

MINUTES APPROVED AT THE DRB MEETING ON APRIL 10, 2019

**DESIGN REVIEW BOARD REGULAR MEETING
Multi-Purpose Room, Community Services Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804**

March 27, 2019

6:00 P.M.

BOARD MEMBERS

Meredith Benz
Michael Hannah
Macy Leung
Karlyn Neel

Kimberly Butt
Tom Leader
Jonathan Livingston

Chair Livingston called the meeting to order at 6:10 P.M.

ROLL CALL

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

INTRODUCTIONS

Staff Present: Senior Planner Jonelyn Whales, and City Attorney James Atencio

APPROVAL OF MINUTES: None

APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, referred to the McDonald's Façade Renovation project where the applicants had not communicated with the North and East Neighborhood Councils, the Aspire Richmond Technology Academy application where the applicants had not communicated with the Fairmede-Hilltop Neighborhood Council, and the Mike's Auto Body project where the applicants had not communicated with the Fairmede-Hilltop Neighborhood Council or the Hilltop District, and emphasized that as a courtesy all applicants must communicate with each applicable Neighborhood Council to hear their concerns.

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, April 8, 2019 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

The following item had been removed from the agenda.

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- 1. PLN17-652** **LAI SINGLE-FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT**
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED ACCESSORY DWELLING UNIT ON A ±8,400 SQUARE FOOT VACANT PARCEL

Location: BUENA VISTA AVENUE
APN 556-151-006
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner: LAI EUGENE
Applicant LI-SHENG FU
Staff Contact JONELYN WHALES Recommendation: REMOVE FROM AGENDA

- 2. PLN19-020** **HAMPTON SINGLE-FAMILY RESIDENCE/ACCESSORY DWELLING UNIT**
Description PUBLIC HEARING REQUEST TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,850 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND A 635 SQUARE FOOT DETACHED ACCESSORY DWELLING ON A ±5,000 SQUARE FOOT PARCEL

Location ALAMO AVENUE
APN 561-182-035
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner DONALD HAMPTON
Applicant ROBERT AVILLAR
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Jonelyn Whales presented the staff report dated March 27, 2019, for a project on a vacant lot where the applicant proposed a contemporary designed residence of 1,800 square feet with a two-car garage and an Accessory Dwelling Unit (ADU) in the rear. The project met all applicable standards for the zoning district. She verified, when asked, that the color palette had been included on the plans on Page A4.

Boardmembers emphasized the DRB's desire for the continued enforcement of the submittal of material boards and paint swatches to ensure the accuracy of proposed colors; the submittal of 11x17 sized set plans as opposed to full size sets; and the addition of shielding to the 3,000k limit for lights to the staff recommendations.

Boardmember Butt did not see the location of the downspouts although the gutters had been identified on the plans; and expressed concern for the columns on the ADU which appeared to extend beyond the beam.

Boardmember Neel verified the colors and the location of trash enclosures.

Chair Livingston opened the public hearing.

There were no comments from the public.

Chair Livingston closed the public hearing.

<p>ACTION: It was M/S/C (Hannah/Livingston) to approve PLN19-020, Hampton Single-Family Residence and Accessory Dwelling Unit, subject to the four Findings and Statements of Fact with 12 staff recommended conditions of approval, and an additional DRB condition as follows: 13) The light to be shielded and to have no up light; approved</p>
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by voice vote: 5-0 (Ayes: Butt, Hannah, Leung, Neel, and Livingston; Noes: None; Absent: Benz and Leader).

3. PLN19-038	NAVARRO NEW MIXED-USE BUILDING
Description	STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW THREE-STORY MIXED-USE BUILDING CONSISTING OF GROUND FLOOR COMMERCIAL AND FOUR RESIDENTIAL LIVING UNITS ON A ±4,800 SQUARE FOOT PARCEL
Location	761 23 RD STREET
APN	529-180-007
Zoning	CM-3, COMMERCIAL MIXED-USE, COMMERCIAL
Owner	ANA NAVARRO
Applicant	JOSE REYES
Staff Contact	JONELYN WHALES Recommendation: PROVIDE AND RECEIVE COMMENTS

Jonelyn Whales presented the staff report dated March 27, 2019, for a mixed-use project in one of the new commercial zones with a minimum lot size, and explained that the size of the never developed lot would have to be verified and the applicant might have to apply for a variance for a smaller lot size to meet minimum requirements. The proposed commercial project would accommodate a restaurant or grocery store with residential living above, consistent with the General Plan.

Chair Livingston verified with the applicant that a survey of the site had yet to be done and a structural engineer would be secured for the project.

The DRB discussed the project and expressed the following comments, recommendations, and concerns:

Boardmember Neel verified that there would be a driveway on the lot and expressed concern for the safety of vehicles exiting the lot onto 23rd Avenue given the poor visibility of the site. She also referenced other factors that needed to be addressed including drainage, the style of the building, color where pops of color were recommended to tie into the colorful street, with the creation of a visual language of the building and architectural style.

Boardmember Hannah asked about the parking requirement for new construction and the requirement for Americans with Disabilities Act (ADA) regulations. He emphasized the applicant's need to secure a surveyor, a structural engineer, a civil engineer, and a licensed architect to address the issues related to the commercial and residential parking, lot constraints, complex technical problems, and the need to bring a residential character into the building. He volunteered through staff to help address the areas of concerns and offered a conceptual drawing of what could be done on the site that would fit into the context of the community.

Boardmember Butt liked the layout of the plan and the spaces, and the density on 23rd Street, but noted that while the three-stories were not egregious, suggested the upper two stories might need to be set back, and the architectural language and size of the building would need to be addressed as would the façade and articulation. She also recommended more thought to the interior of the residential units to move, for instance, the bedrooms facing 23rd Avenue to the other side of the building.

Chair Livingston commented that the proposed building did not conform to the standards and requirements of the CM-3 Zoning District. He also suggested there was a trash location issue that would need to be addressed

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Public Comments:

There were no comments from the public.

The Board offered advice to the applicant to be able to create a visually successful project and reiterated the need for a licensed architect to address the issues who would work with staff and potentially with Boardmember Hannah to address those issues.

The following item was held over to a future meeting given that the application was not considered to be complete.

4. PLN17-236	POWERPLANT PARK CUP
Description	(HELD OVER FROM MARCH 13, 2019) REQUEST TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT FOR A PROPOSED CANNABIS PRODUCTION FACILITY THAT INCLUDE 45 GREENHOUSES, A NURSERY, PROCESSING CENTER, AND SUPPORT FACILITIES, INCLUDING A CAFÉ
Location:	NORTHWEST CORNER OF RICHMOND PARKWAY AND GOODRICK AVENUE
APN	408-220-003, -023, -024, -025, -026, -032, -033, -034, -039, -041, -042, -043, -049, AND -050
Zoning	INDUSTRIAL AGRICULTURE
Owner	RICHMOND DEVELOPMENT CO, JOE AND HEIDI SHEKOU, DOOMMAS ENTERPRICES LLC
Applicant	POWERPLANT PARK INC.
Staff Contact	LINA VELASCO Recommendation: HOLD OVER TO A FUTURE MEETING

Board Business

A. Staff reports, requests, or announcements:

There were no staff reports, requests, or announcements.

B. Boardmember reports, requests, or announcements:

The Board discussed the probability that the DRB's membership would continue at five members pending the selection of two new members. On the discussion, it was noted that not all members of the Board would be required to live and/or work in Richmond. The Board also highlighted some upcoming projects and vision projects.

Adjournment

The meeting was adjourned at 7:30 P.M. to the next regular Design Review Board meeting on Wednesday, April 10, 2019.