

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 13, 2019

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

January 23, 2019

6:00 P.M.

BOARD MEMBERS

Meredith Benz
Michael Hannah
Macy Leung
Karlyn Neel

Kimberly Butt
Tom Leader
Jonathan Livingston

Chair Livingston called the meeting to order at 6:08 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, and Boardmembers Meredith Benz, Kimberly Butt*, Michael Hannah, Macy Leung, and Karlyn Neel

Absent: Vice Chair Tom Leader
*Arrived after Roll Call

INTRODUCTIONS

Staff Present: Planners Emily Carroll and Hector Lopez; and City Attorney James Atencio

APPROVAL OF MINUTES: December 12, 2018

ACTION: It was M/S/C (Benz/Hannah) to approve the minutes of the December 12, 2018 meeting, as submitted; approved by voice vote: 5-0 (Ayes: Benz, Hannah, Leung, Livingston and Neel; Noes: None; Absent: Butt, and Leader).

APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, emphasized that every project considered by the DRB should be submitted to the applicable Neighborhood Council for consideration. He referred specifically to the concerns related to seismic and traffic issues expressed by the Fairmede-Hilltop Neighborhood Council for the Aspire Richmond Technology Academy application, and for the concerns related by the Neighborhood Council to the McDonald's application.

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

PUBLIC HEARINGS:

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1. PLN18-174	NEW LIVE-WORK UNIT
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT FOR THE CONSTRUCTION OF A NEW LIVE-WORK UNIT ON A ±2,400 SQUARE FOOT VACANT PARCEL
Location	406 B STREET
APN	538-030-002
Zoning	L-W, LIVE-WORK DISTRICT
Applicant	RICHMOND HOUSING RENOVATION
Staff Contact	HECTOR LOPEZ
	Recommendation: CONDITIONAL APPROVAL

Hector Lopez presented the staff report dated January 23, 2019, for the construction of a Live-Work two-story building on a narrow vacant parcel bordered by single-family and industrial/warehouse units. He described the project reflects the mix of uses in the area, with parking in the front and landscaping along the rear and front of the property. He recommended approval of the application subject to conditions.

Chair Livingston advised that he had worked with the applicant and staff to address some of the massing and to ensure conformance with the live-work requirements.

Chair Livingston opened the public hearing.

JAMES BECKER, President and CEO of the Richmond Community Foundation, reported that the Foundation was working in partnership with the Richmond Code Enforcement Department to tackle the properties that caused blight and illegal dumping. The subject lot had been acquired and there was a proposal to build a structure and bring the property into good use. Once rebuilt, the property would be offered to low and moderate income homebuyers who were graduates of the First-time Homeowner's Program.

BACILIA MACIAS, the Architect, highlighted the challenging site; explained how the design presented a business façade to the front of the building; the blue board and batten vertical siding offered an industrial take; the vinyl windows would be basic white, the storefront would be aluminum; and the scored concrete would be sand color.

Boardmembers expressed support for the well-designed building, and recommended clear anodized aluminum windows everywhere to balance the industrial/domestic context.

Public Comments:

There were no comments from the public.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Hannah/Neel) to approve PLN18-174 for a New Live-Work Unit subject to the 11 staff recommended conditions of approval, and additional DRB conditions as follows: 12) All clear anodized windows and doors to match the storefront with all consistent fenestration; 13) Provide metallic finish light fixture at no more than 3,000k, shielded; and 14) Ensure appropriate amount of color add mixture to the concrete to work with the palette and avoid concrete gray; approved by voice vote: 6-0 (Ayes: Benz, Butt, Hannah, Leung, Livingston and Neel; Noes: None; Absent: Leader).

2. PLN18-268 RAYLE SECOND STORY ADDITION

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Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±600 SQUARE FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE	
Location	1719 SANTA CLARA STREET	
APN	507-020-009	
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL	
Owner	ROBERT RAYLE	
Applicant	DIEGO VALENCIA	
Staff Contact	EMILY CARROLL	Recommendation: CONDITIONAL APPROVAL

Emily Carroll presented the staff report dated January 23, 2019, and explained that the 600 square foot addition would add approximately 300 square feet on the upper and 300 square feet on the lower story. The site was relatively flat from the street but sloped steeply to the rear. The addition would add living space and include two new bedrooms, with a kitchen included on the lower story, although the project was conditioned to remove the kitchen pending the submittal of an Accessory Dwelling Unit (ADU) application. The proposal complied with the zoning requirements and approval was recommended.

Chair Livingston referred to the sloped lot and asked whether a survey or topo map had been required, and Ms. Carroll clarified that was not a requirement of the RL zoning.

Mr. Lopez verified that the maximum height allowed in the district was 30 feet and the proposal complied with that requirement.

Boardmember Hannah clarified with Mr. Lopez that the expansion was standalone compliant and the expansion would not include a kitchen downstairs. Later on the applicant could apply for an ADU, and if approved, could include a kitchen.

Chair Livingston opened the public hearing.

ROBERT RAYLE, the applicant, explained that the application was not only intended to add space but to correct a design flaw in the 1940s home where the heater that pumped heat to the upstairs was actually outside the house on the back deck, which created maintenance issues to address ongoing problems with dry rot due to the design. He noted that the furnace would be moved up into the attic.

Boardmember Hannah stated that even if not required, a topo survey and geotechnical report would be advisable to help identify the foundation plan, the grade, the setbacks, and other details not available in the plans. He also suggested that the plans for the rear stair was not up to code and would not work.

Mr. Lopez explained that a survey was not required because the application was for a small addition. He also clarified that the setbacks for the subject site were already non-conforming and there was a section of the ordinance where the applicant could build into the setback as long as the setback was not reduced further.

Boardmember Hannah suggested there would have to be some redesign, structural coordination, a survey and some geotechnical work that needed to be done to address the rear elevation, and he suggested the reconfiguration of the stair coming down the deck would allow an opportunity to install some lateral strength. He also recommended a belly band to break up the floors and recommended a canopy or roof over the side door as cover from the elements.

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In response to the DRB, Mr. Rayle explained that the windows were wood although one was vinyl. He also clarified the entrances to the home and the location of windows in relation to the neighbors, and commented that two existing windows had not been shown on the plans. Boardmember Neel wanted to see drawings of the actual design, including the back of the house and the true stairwell and supports, and commented that it was difficult to understand the grade on the property.

Boardmember Butt stated there was a question of how high the wall on the neighbor's side would be and whether it would be visible from the street. She too supported a belly band.

Boardmember Benz asked about the doors, and Mr. Rayle explained there were already three doors to the house and the door to the back of the house would be moved to the side. Other than that, the doors would remain the same.

Boardmember Leung pointed out some inconsistencies in the plan and noted that the plans were not complete.

Public Comments:

There were no comments from the public.

Chair Livingston summarized the DRB's recommendations to the applicant to:

- Obtain a survey and a soils engineer to provide accurate information about the building and the site; surveyor to locate adjacent structures to show relationship of existing building to neighbors;
- Consider belly band in the four transitions to help mitigate the mass of big walls;
- Redesign the rear deck to bring the stairs into conformance;
- Identify seismic considerations for the rear deck and how it would be braced;
- Re-elevate the east elevation where the bay window is located;
- Provide canopies over outside doors;
- Identify the windows that would replace existing windows;
- Present more consistency in the drawings and correct drawings to show all windows;
- Require new elevations to line up for comparison purposes; there shall be no partial 3D views; for the structural engineer less of the typical details and more site specific details are required, particularly around the rear, with details to reflect site specific conditions;
- Provide more information on the color palette; and
- Identify downspouts for the new portion of the building.

ACTION: It was M/S/C (Livingston/Hannah) to continue PLN18-268, Rayle Second Story Addition, to a future meeting; approved by voice vote: 6-0 (Ayes: Benz, Butt, Hannah, Leung, Livingston and Neel; Noes: None; Absent: Leader).

3. PLN18-301	SAECHAO ADDITION
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±600 SQUARE FOOT REAR ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE
Location:	976 36th STREET
APN	524-030-027
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL
Owner	PETER SAECHO

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Applicant ADMASU TEGENE
Staff Contact EMILY CARROLL Recommendation: **PROJECT SUBJECT TO MINOR DESIGN REVIEW, REMOVE ITEM**

Emily Carroll advised that the project was subject to minor Design Review and was removed from the agenda.

- 4. PLN18-356 HASSUN NEW SINGLE-FAMILY 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: FLORIDA AVENUE
APN 513-036-019
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant HASSUN HALUSHKA (OWNER)
Staff Contact EMILY CARROLL Recommendation: **CONTINUE TO FUTURE MEETING**

Board Business

A. Staff reports, requests, or announcements:

1. Nominating Committee for Officer Elections

A Nominating Committee offered suggestions, verified the willingness of Boardmembers to serve as Chair and Vice Chair, and scheduled the actual election of Chair and Vice Chair for the next meeting.

B. Boardmember reports, requests, or announcements:

A discussion developed on Boardmember terms and a clarification was requested; Chair Livingston updated the DRB on the Terminal One project; the DRB acknowledged the opening of the Richmond Ferry and spoke to the need for City marketing/rebranding; and it was reported that Planning and Building Services Director Richard Mitchell had retired.

Adjournment

The meeting was adjourned at 7:35 P.M. to the next regular Design Review Board meeting on Wednesday, February 13, 2019.