

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 22, 2017

DESIGN REVIEW BOARD MEETING
Multipurpose Room, Civic Center Building, Basement Level
440 Civic Center Plaza, Richmond CA 94804
August 24, 2016
6:00 p.m.

BOARD MEMBERS

Eileen Whitty, Chair	Ray Welter, Vice Chair
Meredith Benz	Brant Fetter
Tom Leader	Jonathan Livingston
Mike Woldemar	

Chair Whitty called the meeting to order at 6:02 p.m.

ROLL CALL

Present: Chair Eileen Whitty; Boardmembers Meredith Benz, Brant Fetter, Jonathan Livingston and Mike Woldemar

Absent: Vice Chair Ray Welter and Boardmember Tom Leader

Staff Present: Hector Lopez and Assistant City Attorney James Atencio

APPROVAL OF MINUTES - None

APPROVAL OF AGENDA

ACTION: It was M/S/C (Whitty/Woldemar) to approve the agenda; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston, Woldemar and Whitty; Noes: None; Absent: Leader and Welter).
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Public Forum – Brown Act

CORDELL HINDLER, Richmond, spoke about his availability to speak at DRB meetings and responses from neighborhood association meetings.

City Council Liaison Report - None

CONSENT CALENDAR:

There were no Consent Calendar items. Chair Whitty stated that for any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Tuesday, September 6, 2016 by 5:00 p.m.

Public Hearing(s)

- 1. PLN15-316 JOHNSON TWO-STORY ADDITION**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR EXTERIOR ALTERATIONS TO AN EXISTING RESIDENCE, INCLUDING A TWO-STORY ADDITION AND NEW CARPORT.
Location 716 GERTRUDE AVE

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APN 561-252-001
Zoning RL, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner JOHNSON JACQUELINE
Applicant SIDNEY NORMAN
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez gave the staff report and described the scope, layout, and key elements of the request for a design review permit for a second story addition to an existing one-story single family residence, noting that the DRB reviewed the project in June and asked that the applicant revise the proposal.

Boardmember Benz pointed out an error on the elevations which show east/west and it should north/south. She saw a drawing for a new kitchen on the second floor unit, but it is not in the floor plan. Mr. Norman confirmed there was no new kitchen and this was from the previous proposal.

Boardmember Benz asked and confirmed that fencing would be of 6' redwood fencing for the rear and side yards and 4' in the front yard, and on the east side of the second floor there were no windows proposed per the Building Code because they only have 2'6" on that side yard.

Boardmember Livingston referred to the horizontal structural elements of the carport and confirmed that the applicant did not wish to put walls on the sides of it because of the size of the lot and the amount of space on its sides. He asked how the carport was supported horizontally for earthquake and wind conditions other than 6x6 foot posts. Mr. Norman said they will have it engineered and they have the depths to install beams.

Chair Whitty opened the public comment period.

Public Comments:

CORDELL HINDLER, Richmond, said he received correspondence back from the neighborhood association president and he supported the revisions made to the project.

Chair Whitty closed the public hearing.

ACTION: It was M/S/C (Benz/Whitty) to approve PLN15-316 with the 4 design review findings and the 7 recommended conditions, with additional condition that there be no kitchen shown in the plans for the second floor and the structural comments voiced regarding the carport by Boardmember Livingston; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston, Woldemar and Whitty; Noes: None; Absent: Leader and Welter).

- 2. PLN16-156 LIVE/WORK BUILDING**
Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±2,700 SQUARE FOOT LIVE/WORK BUILDING ON A ±6,050 SQUARE FOOT VACANT LOT.
Location SOUTHWEST CORNER OF WEST BARRETT AVENUE AND 1ST STREET
APN 538-042-003
Zoning LW, LIVE/WORK
Owner JOSE ZERO
Applicant BRENDA MUNOZ

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Staff Contact HECTOR LOPEZ

Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez gave the staff report and described the scope, layout, and key elements of the request for a design review permit to construct a 2,700 square foot live/work building on a 6,050 square foot vacant lot. He noted that all revisions were made based on staff's comments and Boardmember Livingston's comments and the public hearing was left open.

Boardmember Woldemar referred to the proposed Condition No. 3 and asked staff to add in the standard paragraph showing where conditions of approval are and where the drawing can be found.

Boardmember Woldemar also referred to Condition No. 5; that the living space shall not be rented separately from the work space. Mr. Lopez noted the unit consists of two elements; living and work components, and he said his understanding is that the work area does not become a separate workshop but someone who is working and living in the unit.

Boardmember Fetter said any kind of condition placed on a project, there is a certain practicality for enforceability of it and he did not understand this under this live/work unit, as no one will really know one way or the other. Assistant City Attorney Atencio said he thinks it would be difficult to enforce but not impossible.

Boardmember Woldemar said the City does not require use permits and he asked how the City could condition the project under the design review process. He suggested the City should consider a use permit so it does account for certain living and working situations, and he asked that staff consider this be changed for the future.

Boardmember Fetter asked staff to revise the grammar in Condition No. 9 to "All electrical line connections ~~dimensions~~ to the site..."

Chair Whitty commented that the Iron Triangle Neighborhood Association supports the project and asked if HVAC was discussed or addressed in the plans, and Mr. Lopez suggested the applicant address this.

Boardmember Livingston voiced the following questions and comments regarding the project:

- He asked if the applicant would be amenable to using 7/8 corrugated 24 gauge in lieu of 26 gauge trapezoidal section. Mr. Zero said yes, and said he will check with the manufacturer to determine if they provide it.
- He asked to remove the L-flashing on the gable ends of the roof.
- On Page A-4 there is a detail for CMU block but it states "stucco wall" but on the plan it looks flush. Ms. Munoz said this is the detail the company provided her. It will have a CMU base with stucco over it. He stated he could see how this works.

Boardmember Woldemar asked that when the metal comes down, a flashing joint must be made to the top of the CMU, and Ms. Munoz agreed. Boardmember Livingston stated this should be 24 gauge, as well.

- He asked what the window trim is, and he provided a sketch showing a surround going all the way around which he asked be implemented. Ms. Munoz confirmed.

Chair Whitty asked about HVAC, and Mr. Zero stated there is a window on top of the rollup door that was changed from a grid to a window, and this would be the exhaust for the building air.

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Most buildings are not air conditioned here and there will be air circulation for the large room. For the living areas he was planning to use two independent ductless Mitsubishi heat pumps. There is a room in the back near the parking space or at the 5' offset of the building, and the pipes can be located here.

Chair Whitty asked if they were building drones or data debugging. Mr. Zero said he works with Cloud service providers but no drones. His customers are Yahoo, Google, and manufacturers like Flextronics and they build prototypes of servers and server racks of different sizes which will fit in the building, and he noted that the location is ideal.

Boardmember Woldemar referred to the landscape plan on Sheet A-5 and he noted it states there is a proposed sidewalk for City requirements; however, the plan does not show what will happen between the sidewalk and the curb as far as plant materials. Ms. Munoz noted it will be planted with Creeping Thyme. He also said they are up against the eastern wall of the building and installation of a 6' wide walkway and this will be money spent twice to create a north/south pedestrian walkway.

He instead suggested that if they did not want to spend money on the building side, they could arrange the parking space to be straight out to the sidewalk, to the entry door and/or continue onto the driveway and go into the backyard. This would only need a landscape pattern there. He said between the street and building sidewalks there are two versions of bougainvillea but an indication for a wire support behind. He asked that the bougainvillea be put up against the building and eliminate the walkway where possible, and install a groundcover along both sides of the City sidewalk. This would save money, maintenance costs, and allow the bougainvillea to grow up along the building. Boardmember Livingston also asked to add a row of street trees.

Mr. Zero said they could put the mesh close to the building but not put the bougainvillea right onto the building, and Boardmember Woldemar agreed.

Chair Whitty opened the public comment period.

Public Comments:

CORDELL HINDLER, Richmond, recognized the Iron Triangle Neighborhood Association's support and asked that wiring be checked by the City for the building.

The public hearing was closed.

ACTION: It was M/S/C (Whitty/Fetter) to approve PLN16-156 with staff's 4 findings and 13 recommended conditions; and that Condition No. 3 be altered to include the words "submitted for review and approval..." (and to detail who is responsible on the cover sheet); revise Condition No. 9 to remove the "s" from the word "lines" and add "connections"; add Condition No. 14 to use 24 gauge corrugated walls and 24 gauge flashing at the base; add Condition No. 15 to utilize full length panels so that the Z flash is not necessary; add Condition No. 16 to finish windows per Boardmember Livingston's drawing; add Condition No. 17 to keep the heat pump downstairs and fan coil upstairs; add Condition No. 18 to revise landscaping adjustments per Boardmember Woldemar's sketch to relocate the bougainvillea close to the building, add a new groundcover, add a row of 7 street trees, and allow the applicant to choose whether to keep the pathway at the back of the building; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston, Woldemar and Whitty; Noes: None; Absent: Leader and Welter).

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3. PLN16-313 ACCURATE AUTO BODY

Description	PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO PLANNING COMMISSION FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±24,600 SQUARE FOOT MAJOR AUTO BODY REPAIR FACILITY.	
Location	3033 RICHMOND PARKWAY	
APN	405-372-001	
Zoning	IL, INDUSTRIAL LIGHT	
Owner	WANG BROTHERS INVESTMENTS, LLC	
Applicant	STEVE ROTH, RICHMOND PARKWAY PROPERTIES, LLC	
Staff Contact	JONELYN WHALES	Recommendation: HOLD OVER TO SEPTEMBER 14, 2016

ACTION: It was M/S/C (Whitty/Benz) to hold over PLN16-313 to September 14, 2016; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston, Woldemar and Whitty; Noes: None; Absent: Leader and Welter).

Board Business

- A. Staff reports, requests, or announcements** – None.
- B. Board member reports, requests, or announcements** – Boardmember Woldemar noted that he saw copies of the original submittal for the auto body facility, made some comments to Jonelyn Whales, and he hoped the applicant was going to revise plans.

Boardmember Woldemar also reported that he saw some communications about artificial grass in front of the Richmond Wholesale Meat Warehouse and he said this was not approved by the DRB. Boardmember Fetter also noted that a substantial chain link fence was installed. Boardmember Livingston reported there is supposed to be a curb and gutter there and asked staff to inspect the project.

Boardmember Benz reported the former empty parking lot which will be proposed as a very modern, 4-unit project on the corner of Washington Avenue and Tewksbury which is the main entrance to historic Pt. Richmond across from the Spot. Boardmembers briefly conversed on the number of units, parking requirements and General Plan Amendments.

Boardmember Woldemar confirmed that Boardmembers should submit their comments on the draft revised zoning ordinance to Ms. Velasco.

The Board adjourned at 7:02 p.m. to the next meeting on September 14, 2016.