

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 8, 2017

DESIGN REVIEW BOARD MEETING Multipurpose Room, Civic Center Building, Basement Level 440 Civic Center Plaza, Richmond CA 94804

September 28, 2016

6:00 p.m.

BOARD MEMBERS

Eileen Whitty, Chair
Meredith Benz
Tom Leader
Mike Woldemar

Ray Welter, Vice Chair
Brant Fetter
Jonathan Livingston

Vice Chair Welter called the meeting to order at 6:03 p.m.

ROLL CALL

Present: Vice Chair Ray Welter; Boardmembers Brant Fetter, Tom Leader, Jonathan Livingston

Absent: Chair Eileen Whitty; Boardmembers Meredith Benz and Mike Woldemar

Staff Present: Jonelyn Whales, Hector Lopez and Assistant City Attorney James Atencio

APPROVAL OF MINUTES - None

APPROVAL OF AGENDA

ACTION: It was M/S/C (Fetter/Leader) to approve the agenda; approved by voice vote: 4-0-3 (Ayes: Fetter, Leader, Livingston and Welter; Noes: None; Absent: Benz, Whitty and Woldemar).

Public Forum – Brown Act

CORDELL HINDLER, Richmond, spoke about ideas for Richmond.

City Council Liaison Report - None

CONSENT CALENDAR:

There were no Consent Calendar items. Vice Chair Welter stated that for any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Tuesday, October 11, 2016 (due to Monday holiday) by 5:00 p.m.

PUBLIC HEARINGS

1. PLN16-169 ALI SECOND-STORY ADDITION

Description **(HELD OVER FROM 09/14/2016)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A ±990 SQUARE FOOT (SF) ADDITION TO AN EXISTING RESIDENCE, CONSISTING OF A ±610 SF EXTENSION OF THE FIRST FLOOR AND A ±380 SF SECOND FLOOR ADDITION.

Location 3200 TULARE AVENUE
 APN 526-150-001
 Zoning RL, SINGLE-FAMILY LOW DENSITY RESIDENTIAL
 Owner REHMAT ALI
 Applicant IVONNE GOMEZ
 Staff Contact JONATHAN MALAGON Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez gave the staff report on behalf of Jonathan Malagon and described the scope, layout, and key elements of the request for a design review permit for additions to an existing residence.

Vice Chair Welter said the description of square footage in the agenda is different than square footages in the staff report. Mr. Lopez stated the square footages identified in the staff report were correct.

ERIC KAUFMAN, Kaufman Gomez Architecture, Applicant, stated their goal with the project was to respect the neighborhood and provide the square footage desired by the owner while doing so modestly within the context of the neighborhood. He said he was available for questions of the Board.

Boardmembers complemented the applicant on the architecture, asked and confirmed that the chain link fence will be removed around the property, that the turf block will go in the driveway, that one tree that did not look like it would survive be moved, that a hedge be added along the side of 32nd turning onto Tulare.

Vice Chair Welter referred to the east elevation and asked that the brick veneer base be studied more. Mr. Kaufman pointed to the fence location which dies into the house and he agreed to revise this on the plans to pull the fence back.

Vice Chair Welter opened the public comment period.

Public Comments:

CORDELL HINDLER, Richmond, said he spoke with the president of the North and East neighborhood who supported the project.

ACTION: It was M/S/C (Fetter/Welter) to approve PLN16-169 with the 4 findings and 11 staff conditions, and additional conditions: Amend Condition No. 8 to remove the chain link fence with a hedge; to pull the fence on the east elevation back to the termination of the brick veneer; approved by voice vote: 4-0-3 (Ayes: Fetter, Leader, Livingston and Welter; Noes: None; Absent: Benz, Whitty and Woldemar).

2. PLN16-498 SULLIVAN DECK
 Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A ±450 SQUARE FOOT DECK ADDITION HIGHER THAN FOUR FEET FROM GRADE (7'-6" PROPOSED), INCLUDING A PARTIAL ROOF.
 Location 714 WESTERN DR

APN 558-243-017
Zoning RH, HILLSIDE RESIDENTIAL
Owner/Applicant MARGARET SULLIVAN
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Jonelyn Whales gave the staff report and described the scope, layout, and key elements of the request for a design review permit for a deck addition which is higher than 7 1/2 feet from the grade. The Pt. Richmond Neighborhood Council's land use planning board submitted a letter in support of the project, and staff was available for questions.

Boardmember Livingston referred to setbacks being 10% of the lot width. He noted the lot is 90 feet wide and there is an 8 foot setback. Ms. Whales said the applicants are not moving the deck which is currently there and suggested the owner further explain.

MARGARET SULLIVAN, Owner/Applicant, displayed the existing house and covered carport which will be secured with addition of doors, a refuse area, clean-up of the front yard, and existing deck and she pointed to the extension of it and the front of the house. She noted the front of the home is quite high and she presented pictures of the neighbors above on the hill.

Boardmember Livingston had the following comments:

- He believed the setback should be 9 feet, and Ms. Sullivan agreed to 9 feet.
- There was no flue for the pizza oven, and Ms. Sullivan pointed to a picture showing how they expect it to look.
- He likes the house and massing of the roof but he suggested bringing the stucco all the way to the ground instead of having posts and cross bracing exposed. Ms. Sullivan commented that this was more expensive, noted that the people below have no windows and there are many trees.

Boardmember Fetter agreed with the need to enclose the cross bracing and suggested using more traditional framing and plywood under the stucco.

Vice Chair Welter asked and confirmed they would match the existing composition shingles as well as the stucco and that in between glass panels there will be butt-glazed. Boardmember Fetter explained that the Building Code requires a cap rail on it and suggested either a stainless steel channel or a wood railing. Ms. Sullivan said it is glass with a wooden top on it, and Vice Chair Welter noted this is a safer way to accomplish it.

Boardmember Livingston voiced concerns with symmetry and suggested either cantilevering the whole expression of the fireplace out so the flue goes straight up and misses the roof or to pull the roof back and have the flue go straight up. He said this means there is no roof over the countertop. Boardmember Fetter suggested a double beam and running it through the top to split the load.

Vice Chair Welter suggested building the trusses and then to pull that last truss in a bit and cantilever the roof over that so the beam does not have to come out.

Boardmembers concurred with the stated solutions, and suggested continuing the item to see the flue resolved and the redesigned plan for use of plywood under the stucco for the skirt.

ACTION: It was M/S/C (Leader/Fetter) to continue PLN16-498 to October 11, 2016 with direction to the architect to revise drawings per comments of the Board; approved by

voice vote: 4-0-3 (Ayes: Fetter, Leader, Livingston and Welter; Noes: None; Absent: Benz, Whitty and Woldemar).

3. PLN16-425	MILLER RESIDENTIAL ADDITION
Description	PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±202 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.
Location	5612 SUTTER AVENUE
APN	507-160-004
Zoning	RL, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Applicant	AUDREY BAUER (DESIGNER)
Owner:	ANITA MILLER
Staff Contact	ROBERTA FELICIANO Recommendation: CONDITIONAL APPROVAL

Hector Lopez gave the staff report and described the scope, layout, and key elements of the request for a design review permit for an addition to an existing single family home and said staff recommends approval.

Vice Chair Welter called upon the applicant.

AUDREY BAUER, designer, restated the request, stated the slope is sideways on the property requiring the garage below and she was available for questions.

Boardmember Livingston complemented the designer on the project's design. He asked and confirmed the existing materials were brick and the addition will also be brick.

Boardmember Fetter supported the project, and Vice Chair Welter asked if there was any consideration to revise the railings on the rest of the project to match the new ones. Ms. Bauer explained that the deck was not at all visible to the street.

The public hearing was closed.

ACTION: It was M/S/C (Fetter/Leader) to approve PLN16-425 with the 4 findings and staff's recommended 9 conditions; approved by voice vote: 4-0-3 (Ayes: Fetter, Leader, Livingston and Welter; Noes: None; Absent: Benz, Whitty and Woldemar).

4. PLN15-596	7-ELEVEN NEW CONVENIENCE STORE
Description	PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW 7-ELEVEN CONVENIENCE STORE AND FUELING STATION AT THE NORTHWEST CORNER OF HARBOUR WAY SOUTH AND CUTTING BOULEVARD.
Location	925 CUTTING BOULEVARD
APN	550-301-023 AND 550-301-024
Zoning	CM-4, COMMERCIAL MIXED-USE (GATEWAY/NODE)
Owner	SURJEET RATTU AND KULDIP SINGH RATTU
Applicant	7-ELEVEN
Staff Contact	HECTOR LOPEZ Recommendation: CONDITIONAL APPROVAL

Hector Lopez stated the item is returning to the Board after having been revised. Boardmembers commented that they had reviewed this item previously and asked for revisions of the applicant, which have been addressed and Boardmembers had no comments.

JOSE GANDARA, EBI Consulting, representing 7-Eleven and introduced Aperna Janaia of 7-Eleven and said they have taken comments into consideration and tried to incorporate as many as possible within the constraints of their design which he described.

He presented a colored rendering but noted the Board wanted a cool color which will be changed and they will return with a moss color. They have incorporated the raised planters into the design, colored concrete, and porous concrete in front of garage spaces which they could color. But, along the motel side of the driveway is difficult because this is the access area for their truck and they have not approached the motel about potential improvements they could make. They will be adding 2 street trees along Harbour Way and he spoke with the City representative who told him that no trees are allowed on Cutting Boulevard.

Mr. Gandara referred to comments regarding the segmented arc but did not feel it was compatible with the building and they show a standard canopy. They can expose some of the steel on the canopy and add some columns to match what they are doing on the building.

Boardmembers had the following questions and comments:

- Boardmember Livingston commented that the segmented roof went with a more contemporary style and not this style. Boardmember Fetter said this would set the tone for the node and noted that the Board asked that the canopy be tied in better.
- Boardmembers discussed trees and requested:
 - Instead of 2 tulip trees, install a row of all tulip trees along Harbour Way to be consistent.
 - The pine tree species is a good choice and are proposed in between the two driveways and another near the path of travel by the store.
 - There are utilities along Cutting Boulevard and per the City, trees cannot be planted.
 - Requested adding one more street tree on Harbour Way towards the residential property line beyond the guy wire along with the others proposed.
 - To protect the trees near moving vehicles, the applicant shall place 2 bollards near those trees not in the raised planter next to parking.
- Boardmember Livingston referred to Sheet DRO.1 and the colored concrete and proposed taking the colored concrete out of the sidewalk in the two entries to the gas station and use colored concrete to emphasize the corner of Cutting and Harbour; and move the concrete back towards the trapezoidal shape to flow better into the parking area.
- Boardmember Livingston referred to the same sheet and asked that some of the score lines be better articulated or fixed on the paving.
- On Sheet DR-1.1, he confirmed that the windows are clear, which should be added to the drawings.
- Boardmember Livingston commented that the exterior composition is good but the detailing is not. He spoke about the difficulty of pulling off art deco with stucco, and suggested that the pilasters going on the building be built off site in a GFRC product and to apply them to the building.
- The cast concrete front wall has colors called out on that but it cannot be done with stucco. Boardmember Livingston recommended applying form liners before pouring the wall so it has a reveal in the concrete.
- There is no canopy detail for the front of the store. The squiggles should be done in aluminum or applied at the lathing phase and screed to them.
- There are no lighting details, no schedule, and Vice Chair Welter stated this is provided on page 0.5.

- There is a gas meter and pipe going up on the side of the building on the west side elevation on Sheet DR-3.1. The applicant agreed to internalize that.
- Where there are different stucco colors, the control joints should articulate that.
- The fuel canopy columns should be steel with a GFRC shroud that matches the pilasters on the main building. Vice Chair Welter suggested doing something more durable like concrete as a 2 foot base, and anchor the bolts for the canopy in the concrete and have the GFRC cover the whole thing.
- The garbage enclosure should match the building and come up with a gate more compatible with the architecture and have the CMU stucco to match the building. Mr. Gandara said the entire property line wall which is the hotel parking lot matches the trash enclosure. He asked for details to return on the wall and trash enclosure.

Vice Chair Welter opened the public comment period.

Public Comments:

CORDELL HINDLER, Richmond, presented the minutes from May 2013 which approved a 7-Eleven on 25th Street. He cited loitering problems at 7-Eleven and said it is not supposed to be near the schools and the park and said the County Alcohol Policy group opposes the project.

KIRAN voiced concerns with the height of the building which will block views from his motel. He thought it would be developed as residential units, but instead it is now a 7-Eleven and gas station.

Mr. Lopez confirmed the store was proposed to be 18 feet high and the tower is about 25 feet. Boardmember Fetter noted that a 45 foot height is allowed for this node area. Boardmember Livingston stated the Planning Commission will be reviewing the land use for the project, and this meeting is about design and suggested he attend their meeting. He questioned whether the motel owner would agree with installation of plants between the driveway and his motel.

EVERETT FUENTES said he lives on the one-way block on 25th Street near the 7-Eleven. He said as part of Neighborhood Watch, he urged the DRB to consider that as a witness and resident, he has struggled with 7-Eleven for over 20 years. No one from 7-Eleven has ever responded to neighbors regarding many issues.

He cited his work with police and code enforcement regarding problems with trash, code violations when it rains, profane graffiti on the side of the building, loitering and lighting issues, the cost of \$30,000 caused by loitering issues for police calls to the 25th Street 7-Eleven location, traffic problems and drivers going against the one-way street from the driveway noting that the third driveway on 25th Street is not necessary.

BRYCE ALLEMANN, Richmore Village, said he works at Rubicon as the IT Support Manager, echoed comments from the previous speaker, questioned whether Boardmembers shop at 7-Eleven and said they do not provide needed grocery items. He cited problems with loitering, alcohol sales, and concerns with the owners not responding to complaints. 7-Eleven is not invested in the community which he will bring forward to the Planning Commission, but said by design, it is a problem. He said no new businesses have moved in next door because of the very poor environment and asked that something be done.

Boardmember Livingston stated the Board brought up the issue of whether this was the most appropriate site for the business, but this is not in the Board's purview. He thinks the architecture has come a long way and suggested the applicant return with revisions per the Board's comments.

Boardmember Fetter said the current trend in Public Works is to remove trash cans. He asked the applicant what the store's approach will be with this to address trash being thrown outside. Ms. Janaia said they usually have storefront trash cans and at the inside entries, and agree to provide these details and their locations.

Boardmember Fetter confirmed with Mr. Lopez that a traffic study has been prepared and no impacts were found for that area. He stated that all four corners are meant for high traffic businesses and this is one of several nodes for higher intensity use and architecture.

Mr. Fuentes commented that the trash cans that were part of the 25th Street 7-Eleven were removed because people loitering there were using the tops to sit on. He recommended the Board ask for a new design of the trash can.

ACTION: It was M/S/C (Livingston/Welter) to continue PLN15-596 to the October 26, 2016 Board meeting and direct the architect to revise drawings and provide details per comments of the Board; approved by voice vote: 4-0-3 (Ayes: Fetter, Leader, Livingston and Welter; Noes: None; Absent: Benz, Whitty and Woldemar).

Board Business

A. Staff reports, requests, or announcements – None.

B. Board member reports, requests, or announcements - None

The Board adjourned at 7:45 p.m. to the next meeting on October 26, 2016.