

# MINUTES APPROVED AT THE DRB MEETING ON MAY 25, 2022

## DESIGN REVIEW BOARD REGULAR MEETING Richmond, CA 94804

May 11, 2022  
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  
Marcus Christeson  
Macy Leung

Brian Carter  
Michelle Hook  
Jonathan Livingston

Chair Livingston called the regular meeting to order at 6:02 P.M.

### ROLL CALL

**Present:** Chair Jonathan Livingston, Vice Chair Brian Carter, and Boardmembers Kimberly Butt\*, Marcus Christeson, and Macy Leung  
\*Arrived after Roll Call

**Absent:** Boardmember Michelle Hook

### INTRODUCTIONS

**Staff Present:** Planners Hector Lopez and Alex Lopez-Vega, and Stephanie Vollmer from the City Attorney's Office

**APPROVAL OF MINUTES:** None

### APPROVAL OF AGENDA

Chair Livingston advised that Item 1, PLN21-021 New Commercial Building and Item 4, PLN22-058 Port of Richmond Distribution Center would be continued to the May 25, 2022 meeting, and Item 3, PLN17-236 Powerplant Park Design Review Permit would be continued to a date uncertain.

Alex Lopez-Vega identified the meeting procedures, the format of the web-based meeting and the public's ability to speak during the meeting.

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### Public Forum:

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

**City Council Liaison Report:** None

**CONSENT CALENDAR:** None

### **APPEAL DATE**

The appeal date for actions taken by the Board at this meeting will be no later than 5:00 P.M. on Monday, May 23, 2022.

Mr. Lopez-Vega identified the meeting procedures, the format of the web-based meeting and the public's ability to speak during the meeting.

### **PUBLIC HEARINGS**

- |                     |   |
|---------------------|---|
| <b>1. PLN21-021</b> | <b>NEW COMMERCIAL BUILDING</b>  |
| Description         | PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A PREFABRICATED BUILDING ON A VACANT PARCEL. |
| Location            | 600 SOUTH 31 <sup>ST</sup> STREET   |
| APN                 | 549-204-002   |
| Zoning              | IL, INDUSTRIAL LIGHT DISTRICT   |
| Owner               | JOHNNY DA SILVA   |
| Applicant           | GUSTAVO OROZCO  |
| Staff Contact       | JONELYN WHALES  |
|                     | Recommendation: <b>CONDITIONAL APPROVAL</b>   |

The application was continued to the May 25, 2022 meeting.

- |                     |  |
|---------------------|--|
| <b>2. PLN21-403</b> | <b>SECOND STORY DECK</b>   |
| Description         | PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND-STORY DECK ± EIGHT FEET FROM THE GROUND. |
| Location            | 2863 STEPHEN DRIVE   |
| APN                 | 431-142-040  |
| Zoning              | RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT   |
| Applicant           | AVERY MOORE (OWNER)  |
| Staff Contact       | ALEX LOPEZ-VEGA  |
|                     | Recommendation: <b>CONDITIONAL APPROVAL</b>  |

Alex Lopez-Vega presented the staff report dated May 11, 2022, for the request to construct a second-story deck eight feet above the ground in the rear of a two-story residence built in 1955 of approximately 1,164 square feet on a 23,000 square foot parcel on Stephen Drive in the Mill Valley neighborhood. He explained that the proposed deck was a simple 436 foot deck constructed out of wood with a 1/8 inch steel cable horizontal railing 42 inches high. Light fixtures had been proposed under the eaves facing downwards. The deck would provide an amenity to the residents and with the location and setbacks would not significantly reduce privacy to adjacent properties.

Mr. Lopez-Vega recommended approval of the project subject to the findings and proposed conditions of approval.

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Commissioner Christeson asked about the construction details and Hector Lopez clarified that the DRB's responsibility was to ensure that the proposal met the zoning code, particularly with respect to setbacks, and that construction drawings would be presented at the time of plan check and Building Permit submittal.

Chair Livingston noted that if the deck could not be built as proposed it would be a design issue and there would need to be a determination that the drawings were actually accurate.

Chair Livingston asked staff to verify whether or not the location of the deck was in a high fire zone.

AVERY MOORE, the applicant/owner, clarified that all the documents had been submitted, the site was not situated in a high fire zone, and the deck was well set back from the property line.

Chair Livingston opened the public hearing.

Mr. Lopez-Vega identified the meeting procedures, the format of the web-based meeting and the public's ability to speak during the meeting.

SHERRY STONE, Richmond, asked whether there would be any impacts to the trees on the subject property, and Mr. Moore stated no trees would be impacted by the placement of the deck and there was a concrete patio underneath the deck.

Boardmember Butt clarified with the applicant the portion of the deck that would be demolished.

Mr. Moore stated the deck would be made out of mahogany and the rim joists would all be pressure treated.

Boardmember Christeson liked the design.

Vice Chair Carter asked about the footings that Mr. Moore confirmed would be buried.

Chair Livingston noted that in his experience with building decks and solar arrays above ground there should be lateral stiffness in the structure, although he had recently learned that diagonal bracing was no longer allowed in the code. He stated the deck looked fine but given the issue with respect to diagonal bracing, he recommended that a wood post either be cantilevered out of a hole or used as a flag pole or a steel column be bolted in, whatever was deemed to be appropriate.

Chair Livingston closed the public hearing.

**ACTION: It was M/S/C (Butt/Carter) to approve PLN21-403, Second Story Deck, subject to the four Findings and Statements of Fact with five Conditions of Approval and additional DRB conditions as follows: 6) The diagonal braces to be eliminated; approved by a Roll Call vote: 5-0 (Ayes: Butt, Carter, Christeson, Leung and Livingston; Noes: None; Abstain: None; Absent: Hook.)**

### 3. PLN17-236 Description

#### POWERPLANT PARK DESIGN REVIEW PERMIT

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR DESIGN REVIEW OF A CANNABIS PRODUCTION FACILITY THAT INCLUDES GREENHOUSES, DISTRIBUTION AND PROCESSING FACILITY, RESTAURANT, AND

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	SUPPORT FACILITIES.
Location	VACANT PARCELS ON FREETHY BOULEVARD, WEST OF GOODRICK AVENUE AND RICHMOND PARKWAY
APN	408-220-003, -023, -024, -025, -026, -032, -033, -034, -039, -041, -042, -043, -049, AND -050
Zoning	IA, INDUSTRIAL AGRICULTURE DISTRICT
Owner	RICHMOND DEVELOPMENT COMPANY LLC
Applicant	POWERPLANT PARK INC., RICHARD TRIEBER
Staff Contact	ROBERTA FELICIANO Recommendation: <b>CONTINUE TO FUTURE MEETING</b>

The application was continued to a future meeting.

<b>4. PLN22-058</b>	<b>PORT OF RICHMOND DISTRIBUTION CENTER</b>
Description	STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE PROPOSED DESIGN OF A NEW ±202,000 SQUARE FOOT LIGHT INDUSTRIAL WAREHOUSE ON A 15.7-ACRE PARCEL.
Location	1411 HARBOUR WAY SOUTH
APN	560-270-060 AND 560-270-055
Zoning	IW, WATER-RELATED INDUSTRIAL DISTRICT
Applicant	IV1 1411 HARBOUR WAY S JV LLC (OWNER)
Staff Contact	HECTOR LOPEZ Recommendation: <b>CONTINUE TO MAY 25, 2022</b>

The application was continued to the May 25, 2022 meeting.

### Board Business

- A. Staff reports, requests, or announcements:** None
- B. Boardmember reports, requests, or announcements**

Chair Livingston stated that the plans submitted for PLN22-058 were grossly inaccurate and the item had to be continued. He also reported that Terminal One wanted the DRB Subcommittee to look at new designs, Point Molate would close in the next two weeks, the bikeway was going in on West Cutting Boulevard, and the PLN22-058 study session for the building of a Logistics warehouse at Terminal Three at 1411 Harbour Way had been proposed by Orton Development and others.

Chair Livingston also identified a hole in the City of Richmond fence separating Brickyard Cove Road from Terminal One and requested that staff do whatever had to be done to get that hole repaired.

Mr. Lopez identified another project next to the courthouse that would also be submitted to the DRB subcommittee for review.

### Adjournment

The meeting was adjourned at 6:45 P.M. to the next regular Design Review Board meeting on Wednesday, May 25, 2022.