

MINUTES APPROVED AT THE DRB MEETING ON AUGUST 8, 2018

**DESIGN REVIEW BOARD REGULAR MEETING
Multi-Purpose Room, Community Services Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804
June 27, 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 6:04 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, and Boardmembers Meredith Benz, Bhavin Khatri, and Karlyn Neel
Absent: Boardmembers Kimberly Butt, Michael Hannah, and Vice Chair Tom Leader

INTRODUCTIONS

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

APPROVAL OF MINUTES: June 13, 2018

Boardmember Benz referred to PLN18-059 Daran Single-Family Residence and commented that the DRB's discussion of that item was not complete with respect to the fact that the property was below grade at Foothill Boulevard. She also emphasized the need to clarify that while all the neighbors had approved the project, all the buildings occupied by those neighbors would be torn down. The minutes of June 27, 2018 were continued to address those comments.

APPROVAL OF AGENDA

Public Forum

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, July 9, 2018 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

1. PLN18-083
Description

GARCIA NEW SINGLE-FAMILY RESIDENCE
PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY SINGLE-

MINUTES APPROVED AT THE DRB MEETING ON AUGUST 8, 2018

Location	FAMILY RESIDENCE ON A 2,750 SQUARE-FOOT PARCEL. 230 BARRETT AVENUE.
APN	538-050-006
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner:	JONATHAN BLANDON AND JOSE GARCIA
Applicant:	BACILIA MACIAS (ARCHITECT)
Staff Contact	ROBERTA FELICIANO Recommendation: CONDITIONAL APPROVAL

Roberta Feliciano presented the staff report dated June 27, 2018, for design review of a new two-story residence where a single-family residence, demolished in 1964, had once occupied the now vacant lot. The proposed 1,345 square foot two-story home met all development standards, height and setbacks, and the design was compatible with the neighborhood.

BACILIA MACIAS, the Project Architect, presented the proposal for a three-bedroom home with a single-car garage that was within the context of the neighborhood in terms of size. The upper level would be Hardie board siding and the lower level would be stucco with a belly band to separate the two materials, with vinyl windows and asphalt shingle roofing, a small porch in front of the slab-on-grade home, and pilasters with a stucco finish. Comments from planning staff had been implemented to add glazing to the upper portion of the garage door with some accent trim, along with detailing for the outriggers of two different sizes for the porch and upper level. She described the grade on entry, reported the surface of the porch would be concrete and the concrete would be scored on the walkway leading to the front door to distinguish it from the driveway. The home would be raised about 7 inches above natural grade with one step up. While there was no spec for the front lights, a fixture would be added on the underside of the porch with night-time friendly shielded fixtures on either side of the front of the garage.

Boardmember Neel recommended some texture to the harsh black roof, to include some grays.

Boardmember Benz recommended a darker stucco and a better brown for the trim color. She offered some examples of a good color to use and agreed with the need to create a more speckled roof with some color and texture.

Boardmember Khatri referred to Sheet A3.1 and noted that the downspouts were missing from the plans, and Ms. Macias clarified that the plans would be corrected.

Chair Livingston asked about the garage door, was told that a metal door had been proposed, and recommended something like an eight panel door with a glazed top and painted wooden panels.

Chair Livingston opened the public hearing.

Public Comments

There were no comments from the public.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Benz/Khatri) to approve PLN18-083, Garcia New Single-Family Residence, subject to the four Design Review findings and 11 staff recommended conditions, and additional DRB recommendations as follows: 12) Roofing to be more of a gray/black; 13) Reverse the color with the darker gray and lighter at the top; 14) The painted garage door to be eight panel with glazing, and 15) Provide lighting

MINUTES APPROVED AT THE DRB MEETING ON AUGUST 8, 2018

specifications; approved by voice vote: 4-0 (Ayes: Benz, Khatri, Neel, and Livingston; Noes: None; Absent: Butt, Hannah, and Leader).

The next three items were continued to the meeting on July 11, 2018.

- 2. PLN18-015 SMART NEW SINGLE-FAMILY RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,600 SQUARE FOOT TWO-STORY RESIDENCE ON A ±8,700 SQUARE FOOT VACANT PARCEL.
Location 70 BELVEDERE AVENUE
APN 558-012-015
Zoning RL-1, SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT
Owner: AARON SMART
Applicant: ROGER KURATH, DESIGN 21, LLC
Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO JULY 11, 2018**
- 3. PLN18-016 SMART NEW SINGLE-FAMILY RESIDENCE**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,800 SQUARE FOOT TWO-STORY RESIDENCE ON A +9.850 SQUARE FOOT VACANT PARCEL.
Location 80 BELVEDERE AVENUE
APN 558-012-014
Zoning RL-1, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner: AARON SMART
Applicant: ROGER KURATH, DESIGN 21, LLC
Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO JULY 11, 2018**
- 4. PLN18-057 NEW COMMERCIAL ADDITION**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A 9,000 SQUARE FOOT ADDITION TO AN EXISTING AUTO BODY SHOP LOCATED IN HILLTOP AUTO PLAZA.
Location 3230 AUTO PLAZA
APN 405-330-003
Zoning CR, REGIONAL COMMERCIAL
Owner: ROSE FAMILY PROPERTIES, LLC.
Applicant: MIKE ROSE'S AUTO BODY, INC.
Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO JULY 11, 2018**
- 5. PLN18-089 TWO-STORY ADDITION**
Description **(HELD OVER FROM 06/13/2018)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.
Location 623 33RD STREET
APN 518-260-010
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner: ARIANA CASTRO.
Applicant: ZAMUDIO ARCHITECTURE
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez presented the staff report dated June 27, 2018, for a 530 square foot two-story addition to the existing single-family residence that would include a 50 square foot expansion at

MINUTES APPROVED AT THE DRB MEETING ON AUGUST 8, 2018

ground floor to include a staircase. The home had been constructed in the 1940s in the Tudor style.

Mr. Lopez explained that staff had encouraged a design compatible with the building and Boardmember Hannah had offered a sketch of how that could be done. It had later been determined that mass would be an issue and a second sketch had been offered by Boardmember Hannah, and the applicant had agreed to incorporate the change. He clarified, when asked, that there were specific guidelines for the area where certain buildings had been identified to be significant buildings in the city North and East.

ARIANA CASTRO, the property owner, was present to represent the application.

Boardmember Benz referred to the back porch and suggested that a railing (as pointed out on the plans) be eliminated and the stairs widened.

Boardmember Khatri verified with the property owner the proposed location of the trash cans.

Chair Livingston asked Ms. Castro to thank the architect for working with the DRB and with staff to incorporate the comments that had made the plans better.

There was a discussion of the existing chimney and a question of whether or not it could remain and the fireplace used because the addition was so close to the chimney.

Chair Livingston opened the public hearing.

Public Comments

There were no comments from the public.

Chair Livingston closed the public hearing.

ACTION: It was M/S/C (Benz/Neel) to approve PLN18-089, Two-Story Addition, subject to the four Design Review findings plus the 12 staff recommended conditions; approved by voice vote: 4-0 (Ayes: Benz, Khatri, Neel, and Livingston; Noes: None; Absent: Butt, Hannah, and Leader).
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Board Business

A. Staff reports, requests, or announcements: None

B. Boardmember reports, requests, or announcements:

Boardmember Benz highlighted the first of four expected planning sessions for Point Molate, a 70/30 development with 70 percent open space and 30 percent housing.

Chair Livingston highlighted the status of some of the DRB's ongoing subcommittee projects such as the discussion of phone boxes and the appropriate color; working with the mini storage for 205 Cutting Boulevard; the status of the plan for the Mechanic's Bank property; a townhouse project; the Hilltop Mall; and the Terminal One project.

Adjournment

The meeting was adjourned at 6:47 P.M. to the next regular Design Review Board meeting on Wednesday, July 11, 2018.