

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 26, 2025

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

January 8, 2025
6:00 P.M.

BOARD MEMBERS

Bahar Biazar
Ben Kellman
Vita Rey

Kimberly Butt
Karlyn Neel
Brian Carter, Chair

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

ROLL CALL

Present: Chair Brian Carter, and Boardmembers Bahar Biazar, Ben Kellman and Vita Rey

Absent: Boardmembers Kimberly Butt and Karlyn Neel

INTRODUCTIONS

Staff Present: Planners Hector Lopez, Nino Prieto, Noora Soroushnejad, Christopher Dykzeul and James Atencio from the City Attorney's Office

APPROVAL OF MINUTES: December 11, 2024

ACTION: It was M/S/C (Carter/Kellman) to approve the minutes of the December 11, 2024 meeting, as shown; approved by a Roll Call vote: 4-0 (Ayes: Biazar, Kellman, Rey and Carter; Noes: None; Abstain: None; Absent: Butt and Neel.)
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APPROVAL OF AGENDA: None

MEETING PROCEDURES: None

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, January 20, 2025.

PUBLIC HEARINGS

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 26, 2025

1. PLN24-366	MBYH GATEHOUSE REPLACEMENT
Description	REQUEST FOR A DESIGN REVIEW PERMIT AND ADMINISTRATIVE USE PERMIT FOR THE REPLACEMENT AND RELOCATION OF FOUR HARBOR GATES AT THE MARINA BAY YACHT HARBOR (MBYH).
Location	1340 MARINA WAY SOUTH
APN	560-181-111
Zoning	-S, OVERLAY DISTRICT; CM-5, COMMERCIAL MIXED-USE; PR, PARK AND RECREATION; PA, PLANNED AREA DISTRICT
Owner	CITY OF RICHMOND
Applicant	STEPHEN OROSZ
Staff Contact	HECTOR LOPEZ
	Recommendation: CONDITIONAL APPROVAL

Hector Lopez presented the staff report dated January 8, 2024 for a Design Review Permit and Administrative Use Permit to replace and relocate four harbor gates at the Marina Bay Yacht Harbor (MBYH) on a 28.5-acre parcel located in the Richmond Marina Inner Harbor currently used by the MBYH and surrounded by multiple zoning districts allowing a residential waterfront community with apartments, condominiums, townhouses and houses with some retail and light industrial businesses. The existing gatehouse structures currently on the floating docks would be relocated to land adjacent to the Bay Trail approximately 40 feet away. The wood frame structures would be replaced with aluminum and glass structures in a modern style.

Mr. Lopez stated that the proposal met the requirements of the Zoning District and approval was recommended. He also pointed out that because the location was in close proximity to the water and due to the -S Overlay District, any project within 100 feet of the waterline required a Conditional Use Permit.

STEPHEN OROSZ, Harbormaster for the Marina Bay Yacht Harbor working for Safe Harbor Marinas, the leaseholder for the properties leased from the City of Richmond, explained that the gatehouses were original wood frame installations from when the Marina was built in the early 1980s, and since that time the wood had deteriorated and needed to be replaced, although replacing them on the water was not a good idea given the maintenance issues that would result and because of the aesthetics. The proposed aluminum glass would be cleaner, more modern, open and slightly similar to the Richmond Ferry Terminal.

Chair Carter opened the public hearing.

Boardmember Kellman stated that he liked the design which made sense, understood the need to relocate and replace the harbor gates but asked how the material would react to vandalism.

Mr. Orosz explained that he had been told that the glass was more durable than Plexiglas and did not yellow, fade or scratch like Plexiglas would. He had been told that there would be far less maintenance than with the use of Plexiglas. He clarified that the newer design would be harder to bypass. He also clarified that the plan was for an automatic opening. He described the current gates as expanded metal aluminum mesh with chip readers used throughout the Marina. Those would be replaced with a similar chip reader and control system that would activate the automatic opening. He also noted that while the Marina was not yet Americans with Disabilities Act (ADA) compliant, the proposed gates would get it closer to ADA compliance.

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 26, 2025

Boardmember Rey asked about the lighting and Mr. Orosz clarified the design of the new harbor gates, stated the existing Bay Trail lights would be left as is, and there were lights on the gang ways along with some additional low-key directional lighting with typical locations for security cameras and LED lighting.

Boardmember Rey supported the proposal.

Boardmember Biazar asked about the railings and Mr. Orosz stated that to a large extent some of the existing railing would be removed and continued up to a point where the new gatehouse superseded it.

Chair Carter referred to the gates on the eastern side and assumed they would not be in the way or encroach on the Bay Trail, and Mr. Orosz explained that the gatehouses would be on the wood boardwalk and not on concrete. He clarified the tempered glass would be akin to car windows.

Chair Carter supported the design and agreed the aluminum would hold up better than wood.

An unidentified boat owner at the MBYH was present to speak to the item. She expressed her support for the gatehouse proposal.

Chair Carter closed the public hearing.

ACTION: It was M/S/C (Carter/Rey) to approve PLN24-366, MBYH Gatehouse Replacement, subject to the five Findings and Statements of Fact with the staff recommended nine Conditions of Approval; approved by a Roll Call vote: 4-0 (Ayes: Biazar, Kellman, Rey and Carter; Noes: None; Abstain: None; Absent: Butt and Neel.)

2. PLN24-359

Description

DAVIS RESIDENTIAL ADDITION

REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SECOND STORY ADDITION TO EXPAND THE LIVING AREA OF THE SECOND FLOOR BY ±265 SQUARE FEET. THE PROJECT WOULD ALSO INCLUDE A SECOND-STORY DECK AND STAIRS, AND AN EXPANSION OF THE FIRST FLOOR BY 90 SQUARE FEET. A PORTION OF THE FIRST FLOOR WOULD BE WITHIN A NONCONFORMING SIDE YARD REQUIRING THE APPROVAL OF AN ADMINISTRATIVE USE PERMIT.

Location

525 TREMONT AVENUE

APN

558-281-002

Zoning

RL-2, LOW DENSITY SINGLE-FAMILY DISTRICT

Owner

STEVEN DAVIS

Applicant

NICK MILLER (ARCHITECT)

Staff Contact

HECTOR LOPEZ

Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez presented the staff report dated January 8, 2025 for a Design Review Permit to construct a second-story addition to the living area on the second floor of 265 square feet along with a second story deck and stairs and an expansion of the first floor by 90 square feet. The 6,695 square foot site was located in Point Richmond and the Point Richmond Neighborhood Council had provided a letter of support. The adjacent neighbors were also in support of the proposal. He noted that the surrounding uses were single-family homes in various styles, some contemporary. The applicant also sought approval of an Administrative Use Permit to expand

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 26, 2025

the first floor. He stated that the proposal met all zoning requirements, the design was modern, well balanced, and approval was recommended.

NICK MILLER, the project architect, explained that the applicant also owned the triangular lot adjacent to the subject site. He described the challenges of the site and some structural issues and noted that the addition proposed was primarily a replacement of a previous addition, although there were no records related to that addition.

Mr. Miller stated that some of the siding also needed replacement. He added that the roofline would be changed from a gable to a shed but the roofline would not be raised.

Boardmember Kellman was comfortable with the staff recommendations, liked the design, but commented that the new roof raked back towards the existing roof and he questioned whether the new roof would affect the direction of drainage from the roof.

Mr. Miller stated the load on the downspouts would not be changed but he suggested that the size of the gutters that would remain in the same location might be reconsidered.

Boardmember Biazar supported the clean project and commented on the denseness of the foliage in the area. She liked the design and commented that anything done on site would only be visible to the property owner.

Boardmember Rey also suggested the design was solid and the proportions were great.

ACTION: It was M/S/C (Kellman/Rey) to approve PLN24-359, Davis Residential Addition, subject to the eight Findings and Statements of Fact with the staff recommended nine Conditions of Approval; approved by a Roll Call vote: 4-0 (Ayes: Biazar, Kellman, Rey and Carter; Noes: None; Abstain: None; Absent: Butt and Neel.)

Board Business

A. Staff Reports, Requests, or Announcements: None:

B. Board Member Reports, Requests, or Announcements

Boardmember Kellman clarified with staff that the gatehouse construction for the MBYH were the first done in Richmond.

Adjournment

The meeting was adjourned at 6:35 P.M. to the regular Design Review Board meeting on Wednesday, January 22, 2025.