

MINUTES APPROVED AT THE DRB MEETING ON APRIL 22, 2020

DESIGN REVIEW BOARD REGULAR MEETING Richmond CA 94804

April 8, 2020
6:00 P.M.

All Participation Via Teleconference

On March 16, 2020, the Health Officer of Contra Costa County issued an Order through April 7, 2020, that directed that all individuals living in the County to shelter at their place of residence except those providing essential services. On March 31, 2020, the County issued Order No. HO-COVID19-03 superseding the Prior Shelter Order and extending certain terms of the Prior Shelter Order to increase social distancing, reduce person-to-person contact and extend the shelter-in-place order until May 3, 2020.

On March 17, 2020 Governor Gavin Newsom issued Executive Order N-29-20, authorizing legislative bodies to hold public meetings via teleconferencing, allowing members of the public to observe and address meetings telephonically or otherwise electronically, consistent with notice and accessibility requirements as set forth in the Order. On March 19, 2020, the Governor issued a statewide shelter-in-place order.

Due to the shelter in place orders, attendance at this meeting was limited to the Design Review Board members, City of Richmond staff, and members of the news media. Public comment was confined to items on the agenda and limited to the specific methods identified on the agenda.

BOARD MEMBERS

Kimberly Butt
Jessica Fine
Macy Leung
Karlyn Neel

Brian Carter
Michael Hannah
Jonathan Livingston

Chair Livingston called the meeting to order at 6:00 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, and Boardmembers Kimberly Butt, Brian Carter, Jessica Fine, Michael Hannah, Macy Leung, and Karlyn Neel

Absent: None

INTRODUCTIONS

Staff Present: Planners Roberta Feliciano, Jonelyn Whales, Emily Carroll, and Hector Lopez; and City Attorney James Atencio

APPROVAL OF MINUTES: March 11, 2020

<p>ACTION: It was M/S/C (Hannah/Butt) to approve the minutes of the March 11, 2020 meeting, as submitted; approved by voice vote: 7-0 (Ayes: Butt, Carter, Fine, Hannah, Leung, Livingston, and Neel; Noes: None; Abstain: None; Absent: None).</p>
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APPROVAL OF AGENDA

Public Forum

Planning staff presented an email from CORDELL HINDLER, Richmond, reading: *Good evening Chair Livingston, Boardmembers: 1) If you recall when the folks came to talk about the expansion of El Tapatio, again before the project comes to anybody, the applicant has to reach out to the North and East to schedule a presentation; 2) also regarding the Aspire matter, the applicant did not reach out to the Fairmede Hilltop to address the concerns regarding safety. Sincerely, Cordell.*

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, April 20, 2020 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

- | | |
|---------------------|---|
| 1. PLN19-428 | KAHAN SINGLE-FAMILY RESIDENCE |
| Description | PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT AND A VARIANCE FOR MINIMUM LOT SIZE TO CONSTRUCT A TWO-STORY SINGLE-FAMILY RESIDENCE ON A 2,812 SQUARE FOOT PARCEL. |
| Location | VACANT LOT ON 16 TH STREET, SOUTH OF ROOSEVELT AVENUE |
| APN | 514-162-031 |
| Zoning | RM-2 MULTIFAMILY HIGH DENSITY RESIDENTIAL DISTRICT |
| Owner | TOBIAS KAHAN |
| Applicant | DANIEL DEL RIO |
| Staff Contact | ROBERTA FELICIANO |
| | Recommendation: RECOMMENDATION TO THE PLANNING COMMISSION |

Roberta Feliciano presented the staff report dated April 8, 2020, and reported that the action was a recommendation to the Planning Commission for a Design Review Permit to build a two-story 1,700 square foot home on a 2,800 square foot lot, with a one-car garage with a tandem space on the driveway. She reported that the project met the development standards with the exception of minimum lot size, which was 5,000 square feet, and which was why the variance was necessary. She recommended the applicant simplify the columns for the front porch, stated the applicant was amenable to do that, and recommended approval of the Design Review Permit, with a recommendation to the Planning Commission.

Hector Lopez clarified that the RM-2 Multifamily High Density Residential District allowed up to three dwelling units.

Chair Livingston opened the public hearing.

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DANIEL DEL RIO, the applicant, described the proposal for the two-story home and the minor changes that had been made as recommended by staff due to visibility and the presentation of the home on a very narrow lot.

There were no members of the public who wished to speak to the item.

Chair Livingston closed the public hearing.

Boardmember Carter noted the narrow lot, the slight street presence and the limited ability to provide a garage, which he verified with staff would have some glazing to offer a softer street presence. He recommended an extension of the overhang over the garage to provide more of a pedestrian scale. With respect to the entry columns, he suggested the proportion in relation to the rest of the porch should be slimmed down or a cap and base delineation be provided. There was Board agreement to simplify that element.

Boardmember Leung suggested the proposal overall fit into the context of the neighborhood but spoke to proportion such as the windows on the second story. She noted the windows in the proposal were not the same type or height.

Chair Livingston referenced the double hung windows on the sides with casement windows elsewhere, and a hodgepodge of different fenestration that would have to be addressed.

Boardmember Fine noted inconsistent trim on the doors and windows. She sought a better understanding of the orientation and recommended an AP map correlating that to the elevation on Page A-2. She recommended a less deep fascia that she described as being too heavy, consistency in the trim, more detail in the rear landscape plan, and some clarity in the fence height and supported a six-foot fence. She also commented that the continuity of the belly band interfacing with the fascia coming off the entry door was a bit off.

Boardmember Neel emailed information to staff on windows and referred specifically to those windows right above the front door which she suggested were out of scale with the front door and the windows to the right. She recommended one type of window throughout, noted that some doors were centered and some were not, and recommended some tree planting in the back yard for privacy.

Boardmember Butt commented that generally the scale and massing of the proposal was fine, although there was a lack of trim around the garage door and other details related to windows and trim needed to be refined. She agreed with an extension of the overhang over the garage.

Boardmember Hannah concurred that the transom needed to be integrated with the front door and those windows were too big. He emailed column options for consideration, which he identified as Exhibit A, which also illustrated the concept of a transom and side light. He recommended that the applicant identify the trim size, potentially a 3.5-inch trim, and make it consistent throughout, including the garage door. He recommended that the two windows above the front door be grouped together as a single window with two lights, with everything to be consistent, and with all headers to match.

Boardmember Hannah also stated the belly band should be at least two inches taller, that the upper belly band be removed, that the stone veneer be wrapped back on each side at least six feet, that the garage awning be pulled out a foot, recommended Hardie trim as being better and sturdier than painted wood, and verified with the applicant that gutters and downspouts would be painted aluminum. He stated the trim should be around everything and be aligned and the

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man garage door should also be aligned with the nearest window. He also recommended that the bedroom window be shifted over and be centered with the windows below, and any overhang over the patio door should be pulled out a foot to match the garage.

It was also recommended that the light fixtures be centered and be symmetrical with the door.

ACTION: It was M/S/C (Livingston/Hannah) recommended to the Planning Commission the approval of PLN19-428, Kahan Single-Family Residence, subject to the four Findings and Statements of Fact with 11 Conditions of Approval, and additional DRB conditions as follows:

- 12) Garage overhang to be extended to at least one foot six inches;
 - 13) Front posts (8x8) with cap and base to be similar to Exhibit A submitted by Boardmember Hannah to Roberta Feliciano;
 - 14) Window proportion to be kept similar;
 - 15) Fascia feels heavy, recommend cementitious 2x8;
 - 16) Belly band to be two inches taller at 2x12 or 2x14;
 - 17) Transom window above front door to match the width of the door, with the whole to be one-piece construction similar to Exhibit A;
 - 18) Stone exterior to return to the side of the house six feet minimum, on both sides;
 - 19) Trim to be consistent all the way around with one consistent size;
 - 20) Window above front door to be one window to match the scale of the other windows;
 - 21) Remove upper belly band on the gable;
 - 22) Center window on rear elevation above rear slider and add two-foot roof overhang above slider;
 - 23) Add two 15-gallon evergreen or deciduous trees in the rear yard;
- approved by voice vote: 7-0 (Ayes: Butt, Carter, Fine, Hannah, Leung, Livingston, and Neel; Noes: None; Abstain: None; Absent: None).

2. PLN18-059	MOGHADAM RESIDENCE
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO RECONSTRUCT A 2,436 SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 3,600 SQUARE-FOOT PARCEL.
Location	2439 FOOTHILL AVENUE
APN	549-140-014
Zoning	RL-2 SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant	DARAN MOGHADAM (OWNER)
Staff Contact	JONELYN WHALES Recommendation: CONTINUE TO FUTURE MEETING

Staff recommended that the item be continued to a future meeting.

3. PLN18-219	JURUM TWO-STORY DWELLING
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,240 SQUARE-FOOT SINGLE-FAMILY DWELLING IN THE TISCORNIA SPECIFIC PLAN AREA.
Location	523 SANTA FE AVENUE
APN	558-184-005
Zoning	TISCORNIA SPECIFIC PLAN
Owner	FIRST GROUP INVESTMENTS, LLC
Applicant	BRAD GUNKEL
Staff Contact	JONELYN WHALES Recommendation: CONTINUE TO FUTURE MEETING

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Staff recommended that the item be continued to a future meeting.

4. PLN20-031	RECONSTRUCT GARAGE WITH AN ACCESSORY DWELLING UNIT
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO DEMOLISH AND RECONSTRUCT AN EXISTING GARAGE AND TO ADD AN UPPER FLOOR WITH AN ACCESSORY DWELLING UNIT (ADU).
Location	509 WASHINGTON AVENUE
APN	558-051-001
Zoning	RL-1, SINGLE-FAMILY VERY LOW DENSITY RESIDENTIAL DISTRICT
Applicant	ANTHONY MURPHY (OWNER)
Staff Contact	HECTOR LOPEZ Recommendation: CONTINUE TO FUTURE MEETING

Staff recommended that the item be 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 reported that the next meeting agenda would include a Study Session for 12th and Macdonald, and a future agenda would include the Pt. Molate project.

Adjournment

The meeting was adjourned at 7:05 P.M. to the next regular Design Review Board meeting on Wednesday, April 22, 2020.