

**DESIGN REVIEW BOARD MEETING
COUNCIL CHAMBERS, RICHMOND CITY HALL
1401 Marina Way South, Richmond, CA
May 14, 2008
6:00 p.m.**

BOARD MEMBERS

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|-----------------------|--------------------|
| Robert Avellar, Chair | Vacant, Vice Chair |
| Ted J. Smith | Don Woodrow |
| Diane Bloom | Vacant |

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Chair Avellar and Boardmembers Bloom, Smith and Woodrow

Absent: None

INTRODUCTIONS

Staff Present: Lamont Thompson, Hector Lopez, Assistant City Attorney Carlos Privat

Chair Avellar gave an overview of the procedures for speaker registration and public hearing functions and procedures. He noted any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Tuesday, May 29, 2008 by 5:00 p.m. and repeated the appeal period after each affected item.

APPROVAL OF MINUTES

March 26, 2008:

ACTION: It was M/S (Smith/Woodrow) to approve the minutes of March 26, 2008; unanimously approved.

APPROVAL OF AGENDA

ACTION: It was M/S (Avellar/Smith) to approve the agenda; unanimously approved.

CONSENT CALENDAR

Chair Avellar noted the Consent Calendar currently consisted of Items 2, 3 and 4. The Board requested Item 1 be moved to the Consent Calendar (Woodrow), and Item 4 was requested for removal (Bloom).

ACTION: It was M/S (Smith/Woodrow) to approve the Consent Calendar as Items 1, 2 and 3; unanimously approved.

Consent Items Approved:

1. **DR 1104565 – Addition to Single-Family Residence on Van Fleet - PUBLIC HEARING** to consider a request for Design Review approval for a ±600 square foot two-story addition to the existing 1,100 square foot residence located at 5620 Van Fleet Avenue (APN: 510-041-022). SFR-3 (Single-Family Low Density Residential) Zoning District. Christian Storm, owner; Robert Thompson, applicant. Staff Contact: Hector Lope. Tentative Recommendation: Conditional Approval.
2. **1104709 – Temporary Modular Buildings on Technology Court - PUBLIC HEARING** to consider a request for Design Review approval for four temporary modular buildings located at 2925 Technology Court (APN 405-371-032). M-1 (Light Industrial) Zoning District. Nomura Family Limited Partnership c/o Christopheren Nomura, owner; Anton Jungherr of Making Waves Academy, applicant. Staff Contact: Hector Rojas. Tentative Recommendation: Conditional Approval.
3. **DR 1103502 – Artisan Cove Live/Work Project on Marina Way South - PUBLIC HEARING** to consider a request for Design Review approval to construct seven light industrial buildings ranging in size from 5,400 square feet to 14,000 square feet and a ±2,300 square foot community building located on the west side of the 900 block of Marina Way South, between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project will include the development of 51 live/work units and 13 industrial/commercial units on a 253,346 square feet (5.82 acres) parcel. David M. Spatz of Marina Way Properties, LLC, owner/applicant. Staff Contact: Hector Lopez. Tentative Recommendation: Hold Over To 6/11/2008.

Items Heard:

4. **PLN 08-003 – Construct Solar Installation Training Facility on Harbour Way South - PUBLIC HEARING** to consider a request for Design Review approval to construct a 9 foot 6 inch ±2,548 square foot solar installation training facility in the parking area at 1414 Harbour Way South (APN: 560-181-103). M-2 (Light Industrial) Zoning District under the Knox Freeway Cutting Boulevard Corridor Specific Plan. Orton Development, owner; Tamar Draper, Sunpower Corporation, applicant. Staff Contact: Kieron Slaughter. Tentative Recommendation: Conditional Approval.

Boardmember Bloom said she removed the item to review the plants for the project.

Kate Ledger, Architect, introduced Elize Brewster, the landscape designer, and gave a brief description of the project, stating the project is a training facility for Sunpower Corporation to conduct research on solar panel designs and to train solar panel installers. The roofs will be 2-3 different shades in order to demark areas for groupings of trainees for panel installations and the building will be painted okra to compliment the Ford Building.

Boardmember Woodrow questioned what would be installed on the roof and how would it be installed. Ms. Ledger said there will be solar panels 3x5' and similar to those on residential homes, mounted 6" off the roof.

Richard Hansen, Sunpower Corporation, distributed brochures on their solar panel products and confirmed with Boardmember Woodrow they have 4 basic residential products.

Boardmember Bloom questioned locations of plantings.

Elize Brewster, landscape designer, described plantings, said the fence at Hall is 8 feet and some planting will be seen from a distance, but not in detail. She said all plants are native California, the north edge has taller shrub species, and in the middle zone between the training

site and R&D site, there will be elevated trackers which are tested by Sunpower. There is an agenda to also test the groundcovers under the trackers and how they can perform. The middle zone planting has taller species that will not impact the training site with shade and there is a meadow planting in the area with native plants. She said the site is protected from wind, soils are clay with a fill mixture, they will get the plants established but will not rely on extensive irrigation over their life, and have selected plants that attract butterflies and birds.

Boardmember Bloom said some natives do not do as well, such as Lupine and suggested using an alternate and discussed using more vines and believed the fence needs to be there. Ms. Brewster said at other sites, they have been required to having fencing due to security and theft of panels. Testing out vines on fencing is important part of the program, and she believed the landscaping would evolve and they will be trying other things, but in the meantime, they wanted to use one set.

Boardmember Bloom questioned a sunflower species used and asked Ms. Brewster to clarify it, suggested using Butterfly Leaves and Asclepias, and confirmed plants would do well given drainage on site, and the site is being added to with appropriate soils. Ms. Brewster said she liked Boardmember Bloom's recommendations, said she was trying to respect her budget, and she plans to test other species in the future.

Boardmember Bloom referred to bunch grasses and questioned if any flatter groundcover would be mixed in. Ms. Brewster said the majority of pathway will be around the training site and they will keep it gravel. She said there might be some migration of plants into that, but they do not want to encourage a lot of movement between the T-20 site and training area due to specific operations in each area.

Chair Avellar referred to the ramp portion, and questioned why the railing stopped at 2'5" off of the finished ground. Ms. Ledger said they need the railing by code for anything above 30" and they want to have as little railing as possible because it shades the panels.

Chair Avellar referred to the slope of the ramp and he confirmed there is a maximum of a 12" step to get onto the ramp and the slope will be 4:12. He asked about downspouts, and Ms. Ledger said there are one gutter on the north side of the flat roof at the west elevation of the container roof, and a downspout on the west corner of this. It will extend out 3'6" into the landscape and a chained downspout will connect to a splash below with river wash stones.

Chair Avellar questioned lighting and Ms. Ledger said there will be a couple of lights mounted to the handrails which will be approximately 75 watts, so in the winter months when the trainer is removing the panels there will be enough light to remove them. She confirmed they would be down lit.

Boardmember Bloom said in the news recently, there were problems with solar panels and fighting fires with the chance that firefighters might get electrocuted. Mr. Hanson said on their commercial sites, they have walkways between them, but he was not familiar with any problems relating to residential uses.

Ms. Ledger said she has reviewed drawings and requirements from the fire department that panels must be set back a certain distance from the edge of the roof. **Chair Avellar** noted the roof panel locations are very low voltage, and high voltage is located in the area at the inverters.

Boardmember Woodrow referred to Sheet 1.1A, and questioned why dates were not listed on the plans. Ms. Ledger said they are on the landscape plans and will update those. He said on the same drawing, Exhibit B, it shows cars driving by on the street and confirmed with Ms.

Ledger that Hall Avenue was 300 feet from the training facility. He confirmed the fence would be galvanized steel chain link, with a standard top and plantings.

ACTION: It was M/S (Avellar/Smith) to approve PLN 08-003 with staff's four findings and nine recommendations; and that any lighting be down lit; unanimously approved.

BOARD BUSINESS

5. Reports of Officers, Board Members, and Staff

A. May 28, 2008 Design Review Board Meeting is canceled due to lack of a quorum. The next meeting will be held on June 11, 2008.

Mr. Thompson referred to the Chevron renewal project, staff has changed the location of the meeting on June 5 at 7PM to Kennedy High School's Multi-Purpose Room. Notices will be sent out next week.

Boardmember Bloom confirmed the Board's meeting schedule, stating there were no more meetings in May; June meetings would be held on June 11 and 25; July 9 (she would be absent) and July 23, 2008.

Boardmember Smith referred to a letter he received regarding the status of the Vine/Terrace home project. Mr. Thompson reported neighbors had received public notice, the item was held over three times, and at the fourth meeting, the matter was heard and approved by the Board. The 10-day appeal period ran, and opponent(s) did not appeal the matter within the appropriate timeframe. **Boardmember Woodrow** also noted that the applicants had failed to attend a meeting. They had assured neighbors and PRNC that they would return to them and publicly discuss their plans, which they did not do. He believed the house does not fit in the historic district, but the appeal period had expired.

Chair Avellar questioned the merger of the DRB and PC, and Mr. Thompson said staff was still working on the matter and Boardmembers could discuss the situation with the City Manager or Mayor.

Public Forum - Brown Act - None

The Board adjourned the meeting at 6:55 p.m.