

MINUTES APPROVED AT THE DRB MEETING ON MARCH 28, 2018

DESIGN REVIEW BOARD REGULAR MEETING Council Chambers, Community Services Building, Basement Level 440 Civic Center Plaza, Richmond CA 94804

March 14, 2018

6:00 P.M.

BOARD MEMBERS

Meredith Benz
Michael Hannah
Tom Leader
Karlyn Neel

Kimberly Butt
Bhavin Khatri
Jonathan Livingston

Chair Livingston called the meeting to order at 6:03 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Tom Leader, and Boardmembers Meredith Benz, Michael Hannah, and Karlyn Neel

Absent: Boardmembers Kimberly Butt, and Bhavin Khatri

INTRODUCTIONS

Staff Present: Planners Roberta Feliciano, Hector Lopez, and Attorney James Atencio

APPROVAL OF MINUTES – February 28, 2018

ACTION: It was M/S/C (Livingston/Leader) to approve the minutes of the February 28, 2018 meeting, with amendments to be submitted to staff for a typo on Page 3 and to PLN 17-610 on Page 4; approved by voice vote: 5-0 (Ayes: Benz, Hannah, Neel, Leader and Livingston; Noes: None; Absent: Butt and Khatri).

APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, referred to PLN 17-610, Klose Commercial Development considered and continued by the DRB at its last meeting, and requested that a traffic study be required to address the traffic congestion on Barrett Avenue, particularly during the period 9:00 A.M. to 12:00 P.M.

City Council Liaison Report – Mayor Butt was not present.

CONSENT CALENDAR: None

Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, March 26, 2018 by 5:00 P.M. and he announced it after each affected item.

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PUBLIC HEARINGS:

1. **PLN17-672 RAZO SINGLE-FAMILY RESIDENCE**

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON A 2,852 SF PARCEL.

Location: 641 6TH STREET

APN 534-201-007

Zoning RL2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL

Owner JOSE RAZO

Applicant DEREK CHAU

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

Roberta Feliciano presented the staff report dated March 14, 2018, reported that the project complied with all the development standards in the Zoning Ordinance, explained that a single-family residence on the lot had been demolished in 1995, and referenced the suggestions that staff had made to help improve the proposed design.

Chair Livingston opened the public hearing.

Derek Chau, the applicant, presented the drawings and responded to questions from the Board.

The DRB offered the following comments and suggestions:

- Pointed out some typos on the plan; recommended that a belly band be used to break up the massing along the sides and rear; suggested differentiating the windows at the living room entry of the porch over all the other double hungs; verified that the double hungs met egress; asked that the raw concrete for the porch be dressed up; and recommended steps naturally out the front. (Hannah)
- Agreed that some attention was needed for the windows, particularly the back slider and the need to equalize the header height; verified that the applicant had been encouraged by staff to achieve some architectural interest in the rear; and asked about the lighting for the front and back which had not been shown in the plans. (Neel)
- Recommended the sliding back door be centered and the steps be wrapped around three sides; potentially utilize the treatment of the front porch in the rear; recommended ground cover or perennials to soften the front with automatic irrigation front and back; recommended one street tree in the front and one tree in the back with a small crabapple, horse chestnut, or dwarf magnolia; use drought tolerant shrubs such as “bearberry” or taller grasses; and verified that the six-foot high side fence would be lowered to four feet and line up with the side of the porch at the end of the house. (Leader)
- Recommended a lighter blue for the building color to reduce the contrast with the white trim, and supported the Thunderstorm Gray for the roof and the Booth Bay Blue for the building to provide the appropriate level of contrast. (Benz)
- Discussed the placement of garbage cans and recommended an adjustment to the plans to allow room at the end of the garage for garbage cans and the ability to get garbage cans out easier. The applicant expressed a willingness to provide a door to the alleyway where the trash cans would be located. (Livingston)

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As to the staff recommendation for a hand rail with vertical members for the front porch, Boardmembers did not see the need for that element.

Public Comments

PEGGY DUMPSON, Richmond, requested information on the type of building proposed.

MAMIE SMALL, Richmond, also requested information on the proposal.

Boardmembers presented the plans to the speakers, described what had been proposed, responded to their questions, clarified the access to the proposed home, and identified the proposed colors.

The public hearing was closed.

ACTION: It was M/S/C (Hannah/Leader) to approve PLN17-672, Razo Single-Family Residence subject to the 11 staff recommended conditions of approval, and the addition of Condition 12: Provide shielded lights of 2,500 to a maximum 3,000k lighting; Condition 13: Add a belly band to the site in the rear to break up the mass; Condition 14: Add a door off the trash alleyway; Condition 15: Use the Booth Bay Blue siding and maintain the Thunderstorm Gray for the roof; Condition 16: Add a covering and possibly columns and reconfigure the rear deck and slider; Condition 17: Look at the window at the front living room (not to be single hung); Condition 18: Add a stone finish or similar treatment to the concrete porch in the front; Condition 19: Add one small tree in the front and one small tree in the back (dwarf magnolia, crabapple, pink horse chestnut, or other similar sized trees) with automatic irrigation; and Condition 20: Clarify the gutter metal material; approved by voice vote: 5-0 (Ayes: Benz, Hannah, Neel, Leader and Livingston; Noes: None; Absent: Butt and Khatri).

2. **PLN 17-659 GRANT RESIDENCE**

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON A 2,954 SQUARE FOOT PARCEL.

Location 2111 GRANT AVENUE

APN 529-282-010

Zoning RM2, MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL

Owner: RICHMOND COMMUNITY FOUNDATION

Applicant BACILIA MACIAS

Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO MARCH 28, 2018**

The application was continued to the March 28, 2018 meeting.

3. **PLN 18-023 MCDONALD'S FAÇADE RENOVATION**

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT FOR BUILDING RENOVATION, SITE IMPROVEMENTS, AND BUSINESS SIGNAGE UPDATE.

Location 2301 MACDONALD AVENUE

APN 515-270-022

Zoning CM-5, COMMERCIAL MIXED-USE, ACTIVITY CENTER

Owner: MCDONALD'S CORPORATION

Applicant MCDONALD'S US LLC/KEVIN MCAULEY

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Staff Contact HECTOR LOPEZ

Recommendation: **HOLD OVER TO MARCH 28, 2018**

The application was continued to the March 28, 2018 meeting.

Board Business

A. Staff reports, requests, or announcements - None

B. Boardmember reports, requests, or announcements

Boardmember Neel reported that two weeks ago cell tower designs had been reviewed to add 5G receptors to streetlights and existing telephone poles, with feedback, and there was an intent to walk the sites to identify the best option.

Chair Livingston described the background for the aboveground cell tower designs that could not be underground as originally intended.

Adjournment

The meeting was adjourned at 7:05 P.M. to the next regular Design Review Board meeting on Wednesday, March 28, 2018.