

MINUTES APPROVED AT THE DRB MEETING ON JULY 28, 2021

DESIGN REVIEW BOARD REGULAR MEETING Richmond, CA 94804

July 14, 2021
6:00 P.M.

All Participation Via Teleconference

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom had issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Newsom had issued executive orders that allowed cities to hold public meetings via teleconferencing. Due to the shelter in place orders, all City of Richmond staff, members of the Design Review Board (DRB), and members of the public participated via teleconference. Public comment was confined to items on the agenda and limited to the specific methods identified on the agenda.

BOARD MEMBERS

Kimberly Butt
Jessica Fine
Macy Leung

Brian Carter
Michelle Hook
Jonathan Livingston

Chair Livingston called the regular meeting to order at 6:00 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Brian Carter, and Boardmembers Kimberly Butt, Jessica Fine, and Michelle Hook

Absent: Boardmember Macy Leung

INTRODUCTIONS

Staff Present: Planners Emily Carroll and Hector Lopez, and City Attorney Shannon Moore

APPROVAL OF MINUTES: June 23, 2021

ACTION: It was M/S/C (Fine/Butt) to approve the minutes of June 23, 2021 meeting, as submitted; approved by voice vote: 4-0 (Ayes: Butt, Fine, Hook, and Livingston; Noes: None; Abstain: Carter; Absent: Leung.)

APPROVAL OF AGENDA

Public Forum

Emily Carroll described the format of the web-based meeting and the public's ability to speak during the meeting.

The following email was received for public comment:

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CORDELL HINDLER, Richmond: "Good evening Chair Livingston, Boardmembers and City staff, I have a couple of comments for the record. 1. I have someone in mind to fill the last vacancy, College Graduate in Design. 2. Also to have the public coming back to the meetings. Sincerely, Cordell."

City Council Liaison Report: None

CONSENT CALENDAR: None

APPEAL DATE:

Any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, July 26, 2021 by 5:00 P.M.

PUBLIC HEARINGS:

- | | |
|---------------------|---|
| 1. PLN21-063 | LOWERY SINGLE-FAMILY RESIDENCE |
| Description | (CONTINUED FROM JUNE 23, 2021) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±2,200 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL. |
| Location | YORK STREET (BETWEEN SANFORD AND WILLARD AVENUES) |
| APN | 561-151-021 |
| Zoning | RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT |
| Owner | DENISE LOWERY |
| Staff Contact: | EMILY CARROLL Recommendation: CONDITIONAL APPROVAL |

Emily Carroll presented the staff report dated July 14, 2021, for a new single-family residence on a vacant parcel that had been considered by the DRB on June 23, 2021 and had been continued to the current meeting. The DRB had generally supported the project but sought more context for the landscape plan and had other comments that had been incorporated into the conditions of approval related to color, creating contrast between the body of the home and the roof, the fencing, and the landscape plan. The applicant had updated the landscape plan to specify plant types and to include new vegetable planters and had removed patio and seating elements in the rear to create a more traditional patio space with a smaller lawn area.

In response to the DRB, Ms. Carroll verified that the homeowner was responsible for maintaining street trees, if irrigation could not be provided hand watering would be required, and low water hardy trees were generally preferred which was why the ginkgo tree species had been proposed.

DIANE LOWERY, the property owner, explained that the landscape plan included drought-resistant species to avoid the need for significant irrigation.

GIL DOMINGUEZ, Dominguez Design, was available to respond to questions.

Boardmember Hook thanked the applicant for submitting a revised drought-resistant planting plan, for revising the lawn to a more drought-tolerant sod, and with respect to the ginkgoes stated that watering bags could be used instead of an irrigation plan. She supported the other planting species that had been proposed.

Chair Livingston opened the public hearing.

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No written comments were submitted, or oral comments made, by any member of the public.

Chair Livingston closed the public hearing.

Boardmember Fine pointed out that the garage door was white while the main front door was beige, and the windows were blue. She asked the DRB whether or not that was a concern.

Vice Chair Carter had no strong feelings with the white garage door but suggested that the front entry could be spruced up.

The Board supported approval of the application.

ACTION: It was M/S/C (Livingston/Carter) to approve PLN21-063, Lowery Single-Family Residence; subject to the four Findings and Statements of Fact with 13 Conditions of Approval and an additional DRB condition as follows: 14) Street tree shall be irrigated; approved by voice vote: 5-0 (Ayes: Butt, Carter, Fine, Hook, and Livingston; Noes: None; Abstain: None; Absent: Leung.)

2. PLN20-331	CHERRY BLOSSOM ROW TOWNHOME PROJECT
Description	PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT 100 RESIDENTIAL DWELLING UNITS ON PARCELS TOTALING 4.7 ACRES. THE PROJECT INCLUDES RE-ZONING FROM CG (GENERAL COMMERCIAL) TO RM-1 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) AND A VESTING TENTATIVE MAP, WHICH MUST BE APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL.
Location	2301 COLUMBIA AVENUE
APN	507-251-015, -021, -020
Zoning	CG, GENERAL COMMERCIAL DISTRICT
Owner	ABS-CBN INTERNATIONAL
Applicant	CITY VENTURES
Staff Contact:	EMILY CARROLL
	Recommendation: RECOMMENDATION TO THE PLANNING COMMISSION

The item was continued to the next DRB meeting scheduled for July 28, 2021, although City Attorney Shannon Moore advised that there was a speaker who wanted to comment on the application at this time.

The DRB agreed to hear comments from those who were present to speak to PLN20-331, Cherry Blossom Row Townhome Project.

DARIEN KEY, Adams Broadwell Joseph & Cardozo, speaking on behalf of Contra Costa Residents for Responsible Development referred to an email submitted this date, and stated that the agenda had listed a possible recommendation to issue a Design Review Permit. He stated that any discussion was premature since the California Environmental Quality Act (CEQA) environmental review process had just begun, and the Mitigated Negative Declaration (MND) had just been released for a 30-day public review period that would end on August 12, 2021. He also noted that the Richmond Municipal Code (RMC) required the DRB to consider all environmental concerns related to the project. He urged the DRB to postpone its recommendation until the Environmental Impact Report (EIR) was complete and requested that the application be postponed beyond August 12 after the deadline for public comment.

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Board Business

A. Staff reports, requests, or announcements: None

B. Boardmember reports, requests, or announcements:

Chair Livingston referred to the nexus and proportionality discussion that had been continued pending the availability of City Attorney James Atencio and explained that the issue related to the conditions that could be imposed on a project required a nexus or reason to be applied reasonably and proportionally to the impact to the city.

City Attorney Moore concurred with the need for the discussion and clarification to the DRB, to be continued to a later date.

Adjournment

The meeting was adjourned at 6:30 P.M. to the next regular Design Review Board meeting on Wednesday, July 28, 2021.