

# 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 28, 2017

6:00 p.m.

### BOARD MEMBERS

Michael Hannah  
Tom Leader  
3 vacancies

Bhavin Khatri  
Jonathan Livingston

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

### ROLL CALL

**Present:** Acting Chair Jonathan Livingston and Boardmembers Michael Hannah, Bhavin Khatri

**Absent:** None

### INTRODUCTIONS

**Staff Present:** Planners Lina Velasco, Hector Lopez, and Attorney Rachel Sommovilla

### NOMINATIONS

1. Nomination and Election of Design Review Board Chair and Vice Chair

Acting Chair Livingston stated the Board can consider nominating a Chair and Vice Chair or waiting until new members are appointed to the Board. He suggested waiting and him continue acting as Acting Chair. Boardmembers concurred.

**ACTION: It was M/S/C (Leader/Hannah) to defer appointment of Chair until at least 2 more members are appointed to the Design Review Board and for Boardmember Livingston to serve as Chair until such time; approved by voice vote: 4-0 (Ayes: Hannah, Khatri, Leader and Livingston; Noes: None).**

**ACTION: It was M/S/C (Livingston/Khatri) to nominate and elect Tom Leader as Vice Chair; approved by voice vote: 4-0 (Ayes: Hannah, Khatri, Leader and Livingston; Noes: None).**

**APPROVAL OF MINUTES** - None

**APPROVAL OF AGENDA**

**ACTION: It was M/S/C (Leader/Hannah) to approve the agenda; approved by voice vote: 4-0 (Ayes: Hannah, Khatri, Leader and Livingston; Noes: None).**

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

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**City Council Liaison Report** – Mayor Butt was not present.

### **CONSENT CALENDAR:**

Chair Livingston announced that there were no Consent Calendar items. Ms. Velasco recommended the holding over Items 1, 3 and 4 be placed on the Consent Calendar and said there were speakers for Item 2.

Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, July 10, 2017 by 5:00 p.m. and he announced it after each affected item.

- 1. PLN15-720 SMITH RESIDENTIAL ADDITION**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±312 SQUARE FOOT SECOND STORY ADDITION IN THE REAR OF AN EXISTING RESIDENCE.  
Location 5436 CERRO SUR  
APN 432-201-022  
Zoning RH, SINGLE FAMILY HILLSIDE RESIDENTIAL  
Applicant JERRY D. SMITH (OWNER)  
Staff Contact ROBERTA FELICIANO Recommendation: **CONTINUE TO JULY 26, 2017**
- 3. PLN17-193 NEW SINGLE FAMILY RESIDENCE WITH AN ACCESSORY DWELLING**  
Description **(HELD OVER FROM JUNE 14, 2017)** 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 JULY 12, 2017**
- 4. PLN16-366 MODIFICATION- EXISTING WIRELESS FACILITY**  
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR PROPOSED EQUIPMENT SCREEN FOR A WIRELESS FACILITY LOCATED ON ROOFTOP OF AN EXISTING BUILDING. THE EQUIPMENT SCREEN WILL BE PAINTED AND TEXTURED TO MATCH THE EXISTING BUILDING.  
Location 5221 CENTRAL AVENUE  
APN 510-081-055  
Zoning CR, REGIONAL COMMERCIAL  
Owner NORTHERN PROPERTIES LLC  
Applicant T-MOBILE C/O JACQUELINE SMART STEINBERG  
Staff Contact LINA VELASCO Recommendation: **CONTINUE TO JULY 26, 2017**

**ACTION: It was M/S/C (Hannah/Leader) to approve the Consent Calendar consisting of Items 1, 3 and 4 to be Held Over; approved by voice vote: 4-0 (Ayes: Hannah, Khatri, Leader and Livingston; Noes: None).**

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### Public Hearings:

2. **PLN16-743 HARBOUR WAY SOUTH LIGHT INDUSTRIAL BUILDING**  
Description **(HELD OVER FROM JUNE 14, 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  
Applicant IPT RICHMOND LOGISTICS CENTER LLC (OWNER)  
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez gave the staff report and a brief description of the request which was held over from the June 14, 2017 meeting for design review approval to construct an industrial building with site improvements on a vacant parcel.

Boardmember Hannah cited a discrepancy with landscape drawings, and Mr. Lopez stated the landscaping has been updated due to concerns regarding the bio swale and

Chair Livingston stated staff was to receive additional clarification drawings and Mr. Lopez distributed a copy to Boardmembers.

Chair Livingston asked the applicant to provide a brief presentation.

CHRIS SANFORD, Industrial Property Trust, owner/applicant, said they acquired the property and have been working with brokers and marketing team and they have been able to highlight the historical area. The site was used as a demolition yard, under-utilized and they think the building will be flexible to attract a wide variety of users and creating jobs. He was available to answer questions and introduced Teresa Goodwin who could discuss the specifications of the building.

TERESA GOODWIN, HP Architects, said she wanted to provide context for the new Boardmembers and she described the site, displayed pictures looking at various areas of the site, fencing and adjacent areas. She noted that they initially began with the DRB and received comments and addressed changes requested by the Board, but did not address all and then revised the plan again. She believes what is before the Board today is a great improvement with better circulation for truck traffic and better pedestrian connectivity, better landscaping and more interesting elevations. She described the various added revisions based on comments and specific landscape improvements. She thanked the Board for their comments which made for a better project and they love the way it turned out.

Chair Livingston stated he received an email from TRAC and they were happy with the project, and he confirmed nothing had changed relating to their comments.

Boardmember Leader asked and confirmed there was a two-way cycle track which Ms. Goodwin pointed to and described.

Boardmember Hannah referred to the addition of more landscaping at the south end. He asked if the building line shifted or not, and Ms. Goodwin stated they took it out of the width of the

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driveway. Mr. Sanford added that from a user's standpoint, they were somewhat reluctant to do this, but after looking at it further they were able to make that concession.

Chair Livingston opened the public comment period.

### Public Comments:

BOB SEWELL, Business Manager, Plumbers and Steamfitters Local 159 in Martinez, said they met with the applicant team and discussed what they could bring as far as local hire. The project is good for the area and community and those in the trades. They hope the Board will approve the project and move forward so local men and women will be able to work on the project.

FRANK BANDUCCI, representative for the Carpenter's Union representing 3,500 members many of whom live in Richmond, said after meeting with the applicant, they believe they understood the importance of local, responsible development which creates career pathways for local residents in Contra Costa County. The project will allow those not looking for a 4-year degree to create work using their hands and this is an excellent opportunity. He asked that the Board approve the project and hire local.

Chair Livingston spoke of an experience he had and difficulty in hiring apprentices. Mr. Banducci said they work closely with Richmond Build and he suggested discussing this with him after the meeting.

ROBERT KIESTZAL, Member of Local 302 IBEW, said he received word to come and make comments, and asked that the Board proceed with approving the project so it moves forward.

Boardmember Leader referred to areas of non-irrigated seeded areas and asked why there is no irrigation. Ms. Goodwin stated this is their landscape architect's solution in saving water. Her thought was that these areas get wet from rain and stay lush and when not raining they are not. It begins to match natural landscaping and this saves water. She confirmed with Boardmember Hannah that the plants are drought resistant deciduous plants.

Boardmember Leader said his take on it is that whenever planting something, water is needed to establish a plant. If there is no irrigation they will turn into a weed patch without fail. However, it is possible to do a temporary irrigation scheme with impact heads that can be taken away a year or two later. These are large areas that face public streets, and Ms. Goodwin agreed it should be irrigated in the beginning and agreed to add a condition for this.

Chair Livingston asked Boardmember Leader if he reviewed the plant list in the bio swale areas.

Boardmember Leader stated the area is quite generous and should be fine. However, he commented that there are many comments relating to two options for plant species from the landscaper and asked why this is done. Ms. Goodwin stated this is the landscape architect's concept and once determined she will prepare a final landscape plan. She thinks some of what she does and uses them to create different textures throughout the palette to create the concept plan.

Chair Livingston stated on the draft plan there were Oleanders which are not included here. Ms. Goodwin pointed to the "Petite Pink Oleander screen and groupings" which are included. He asked if Boardmember Leader if these were appropriate. Boardmember Leader stated these are fine and should thrive and the mix is appropriate as well; however, he noted that the trees

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along the triangular property line were very far apart and sparse. He suggested doubling that up.

Ms. Goodwin said she offset them with the landscape fingers on the opposite side in the back and her thought was this provides double through offsetting them for trees to have room. Boardmember Leader suggested adding more. He also suggested adding more trees to the triangle at the end so there is an actual clump instead of trees spread out.

Boardmember Khatri asked if the applicant considered one or more EV charging stations. Ms. Goodwin stated Cal Green requires that buildings accommodate for future charging stations, which is 6% of the total parking and conduit so they can be easily placed. This will allow developers with tenants/users to install them, given they have their own preferences.

Boardmember Hannah commented that the balanced elevations are a great improvement with increased articulation.

Boardmember Leader asked along Harbour Way whether there is a fence along the property line. Ms. Goodwin stated there is one today but not proposed. She confirmed people will be able to walk into the parking lot and drive in at night. Chair Livingston stated people cannot get into the back due to the gates and the rear is fenced with the front not secured so employees can come and go. Doors are managed with cameras.

Boardmember Leader asked if it was typical for tenants to sit outside at lunch or smoke. Ms. Goodwin said it is not typical to have a lounge area, but many of the truckers smoke. Some users do have an exterior break area and she sees putting them in dependent on the tenant. Sometimes these are for their warehouse staff, some for sales staff, so they have space for those things, but nothing proposed.

Boardmember Leader suggested the non-irrigated triangles could be a place for gravel and to locate them as it could help to market this to tenants.

Chair Livingston said one of his comments was general and made at most meetings, which is his desire to make Richmond not too shiny bright with LED lights. He asks to keep the color of the lights lower by not using high colored LED lights. Mr. Sanford stated they could provide a softer light as long as they meet the photometric.

Chair Livingston asked why the applicant chose not to use porous pavement in the front or something else which would negate having to put the filtration ponds in front. He noted the applicant's civil engineer looked at this and indicated it could not be done and he asked why.

PETER BERNARD, Kieron Wright Civil Engineers and Surveyors, replied that the idea behind porous paving being a way to make a portion of the site more pervious to offset the need for bio-retention basins is that there is a portion of the roof is running off to the front and they tried to minimize this as much as possible as well as impervious areas for parking, drive aisles and sidewalks. Some pervious paving in could be put in to offset some of the need for the bio-retention, but they cannot eliminate all of it in the front.

From an owner/user of the site, they found over many years of installing pervious paving whether it is asphalt or concrete or pavers is that they are difficult to maintain. They naturally collect runoff with silt, vines, leaves and materials that work their way into the pours of the pavement and clog the aspect of providing pervious surface and require regular maintenance. They require industrial vacuum trucks to come in and vacuum out the fines from the pavement

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and eventually, the fines will work their way down to the bottom of the systems with perforated pipes and prevent water from collection into the storm drain system. With clay soils at the site, they will not receive water and they will need to install perforated pipes, and the effectiveness of pervious pavement works great at the start, but over time this is significantly reduced. Therefore, they have found bio-retention basins are the most effective way to deal with surface runoff.

Boardmember Leader said bio-retention will also provide flood protections as well. Mr. Bernard said they are challenged with this site with the elevation of groundwater and they had to raise some of the bio-retention areas to try to keep them above the elevation of the groundwater. They will need to line the bottoms of the basins.

Boardmember Leader asked if there was saltwater intrusion into the table that might affect trees. Mr. Bernard said this is not his area of expertise, but saltwater is typically 7 feet below existing grade and did not think it would be a problem, but the landscape architect is sensitive to the types of trees planted in proximity to the bay.

Mr. Lopez stated one of the two conditions of approval need to be revised; Condition No. 6 which states the sidewalk shall be 7 feet wide with 2 feet of landscaping on the sides, and he asked that it be revised to read 6 feet wide.

He said the other condition is Condition No. 7 has to do with the amount of contribution for improvement of Harbour Way South and Wright Avenue. Staff initially requested it be 9.6% which has been checked and determined it should be no greater than 16%.

The public hearing was closed.

**ACTION: It was M/S/C (Leader/Hannah) to approve PLN16-743 with staff's four design review findings and recommended 14 conditions of approval, with revisions to Condition No. 6 to revise that the sidewalk shall be 6 feet wide with 2 feet of landscaping on the sides, and Condition No. 7 that the amount of contribution for improvement of Harbour Way South and Wright Avenue shall be no greater than 16%; that Condition No. 15 be amended that all LED lights shall be 3,000K maximum; that Condition No. 16 that temporary irrigation shall be provided for plants that do not require irrigation; that Condition No. 17 to double the tree spacing along the rear property line and at the triangular groves; approved by voice vote: 4-0 (Ayes: Hannah, Khatri, Leader and Livingston; Noes: None).**

### 5. **PLN17-023 NEW SINGLE FAMILY RESIDENCE**

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND VARIANCE FOR A NEW ±1,613 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A 2,800 VACANT LOT.

Location 247 S 3RD STREET

APN 550-120-018

Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL

Owner RADZIAK WAWRZYNIEC

Applicant SERGIO CASANOVA

Staff Contact JONELYN WHALES

Recommendation: **CONDITIONAL APPROVAL**

Mr. Lopez stated the applicant is not present, and he recommended the Board continue the item, given conditions may need to be incorporated into the design.

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**ACTION: It was M/S/C (Livingston/Hannah) to continue PLN17-023 to July 12, 2017; approved by voice vote: 4-0 (Ayes: Hannah, Khatri, Leader and Livingston; Noes: None).**

### Board Business

- A. Staff reports, requests, or announcements** – Ms. Velasco announced that she will have 31 wireless facilities coming to the Board at the next meeting as one large item.
- B. Board member reports, requests, or announcements** – Chair Livingston reported that Boardmember Meredith Benz decided to resign and unfortunately it was during the time Chair Whitty and Boardmember Woldemar were termed out. She has re-applied and wants to return which will need to go through the process.

He said a retreat was needed. Ms. Sommovilla stated her office conducts Brown Act training and also a brief training on the Public Records Act and this will be done when all new members are appointed.

Chair Livingston asked that this be scheduled before new members are appointed and former Boardmember Benz could attend as a public member.

Ms. Velasco stated she would like to schedule the next meeting for 5:30 p.m. in order to hold a recognition of out-going members, with the Mayor's attendance.

She asked and confirmed with Boardmembers that Brown Act and Public Records Act training be conducted at the end of the meeting, given some Boardmembers come from San Francisco with difficult commutes. She then discussed subcommittee meetings which are held to allow for early feedback to applicants. She asked the new boardmembers if they would be available at times to serve, given staff tries to rotate members.

Boardmember Hannah said he was available with notice given he works 4 days a week and can pick his day off. Boardmember Khatri said his schedule was flexible as well with some advanced notice. Ms. Sommovilla clarified that the Board can hold a subcommittee of up to 2 members right now, and 3 boardmembers once more boardmembers are appointed.

Ms. Sommovilla agreed to put information together for staff to distribute on the Brown Act, Public Records Act and nexus proportionality, given the wireless facilities applications and recognition and the item can be scheduled for the meeting after the July 12<sup>th</sup> meeting.

### Adjournment

The meeting was adjourned at 7:11 p.m. to the next regular Design Review Board meeting on Wednesday, July 12, 2017.