

# **MINUTES APPROVED AT THE DRB MEETING ON APRIL 8, 2020**

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

March 11, 2020

6:00 P.M.

### **BOARD MEMBERS**

Kimberly Butt  
Jessica Fine  
Macy Leung  
Karlyn Neel

Brian Carter  
Michael Hannah  
Jonathan Livingston

Chair Livingston called the meeting to order at 6:05 P.M.

### **ROLL CALL**

**Present:** Chair Jonathan Livingston, and Boardmembers Kimberly Butt, Brian Carter, Jessica Fine, and Michael Hannah

**Absent:** Macy Leung and Karlyn Neel

### **INTRODUCTIONS**

**Staff Present:** Planners Emily Carroll and Hector Lopez

**APPROVAL OF MINUTES:** January 22, 2020

<b>ACTION: It was M/S/C (Hannah/Fine) to approve the minutes of the January 22, 2020 meeting, as submitted; approved by voice vote: 4-0 (Ayes: Butt, Fine, Hannah, and Livingston; Noes: None; Abstain: Carter; Absent: Leung and Neel).</b>
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### **APPROVAL OF AGENDA**

#### **Public Forum**

CORDELL HINDLER, Richmond, referred to concerns he had previously raised and the reasons why he had opposed the Valmar Laundromat project given the numerous accidents in the intersection adjacent to the proposal, particularly during peak hours, and specifically because there had been no traffic report or traffic study for that project.

With respect to the Tapatio restaurant application previously considered by the DRB, Mr. Hindler stated the applicant had not approached the Neighborhood Council to schedule a presentation and receive approval. He emphasized that as a courtesy the Neighborhood Councils would have to be notified of any application submitted to the DRB for consideration.

#### **City Council Liaison Report**

### **CONSENT CALENDAR:**

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Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, March 23, 2020 by 5:00 P.M. and he announced it after each affected item.

### **PUBLIC HEARINGS:**

<b>1. PLN20-027</b>	<b>JUE DECK</b>
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A DECK GREATER THAN 4 FEET IN HEIGHT FROM THE GROUND (8 FEET PROPOSED).
Location	5539 PLUMAS AVENUE
APN	507-130-012
Zoning	RL-2 SINGLE-FAMILY LOW DENSITY RESIDENTIAL
Applicant	SCOTT JUE (OWNER)
Staff Contact	EMILY CARROLL
	Recommendation: <b>CONDITIONAL APPROVAL</b>

Emily Carroll presented the staff report dated March 11, 2020, and explained that the application for a deck that exceeded the 4 foot height limit was located on the western portion of the building overlooking the Bay. She described the history of an addition that had been approved in 1972 and from which the deck would project. She noted that the applicant had contacted the neighbors and the Richmond Annex Neighborhood Council, which had approved the deck.

Chair Livingston opened the public hearing.

SCOTT JUE, the owner/applicant, was available to respond to questions. He clarified, when asked, that the home would be repainted a shade of white or gray.

Boardmember Hannah verified that the deck had been designed to avoid the need for drainage and gutters.

Boardmember Fine thanked Mr. Jue for reaching out to his neighbors and the Richmond Annex Neighborhood Council. She verified with the applicant that his structural engineer was not from the State of Georgia, as shown, but was from Sacramento and was therefore knowledgeable of California structural requirements.

Boardmember Carter verified that the woven wire mesh panels were galvanized, and after discussion with the Board, it was noted that if the wire was stainless with a stainless frame nothing would rust, and although the stairs were not part of the deck proposal it was recommended that stainless steel be used instead of galvanized or even Corten to avoid rust.

Chair Livingston explained that the DRB generally supported covered deck underpinnings, and recommended that the underpinnings be covered on all three sides.

Chair Livingston closed the public hearing.

Boardmember Hannah recommended a condition that there be no field cut galvanized so that any metal components on the deck would either be non-carbon or stainless, and would not rust.

**ACTION: It was M/S/C (Livingston/Hannah) to approve PLN20-027, Jue Deck, subject to the four Findings and Statements of Fact with 6 Conditions of Approval, and additional DRB conditions as follows: 7) The hog fence to be made up of either Corten steel components or stainless steel components and no field cut coated steel; and 8) Extend**

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horizontal siding around three sides of the unpinning of the deck to allow air flow and to include underpinning of the stairs in the front to conceal the structural bracing; approved by voice vote: 5-0 (Ayes: Butt, Carter, Fine, Hannah, and Livingston; Noes: None; Abstain: None; Absent: Leung and Neel).

<b>2. PLN18-059</b>	<b>MOGHADAM RESIDENCE</b>
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO RECONSTRUCT A $\pm$ 2,436 SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 5,000 SQUARE-FOOT PARCEL.
Location	2439 FOOTHILL AVENUE
APN	549-140-014
Zoning	RL-2 SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant	DARAN MOGHADAM (OWNER)
Staff Contact	JONELYN WHALES Recommendation: <b>HOLD OVER TO MARCH 25, 2020</b>

Staff recommended that the item be continued to the March 25, 2020 meeting.

<b>3. PLN18-219</b>	<b>JURUM TWO-STORY DWELLING</b>
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO RECONSTRUCT A $\pm$ 2,240 SQUARE-FOOT SINGLE-FAMILY DWELLING IN THE TISCORNIA SPECIFIC PLAN AREA.
Location	523 SANTA FE AVENUE
APN	558-184-005
Zoning	TISCORNIA SPECIFIC PLAN
Owner	FIRST GROUP INVESTMENTS, LLC
Applicant	BRAD GUNKEL
Staff Contact	JONELYN WHALES Recommendation: <b>HOLD OVER TO MARCH 25, 2020</b>

Staff recommended that the item be continued to the March 25, 2020 meeting.

### Board Business

#### A. Staff reports, requests, or announcements:

Ms. Carroll announced that Census 2020 cards would be mailed out on March 12, 2020 and should be mailed back by May 1, 2020.

There was also an announcement for Boardmembers to fill out and return the Form 700 Conflict of Interest Form by April 3, 2020.

#### B. Boardmember reports, requests, or announcements:

Chair Livingston reported that the next meeting agenda would include a Cordell Hindler award to acknowledge Mr. Hindler's participation in civic affairs.

DRB Members highlighted the status of a number of development projects, and the timeline of a number of upcoming projects.

### Adjournment

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The meeting was adjourned at 6:59 P.M. to the next regular Design Review Board meeting on Wednesday, March 25, 2020.