec in the back of the plans and noted that the lighting in the front of the existing building was not part of the application.

Boardmember Neel referred to the design of the building, and expressed concern with circulation and people flow, particularly related to exiting with laundry.

Chair Livingston opened the public hearing.

CORDELL HINDLER, Richmond, stated he had received feedback from neighbors adjacent to the site who did not support a laundromat given the traffic and the number of accidents along the intersection that raised concerns for safety, especially around 5:00 P.M. He also noted that there was a Mexican restaurant inside the store which was also a concern and he asked where the laundromat would be located. He urged the Board to carefully consider the application.

Mr. Oakley explained that the owner was also concerned for safety and there would be signage and traffic control at the entrance and in the parking lot.

Boardmember Fine was pleased to see the EV charging station, asked about the mechanical screening, and sought more clarification of the roof plan that did not match the elevation. In terms of circulation and people flow, she referred to Sheet A-2.1 and suggested that a mechanical access space behind the machines would impact door clearance. In terms of the tile, she referred to Sheet A-4 and expressed concern that the white grout would get dirty.

Mr. Oakley explained that the owner had committed to the city to maintain the site.

Boardmember Neel reiterated her concern for the space to carry clothes out to a car and she wanted to add a door to the parking lot to avoid having to carry heavy laundry a distance.

Boardmember Butt referred to the fences, pointed out that one fence was shown as horizontal and one as vertical, and verified with the applicant that all fences were horizontal.

Chair Livingston commented that it was hard to read the landscape plan. He noted that trees and groundcover had not been called out and there were no grades on either the landscape or civil plans, but landscape materials had been called out in the site plan, which was also missing crucial dimensions. He stated the building looked fine but he could not follow the landscape and civil plans. He also referred to prior discussions related to moving the lights standards away from the homes. He added that the irrigation plan had a 5-foot setback which should have been 10 feet, and he reiterated that there were no dimensions and no detail provided on the plans.

Boardmember Neel sought a larger color palette to identify the actual colors and a quarter-inch elevation to show the colors, their location, and a legend.

Chair Livingston expressed a willingness to work with the applicant on the issues of concern to be able to resolve the issues identified. He submitted his notes to staff, to be submitted to the

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applicant.

ACTION: It was M/S/C (Livingston/Butt) to continue PLN17-436, Valmar Laundromat to a future meeting subject to the Board’s comments; approved by voice vote: 5-0 (Ayes: Butt, Fine, Hannah, Livingston, and Neel; Noes: None; Absent: Leung).

**3. PLN19-143 & COLEMAN SINGLE-FAMILY RESIDENCES WITH ADUS
PLN19-144**

Description	PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,342 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A ±515 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) ON TWO RECONFIGURED PARCELS.
Location	VACANT PARCELS NORTH OF YORK STREET AND WILLARD AVENUE
APN	561-151-027 TO -029
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant	VERONICA COLEMAN (OWNER)
Staff Contact	ROBERTA FELICIANO Recommendation: CONDITIONAL APPROVAL

Hector Lopez presented the staff report dated October 23, 2019, stated the project had previously been reviewed as a study session item in August, and the Board had provided a number of comments and recommendations including a roofline change as shown in a rendering provided to the applicant, a replacement of the PVC gutter with galvanized metal downspouts and gutter, a change in the window and in the siding, and an updated landscape plan to incorporate a street tree on the property. He understood that those recommended changes had been incorporated into the plans.

JOURNEY AQUARIAN, representing the applicant, advised that the materials board had been submitted at the last meeting and he did not have it at this time. He noted that the only update was that different siding had been proposed, as recommended. The Hardie plank siding and metal clad windows along with metal gutters had been submitted to the Planning Department with the plans. As to the garage door, he stated it would be a painted metal door in a white color to tie into the color of the galvanized gutters.

Boardmember Neel highly recommended a slightly darker color than the bright white, liked the shapes of the buildings, and sought a better contrast that would be more sophisticated and modern.

Chair Livingston referred to the crepe myrtle that had been proposed and noted that it was not a city-approved street tree. He recommended that the applicant contact the city to be provided a list of appropriate and approved street trees. He recommended a native tree for the backyard and suggested a madrone, an oak, or other evergreen that would contrast with the deciduous species that had been proposed.

The Board acknowledged the support letter from the Shields Reid Neighborhood Council.

Chair Livingston opened the public hearing.

There was no one to speak.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Livingston/Fine) to approve PLN19-143 and PLN19-144, Coleman

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Single-Family Residences with ADUs, subject to the four Findings and Statements of Fact with 14 Conditions of Approval, and additional DRB conditions as follows: 15) The garage door to be metal and of the same hue as the exterior but slightly darker, along with the fascia; and 16) Street trees to be per the City of Richmond with one native tree in the back of each house to be either an oak or a madrone; approved by voice vote: 4-0 (Ayes: Butt, Fine, Neel and Livingston; Noes: None; Absent: Hannah and Leung).

4. **PLN17-654 PARKWAY COMMERCE CENTER**
Description (HELD OVER FROM OCTOBER 9, 2019) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±111,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING AND FOR SITE IMPROVEMENTS ON A 7.27-ACRE VACANT PARCEL AND TO CONSIDER THE ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND).
Location COLLINS AVENUE AT RICHMOND PARKWAY (THE SITE IS LOCATED ON THE SOUTH SIDE OF COLLINS AVENUE, WITH THE RICHMOND PARKWAY DEFINING THE WESTERN BOUNDARY OF THE SITE AND A SANTA FE RAILROAD LINE DEFINING THE EASTERN BOUNDARY).
APN 408-060-028
Zoning IL, LIGHT INDUSTRIAL DISTRICT
Owner WANG BROTHERS INVESTMENTS, INC.
Applicant KATHY TRUONG
Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO A FUTURE MEETING**

The item was continued to the next meeting agenda on November 13, 2019.

5. **PLN14-021 NOMA (FORMERLY BAYWALK) PROJECT**
Description STUDY SESSION TO RECEIVE A RECOMMENDATION ON ALTERNATE DESIGNS FOR HVAC SCREENING, DISCUSS SOUND ATTENUATION MEASURES, ARCHITECTURAL COMPATIBILITY, SCALE, AND MATERIALS.
Location 830 MARINA WAY
APN 560-190-007
Zoning PA, PLANNED AREA DISTRICT
Owner WILLIAM LYON HOMES (APPLICANT)
Staff Contact JONELYN WHALES Recommendation: **CONTINUE TO A FUTURE MEETING**

The item was continued to a future meeting

Board Business

A. Staff reports, requests, or announcements:

There were no staff reports, requests, or announcements.

B. Boardmember reports, requests, or announcements:

Boardmember Fine highlighted the Council of Industries event; Chair Livingston updated the status of ongoing DRB activities, including enforcement discussions.

Adjournment

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The meeting was adjourned at 7:38 P.M. to the next regular Design Review Board meeting on Wednesday, November 13, 2019.