

# MINUTES APPROVED AT THE DRB MEETING ON JANUARY 22, 2020

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

December 11, 2019

6:00 P.M.

### BOARD MEMBERS

Kimberly Butt  
Michael Hannah  
Jonathan Livingston

Jessica Fine  
Macy Leung  
Karlyn Neel

Chair Livingston called the meeting to order at 6:04 P.M.

### ROLL CALL

**Present:** Chair Jonathan Livingston, and Boardmembers Kimberly Butt, Jessica Fine, Michael Hannah, Macy Leung, \* and Karlyn Neel\*  
\*Arrived after Roll Call

**Absent:** None

### INTRODUCTIONS

**Staff Present:** Planners Emily Carroll, Hector Lopez, and Lina Velasco; and City Attorney James Atencio

**APPROVAL OF MINUTES:** November 13, 2019

<b>ACTION:</b> It was M/S/C (Hannah/Butt) to approve the minutes of the November 13, 2019 meeting, as submitted; approved by voice vote: 4-0 (Ayes: Butt, Fine, Hannah, and Livingston; Noes: None; Absent: Leung, Neel).
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### APPROVAL OF AGENDA

#### Public Forum

[The recording of the meeting started during the Public Forum.]

CORDELL HINDLER, Richmond, referred to the concerns he had earlier raised regarding the Valmar Laundromat project and the traffic and numerous accidents in the intersection adjacent to the proposal, and urged attention to the safety concerns in that area along with the fact that the parking lot could be too small to accommodate expected parking demands. With respect to the Home 2 Suites Hotel item on the current meeting agenda, he stated the Marina Bay Neighborhood Council had expressed support for a hotel. He also emphasized the need for applicants to contact the Neighborhood Councils for any application submitted to the DRB for consideration.

JENNY BALISLE, Vice Chair of the Public Art Advisory Committee (PAAC), and Chair of the Richmond Arts & Culture Commission (RACC), discussed the work that those groups had been

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doing with respect to the review process for the One Percent for Public Art Private Development Ordinance.

Ms. Balisle distributed a fact sheet with respect to that ordinance and described the public review process that involved the Planning Department, Arts & Culture staff, and the PAAC. She requested a joint meeting in the New Year to discuss the ordinance and the need to coordinate with all involved.

Chair Livingston requested that a meeting be scheduled to discuss the process.

### City Council Liaison Report

#### CONSENT CALENDAR:

Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, December 23, 2019 by 5:00 P.M. and he announced it after each affected item.

<b>CC 4. PLN19-230</b>	<b>HOME 2 SUITES HOTEL</b>
Description	PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT AND ADJUSTMENT TO THE RICHMOND BAY SPECIFIC PLAN STANDARDS FOR THE CONSTRUCTION OF A FOUR-STORY 102-ROOM HOTEL ON A VACANT PARCEL LOCATED BETWEEN 1951 AND 2157 MEEKER AVENUE.
Location	MEEKER AVENUE
APN	560-170-018
Zoning	SP-2, RICHMOND BAY SPECIFIC PLAN
Owner	HBF WESTGROUP PROPERTIES, LLC
Applicant	MEEKER AVE LLC
Staff Contact	LINA VELASCO
	Recommendation: <b>CONDITIONAL APPROVAL</b>

**ACTION: It was M/S/C (Hannah/Butt) to approve PLN19-230, Home 2 Suites Hotel, subject to the four Findings and Statements of Fact with 34 Conditions of Approval; approved by voice vote: 5-0 (Ayes: Butt, Fine, Hannah, Neel and Livingston; Noes: None; Absent: Leung).**

#### PUBLIC HEARINGS:

<b>1. PLN19-069</b>	<b>KENNEDY ADDITION</b>
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A <u>+350</u> SQUARE FOOT SECOND-STORY ADDITION TO AN EXISTING RESIDENCE.
Location	1647 SAN BENITO STREET
APN	508-292-007
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Owner	DONNA AND CHARLES KENNEDY
Applicant	ADAM MILLER, SIDELL PAKRAVAN ARCHITECTS
Staff Contact	EMILY CARROLL
	Recommendation: <b>CONDITIONAL APPROVAL</b>

Emily Carroll presented the staff report dated December 11, 2019, for the item that had previously been considered by the DRB. Subject to the DRB's comments, the design had been simplified and was now harmonious with the existing home and the neighborhood. She recommended approval of the application with the recommendation that the new handrail at the

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porch addition match the rear juliete handrail design of the second floor balcony railing. She clarified that the materials would match the existing home.

The Project Architect from Sidell Pakravan Architects, was available to respond to questions from the DRB.

Boardmember Hannah explained that as a member of the subcommittee that had reviewed the application, he had been a communication conduit between the applicant and staff to make the normal process work.

Chair Livingston supported the addition and commented that the addition would likely require a new foundation, and if that was the case he offered a recommendation titled "Exhibit A" for how the design could work, which might require an extension of the addition two feet into the backyard.

Boardmember Hannah commented that the DRB was comfortable with the approach since everything matched the existing building and there was room to maneuver.

**ACTION: It was M/S/C (Hannah/Butt) to approve PLN19-069, Kennedy Addition, subject to the four Findings and Statements of Fact with eight Conditions of Approval and the addition of Condition 9) Subject to Exhibit A submitted by Chair Livingston; approved by voice vote: 6-0 (Ayes: Butt, Fine, Hannah, Leung, Neel and Livingston; Noes: None; Absent: None).**

<b>2. PLN19-054</b>	<b>TAPATIO RESTAURANT COMMERCIAL ADDITION</b>
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,800 SQUARE FOOT ADDITION TO AN EXISTING RESTAURANT.
Location	910 23 <sup>RD</sup> STREET
APN	528-162-001
Zoning	CM-3, COMMERCIAL MIXED-USE DISTRICT
Applicant	VICTOR ARANDA (OWNER)
Staff Contact	HECTOR LOPEZ                      Recommendation: <b>CONDITIONAL APPROVAL</b>

Hector Lopez presented the staff report dated December 11, 2019, for a 12,000 square foot existing Mexican restaurant that had been on site for many years. He reported that a small portion of the parking lot was being used for a commissary service which included the preparation of food at the restaurant to be served off-site by vending mobile trucks and used for truck storage and cleaning in the parking area facing Wendell Avenue. New regulations from the Waste Water Recovery Department required that the commissary service have a roof constructed to control the runoff of water into the sewer system and into the street. To address that requirement, the applicant proposed to construct a wood frame structure with stucco exterior and a metal roof comprised of 1,800 square feet on the northeast portion of the site, 16 feet 6 inches in height and slightly detached from the existing building. There would be openings on the southern and eastern side of the building with planters proposed along the western side of the structure facing 23<sup>rd</sup> Avenue and in front of the garage doors, with trees abutting the residential district to the east.

Mr. Lopez responded to comments from the DRB and explained that there was no architect involved with the project although a civil engineer was involved, and there were no plans to show existing conditions and proposed improvements. He explained that the drainage for the vehicle washing inside the building would be addressed by the Waste Water Recovery

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Department. He added, when asked, that there had been no communication from the Neighborhood Council.

Boardmember Hannah suggested the proposal was much bigger and more complex than had been presented.

Boardmember Butt clarified with Mr. Lopez that a prefab structure had initially been proposed and the applicant had been advised to propose a building compatible with the existing building.

Chair Livingston opened the public hearing.

VICTOR ARANDA, the owner/applicant, presented material samples.

Boardmember Hannah expressed concerns for the proposed drainage plans that did not meet code, for the fact that there was no architect and the civil engineer was not present, he was concerned with the stucco wall, and he had fundamental problems with four garages adjacent to the street where soapy water could drain onto the street, particularly with residential units nearby.

Boardmember Fine expressed concern with the height of the parapet and asked about the equipment that would be on the roof. While she appreciated the attempt to match the existing building, there was no infrastructure included.

In response to the DRB's concern for the drainage from the wash area, Mr. Aranda stated he already had a grease trap, which had been in place for 30 years.

Boardmember Hannah suggested the only thing missing was an architect to design a nice building, and while he understood the infrastructure was available to convert the site into an approved sanitary facility, he objected to the three-foot stucco wall that hid a roof. He added that there were insufficient renderings provided to identify how the building would work and stated the documents submitted were not appropriate or complete enough to be reviewed by the DRB. He urged the applicant to hire an architect given the complexity of the proposed commercial building.

Boardmember Leung agreed that a more thought out design would produce a better project to ensure a structurally sound and feasible proposal.

Boardmember Butt verified the need that the garage be a simple appropriate well-designed garage compatible with the restaurant itself. She also recommended that the proposed height of the building be brought down a bit.

Boardmember Hannah emphasized the need to address the technical aspects of the building, stressed the need to see existing and proposed plans side by side, and reiterated the recommendation to hire an architect to address each of the components related to the project.

Chair Livingston clarified that the DRB liked the overall design but reiterated the need to address the accessibility issues, waterproofing, drainage, and waste water. He agreed with the comments with respect to making the building simpler with no need for the tile and lights down the façade of the building. He liked the culturally iconic building and suggested a mural on the wall or the garage doors depicting family life in that area would be appropriate.

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**ACTION:** It was M/S/C (Livingston/Butt) to continue PLN19-054, Tapatio Restaurant Commercial Addition to a future meeting; approved by voice vote: 6-0 (Ayes: Butt, Fine, Hannah, Leung, Neel and Livingston; Noes: None; Absent: None).

3. **PLN19-259 TWO NEW TOWNHOMES**
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|---------------|--|
| Description   | (HOLD OVER FROM NOVEMBER 13, 2019) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT TWO ATTACHED SINGLE-FAMILY DWELLINGS ON A 5,300 SQUARE FOOT VACANT PARCEL. |
| Location      | 657 HARBOUR WAY  |
| APN           | 534-181-004 AND 534-181-005  |
| Zoning        | CM-2, COMMERCIAL MIXED-USE NEIGHBORHOOD DISTRICT   |
| Owner         | ORANT LLC  |
| Applicant     | MAGNOLIA SABRINA ELLIS   |
| Staff Contact | HECTOR LOPEZ Recommendation: <b>CONDITIONAL APPROVAL</b>   |

The application was continued 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:

Chair Livingston acknowledged the efforts taken by Cordell Hindler to ensure the engagement of the Neighborhood Councils in the DRB review process.

The DRB reported on a number of ongoing projects and their status.

### Adjournment

The meeting was adjourned at approximately 7:30 P.M. to the next regular Design Review Board meeting on Wednesday, January 22, 2020.