

MINUTES APPROVED AT THE DRB MEETING ON MAY 10, 2017

DESIGN REVIEW BOARD REGULAR MEETING Multipurpose Room, Civic Center Building, Basement Level 450 Civic Center Plaza, Richmond CA 94804

April 12, 2017
6:00 p.m.

BOARD MEMBERS

Eileen Whitty, Chair
Meredith Benz
Tom Leader
Mike Woldemar

Ray Welter, Vice Chair
Brant Fetter
Jonathan Livingston

Chair Whitty called the meeting to order at 6:05 p.m.

ROLL CALL

Present: Chair Eileen Whitty; Boardmembers Meredith Benz, Brant Fetter, Tom Leader and Jonathan Livingston

Absent: Vice Chair Ray Welter and Boardmember Mike Woldemar

Staff Present: Jonelyn Whales, Hector Lopez, and Attorney Rachel Sommovilla

APPROVAL OF MINUTES

March 22, 2017

Chair Whitty suggested continuing the minutes, given there are only two Boardmembers present who were at the meeting.

APPROVAL OF AGENDA

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

Public Forum – Brown Act – None

City Council Liaison Report – None

CONSENT CALENDAR:

Chair Whitty announced that there were no Consent Calendar items and asked and confirmed members did not wish to place any items on the Consent Calendar.

She announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, April 24, 2017 by 5:00 p.m.

Public Hearing(s)

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1. PLN17-032 NASHER RESIDENTIAL ADDITION

Description (HELD OVER FROM MARCH 22, 2017) PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A ±1,506 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING RESIDENCE.

Location 3022 JO ANN DRIVE
APN 414-084-012
Zoning RL2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner ABDUELLALAH ALNAJAR WALYAH M NASHER
Applicant MOHAMMED SUBHANI
Staff Contact ROBERTA FELICIANO Recommendation: **HOLD OVER TO APRIL 26, 2017**

ACTION: It was M/S/C (Whitty/Livingston) to hold over PLN16-032 to April 26, 2017; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Whitty; Noes: None; Absent: Welter and Woldemar).

2. PLN17-060 RUIZ SECOND STORY ADDITION

Description (HELD OVER FROM MARCH 22, 2017) PUBLIC HEARING FOR A DESIGN REVIEW PERMIT TO CONSIDER CONSTRUCTION OF A ± 976 SECOND-STORY ADDITION TO AN EXISTING RESIDENCE.

Location 716 MAPLE AVENUE
APN 534-312-002
Zoning RM1, MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
Applicant GLADYS RUIZ (OWNER)
Staff Contact JONELYN WHALES Recommendation: **HOLD OVER TO A FUTURE MEETING**

ACTION: It was M/S/C (Whitty/Livingston) to hold over PLN16-060 to a future meeting; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Whitty; Noes: None; Absent: Welter and Woldemar).

3. PLN16-739 DELIVERANCE TEMPLE NEW CLUBHOUSE

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW ± 2000 SQUARE FOOT CLUBHOUSE AT THE DELIVERANCE TEMPLE APARTMENTS.

Location 4312 POTRERO AVENUE
APN 509-370-028
Zoning RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL
Owner CBG RICHMOND LTD
Applicant JENNIFER BECKLEY
Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Jonelyn Whales presented the staff report and described the scope, layout, and key elements of the request for a design review permit to construct a new, ±2,000 square foot clubhouse at the Deliverance Temple Apartments.

Chair Whitty clarified the project entrances on Potrero and 45h Street, and she asked and confirmed these were two separate parking lots.

Boardmember Livingston questioned if there was a landscape plan, and Ms. Whales stated no; however, there is existing landscaping and she deferred to the architect.

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Chair Whitty stated the building is proposed to be 18 feet and she asked and confirmed that some of the apartments are 3 stories tall with parking below at about 35 feet. On the street sides the apartments are 1 and 2 stories, given they are built inside the hillside.

Chair Whitty opened the public hearing.

Jennifer Beckley, Architect, Janis Blumentals, Minneapolis, MN, described the proposal for community space and a clubhouse which will be programmed to use for health and fitness, after school programming, some cooking classes, literacy classes, food distribution, summer camp, computer classes, job and annual health fairs which will benefit all residents. There will be two new ADA bathrooms, two new offices for the Manager and Assistant Manager. There will be accessible parking with aisles bringing residents to entrances and to the main entrance of the complex. No landscape plan has been developed yet.

Jim Moy, architect, Janis Blumentals, stated the center courtyard is all concrete which will be removed for the new clubhouse and the existing playground which is being relocated back into the site farther.

Boardmember Livingston questioned the reason for the location of the entrance. Mr. Moy stated it is adjacent to the parking lot so it is visible as new residents.

Chair Whitty asked and confirmed that the windows will open and are sliders. Regarding colors, on the new building only a small amount of blue is used. She asked if this accent color could be used more with the clubhouse. Mr. Moy explained that the beige and brown colors are the stucco on the existing building and new building. The blue color is the siding accent under the windows on the main buildings and similar materials and color will be used on the new building. He confirmed they could revise the plan to add more blue.

Boardmember Livingston noted that landscape plans are required as part of the packet submittal requirements and suggested seeing this as part of the DRB's review, especially given the playground, new clubhouse, and areas available for landscaping.

Mr. Moy indicated that currently the entire area is a cemented courtyard, and they can add the three major entrance points, as well as strengthened through landscaping.

Boardmember Fetter also suggested amenities such as trees, planters, courtyard furniture, and other amenities for people and children outside there.

Chair Whitty asked and confirmed that existing apartment renovation would be done for the project, but it would not otherwise return unless the Board required the applicants return with a landscape plan.

Boardmember Livingston pointed to the proposed building and its windows that look out onto the courtyard and play area. He asked that the applicant return with a landscape plan and to think about those spaces and how they could generate value for the complex and its residents.

Chair Whitty questioned and confirmed there was signage at the existing entrance, which names the complex itself but no wayfinding. She suggested the DRB condition the requirement for certain signage as well for wayfinding reasons.

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Boardmember Fetter referred to the clubhouse's cathedral ceiling in the meeting areas and a flat ceiling in other areas. He was happy that the applicant does show details such as gutters for the building, but he commented there was not a lot of thought about venting and how this looks on the outside of the building. He confirmed the applicant will use ridge and soft vents, he suggested gable end venting. He suggested putting in banding and venting above a certain level and other options, and he asked that this be shown for the design. Generally, he said there are also opportunities with glazing. He confirmed the trim bands on the vinyl windows would be made of a trim board and not simply stucco.

Boardmember Benz suggested doing more with the color palette for a more attractive building other than beiges and browns. She pointed to a commercial warehouse building she was involved with and provided the applicant with color samples which would benefit the look of the project.

Chair Whitty suggested the applicant return with revised colors, a landscape plan, roof venting plan, signage, and to show the design of the play area to include benches or play structures, as well as all lighting. Ms. Beckley confirmed with the Board that she would forward these to staff for review and inclusion in the next packet.

ACTION: It was M/S/C (Whitty/Livingston) to continue PLN16-739 to May 10, 2017; approved by voice vote: 5-0-2 (Ayes: Benz, Fetter, Leader, Livingston and Whitty; Noes: None; Absent: Welter and Woldemar).

Board Business

- A. **Staff reports, requests, or announcements** - None
- B. **Board member reports, requests, or announcements** – Boardmember Livingston reported that he, Boardmember Woldemar, Lina Velasco and Mayor Tom Butt attended a Terminal One meeting to resolve issues relating to the project and items not completed based on a resolution which was approved in July 2016.

Adjournment

The meeting was adjourned at 6:41 p.m. to the next regular Design Review Board meeting on Wednesday, April 26, 2017.