

# MINUTES APPROVED AT THE DRB MEETING ON SEPTEMBER 13, 2017

## DESIGN REVIEW BOARD REGULAR MEETING Multipurpose Room, Civic Center Building, Basement Level 450 Civic Center Plaza, Richmond CA 94804

June 14, 2017

6:00 p.m.

### BOARD MEMBERS

Eileen Whitty, Chair  
Meredith Benz  
Tom Leader  
Mike Woldemar

Ray Welter, Vice Chair  
Brant Fetter  
Jonathan Livingston

Chair Whitty called the meeting to order at 6:02 p.m.

### ROLL CALL

**Present:** Chair Eileen Whitty; Vice Chair Ray Welter; Boardmembers Meredith Benz, Brant Fetter, Jonathan Livingston and Mike Woldemar

**Absent:** Boardmember Tom Leader

**Staff Present:** Planners Roberta Feliciano, Hector Lopez, and Attorney Rachel Sommovilla

### APPROVAL OF MINUTES

April 26, 2017

Chair Whitty referred to page 3, top paragraph, second sentence, "The particular period of the building and the symmetry of the original building, fenestration and all elements would tend to imply that more symmetry follows ~~falls~~ along..."

**ACTION: It was M/S/C (Whitty/Fetter) to approve the DRB minutes of April 26, 2017, as amended; approved by voice vote: 5-0-1-1 (Ayes: Benz, Fetter, Livingston, Woldemar and Whitty; Noes: None; Absent: Leader; Abstain: Welter).**

### APPROVAL OF AGENDA

**ACTION: It was M/S/C (Whitty/Woldemar) to approve the agenda; approved by voice vote: 6-0-1 (Ayes: Benz, Fetter, Livingston, Welter, Woldemar and Whitty; Noes: None; Absent: Leader).**

**Public Forum – Brown Act – No speakers**

**City Council Liaison Report – None**

### CONSENT CALENDAR:

Chair Whitty announced that there were no Consent Calendar items and asked and confirmed members did not wish to place any items on the Consent Calendar.

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She announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, June 26, 2017 by 5:00 p.m.

### Public Hearing(s)

#### 1. **PLN16-724 MCMILLER SINGLE FAMILY RESIDENCE WITH ACCESSORY DWELLING**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR A NEW SINGLE FAMILY RESIDENCE WITH AN ATTACHED ACCESSORY DWELLING UNIT ON A VACANT PARCEL

Location 2004 HOFFMAN BOULEVARD

APN 560-640-001

Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL

Owner ROSALIND MCMILLER

Applicant LEANDRE DAVIS (DESIGNER)

Staff Contact ROBERTA FELICIANO Recommendation: **CONDITIONAL APPROVAL**

Roberta Feliciano gave the staff report, stated the Board held a study session on the project and all comments were addressed. She said the site is located in the Coronado neighborhood and gave a brief overview of the request for a design review permit.

Boardmember Livingston stated the gable over the entry was over-powering and thought there were too many gables. He asked where parking was for the rental unit, and the Ms. Feliciano discussed the new state law relating to parking and public transit.

Boardmember Woldemar shared Boardmember Livingston's comment and asked to eliminate the middle gable and do a continuous roof. He likes the front porch on the main unit and front door, but said the picket fence is around the main unit and he had suggested it also be around the accessory unit to provide weight to it a bit and also provide some privacy.

Boardmember Fetter stated the Board told the applicant to only fence the main unit and negotiated this with the applicant.

Chair Whitty read the minutes from the study session regarding the request to incorporate separate refuse areas with fencing so each unit has their own open space and the north end has refuse space next to the garage. The applicant noted this will be required by the Building Division, as well.

Boardmember Fetter asked that the band on the gable so it comes up and reduces the impact or he asked to eliminate it. The applicant agreed it would work either way.

Chair Whitty opened the public comment period and there were no speakers. The public hearing was closed.

**ACTION: It was M/S/C (Whitty/Livingston) to approve the PLN 16-724 with staff's four design review findings and staff's 8 conditions, with additional condition 9 to remove the front upper gable on the main unit; and 10) refuse area north of the secondary unit be similar to the main unit; approved by voice vote: 6-0-1 (Ayes: Benz, Fetter, Livingston, Welter, Woldemar and Whitty; Noes: None; Absent: Leader).**

#### 2. **PLN16-743 HARBOUR WAY SOUTH LIGHT INDUSTRIAL BUILDING**

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Description **(HELD OVER FROM APRIL 26, 2017)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ±182,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING, INCLUDING ASSOCIATED SITE IMPROVEMENTS ON A ±10.55 ACRES VACANT PARCEL.

Location 912 HARBOUR WAY SOUTH

APN 560-260-013

Zoning IL, LIGHT INDUSTRIAL DISTRICT

Owner IPT RICHMOND LOGISTICS CENTER LLC

Applicant JUN LEE

Staff Contact HECTOR LOPEZ

Recommendation: **CONTINUE TO JUNE 28, 2017**

This item was held over to June 28, 2017.

### 3. **PLN17-193 NEW SINGLE FAMILY RESIDENCE WITH AN ACCESSORY DWELLING**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE WITH A DETACHED ACCESSORY DWELLING UNIT ON A VACANT LOT.

Location 611 PENNSYLVANIA AVENUE

APN 534-081-018

Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL

Owner MB WORLD GROUP LLC

Applicant TONY VENTOSA

Staff Contact HECTOR LOPEZ

Recommendation: **CONTINUE TO JUNE 28, 2017**

This item was held over to June 28, 2017.

### 4. **PLN17-032 NASHER RESIDENTIAL ADDITION**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE

Location 3022 JO ANN DRIVE

APN 414-084-012

Zoning RL2 SINGLE FAMILY LOW DENSITY RESIDENTIAL

Owner ABUELLALAH NASHER

Applicant MOHAMMED SUBHANI

Staff Contact ROBERTA FELICIANO

Recommendation: **CONDITIONAL APPROVAL**

Roberta Feliciano gave the staff report and gave an overview of the request for a design review permit for a two-story addition to a residence.

Chair Whitty confirmed a street tree would be planted, and she noted the upper deck and the door to the deck would be removed and did not see how it was infringing on the neighbor's privacy. Ms. Feliciano explained it was included as a comment in a letter from the neighbor, and she noted there is a slight slope.

Boardmember Woldemar questioned plans and Ms. Feliciano stated the applicant wishes to keep the strip of boards and this will be updated. Chair Whitty noted the comment does not match the elevations, and Ms. Feliciano stated the plans are updated from an earlier version.

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Boardmember Livingston asked if the 9' reference is to the ceiling or from floor to floor. Vice Chair Welter stated there is an 8' ceiling dimension on Sheet A-4 which is existing and the garage is 9'3" with 9'6" ceilings.

Boardmember Woldemar said this should be made to be 9 feet. There is a differential on the lower floor between the garage/slab floor and a couple of steps up to the main floor and this is where the confusion lies. He thinks the house has an 8' plate to the living area of the ground floor and is supposed to have a 9' plate for the upper floor.

Chair Whitty called on the applicant.

Mohammed Subhani, designer, confirmed a street tree would be planted.

Chair Whitty referred to the rear balcony and asked if someone would be looking down into someone's yard. Mr. Subhani said yes because of the down the hill's next door neighbor's concerns. Ms. Feliciano stated the neighbor is located diagonally and she confirmed that the property is 5-6 feet lower on the side of the deck.

Boardmember Fetter questioned privacy concerns if all neighbors look down on the properties anyway regardless of homes being one or two stories. Chair Whitty commented that a deck would improve the project and she was supportive of it and said it could also be made larger and go further towards the end of the house and give it an open light and air feeling. Vice Chair Welter noted it is also in the middle of the lot and is acceptable.

Boardmember Woldemar reviewed his notes and suggested that all new windows be changed to casement windows and that the garage doors be sectional roll-up custom doors. Over the single car garage door he questioned lines and confirmed with the applicant this would be a trellis above. Boardmember Woldemar asked that this be indicated on drawings. He said the design was hard to comment on. The first struggle was to resolve a way to set back the third car from the front elevation and also whatever the floor plan was above. He spent time working through the floor plan to resolve the backset, but otherwise, it was not going to work at all.

Boardmember Livingston noted Boardmember Woldemar's sketch celebrates the entry more. He suggested it come out 6 versus 4 feet which would make it a stronger element to make it 6 feet on the porch and 6 feet on the walkway.

Chair Whitty asked if the applicant reviewed Boardmember Woldemar's sketches and Mr. Subhani agreed with the casement windows, to emphasize the entryway with the porch, and all comments.

Vice Chair Welter said the roof in the sketch is a bit different and the roof still does not accentuate as an entry. Boardmember Woldemar noted the roof comes forward with the walkway and he proposed returning the eave on the corner to bridge the joint. Vice Chair Welter confirmed that boardmembers wanted to see that in the plans.

Boardmember Livingston stated the window header heights to the second floor are proposed to be brought up which helps modulate the scale because right now there is a big high forehead above them which looks strange with a 7'8" header height on a 9' ceiling and he supported Boardmember Woldemar's comments. He also provided the applicant with a sketch for the walkway porch and a cap on the columns.

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Chair Whitty asked for the Board's comments on putting the deck back in with sliding doors. She clarified first and second floor plans, and confirmed the deck was proposed to be off of the master bedroom closet in the corner. Mr. Subhani clarified there is no deck on the second floor and it was on the ground floor.

Ms. Feliciano confirmed there was a deck on the second floor in the first or second iteration and the applicant removed it.

Chair Whitty referred to the deck on the ground floor would remain which is off of the kitchen and out to the barbecue area.

Boardmember Livingston asked if control joints in the stucco wall were revised per Boardmember Woldemar's sketch. He questioned whether there were knee braces, given there are no details for the trellis and underneath the bay. Boardmember Woldemar said he was showing corbels coming off the building.

Boardmember Woldemar questioned whether the project should be updated to show accurate plans. He commented the new zoning ordinance talks about not being able to return things. Ms. Feliciano said the Board can approve the project with conditions but one condition cannot be to return again for a further discretionary review because it creates ambiguity as to when the final date of the permit is, appeal ability given there may be an on-going string of discretionary decisions. She said the Board could return for a certain ministerial review for the Board to review a checklist of items the Board wants the plan to include.

Boardmember Woldemar said this leads to much more complete applications where there are a lot of denials. He suggested the action for this item would be to approve the project based on sketches and subject to staff's review of compliance, and he confirmed the applicant was amenable to this.

Boardmember Fetter suggested including conditions for corbels, entry canopy, detailing at the soffits and positions of screens. Ms. Feliciano suggested the Board list these conditions in its motion and she will confirm the details are included.

Boardmember Woldemar suggested making the sketches part of the record. Boardmember Benz said the applicant has sort of made changes as to what Boardmember Woldemar has drawn but not exactly and she asked if this was accurate. Boardmember Woldemar said he wrote on the sketch "3 sectional carriage garage doors" and these look like the old-time swing doors but they are not. He said if the Board was in favor of this, he can make a motion.

Boardmember Fetter asked to also make a statement about how the corbels are made which would involve a detail. Boardmember Woldemar said he imagined they would be built up wood, not stucco. There is a piece over the pop-up bay over the 2-car garage. The trim on top has a drip and below it are wooden corbels. There must be a soffit underneath that with the same thing on the trellis side which becomes more like sticks on a trellis and hopefully on the corner of the building wisteria gets planted. He suggested getting an architect involved at that point if necessary.

Boardmember Livingston said he thinks the applicant has good general direction and as long as the corbel scale and proportion are right and staff can contact Boardmember Woldemar to run it by him, this might allow some latitude.

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Boardmember Woldemar noted this was his last meeting as he is “termed out”. Whatever participation he has must be on an informal basis, but by placing it in staff’s hands with direction stated tonight, he thinks two boardmembers can go through it.

The applicant said he was amenable to this.

**ACTION: It was M/S/C (Woldemar/Whitty) to approve PLN17-032 with staff’s four findings and staff’s recommended 7 conditions of approval with the following additional conditions; that there be revisions to the documents to reflect the sketches prepared by Boardmembers Woldemar and Livingston which will be subject to final review by staff; approved by voice vote: 6-0-1 (Ayes: Benz, Fetter, Livingston, Welter, Woldemar and Whitty; Noes: None; Absent: Leader).**

### Board Business

- A. Staff reports, requests, or announcements** – Ms. Feliciano stated there will be two new boardmembers at the June 28, 2017 meeting, which were appointed to Boardmember Woldemar and Chair Whitty’s seats.

Boardmembers questioned Vice Chair Welter’s seat which has not yet been filled and Boardmember Fetter submitted his letter of resignation due to his Wednesday night conflicts, and Boardmember Benz stated she was available until the City has a replacement and will be attending the June 28<sup>th</sup> meeting along with Vice Chair Welter who will run the meeting.

- B. Board member reports, requests, or announcements** – Boardmembers briefly discussed the appointment process.

Boardmember Livingston reported on his re-visit to the Terminal One project.

Boardmembers thanked Boardmember Woldemar and Chair Whitty for their service and commitment on the Board and staff noted there will be a recognition scheduled in the future.

### Adjournment

The meeting was adjourned at 6:50 p.m. to the next regular Design Review Board meeting on Wednesday, June 28, 2017.