

MINUTES APPROVED AT THE DRB MEETING ON FEBRUARY 28, 2018

DESIGN REVIEW BOARD REGULAR MEETING Council Chambers, Community Services Building, Basement Level 440 Civic Center Plaza, Richmond CA 94804

February 14, 2018

6:00 P.M.

BOARD MEMBERS

Meredith Benz
Michael Hannah
Tom Leader
Karlyn Neel

Kimberly Butt
Bhavin Khatri
Jonathan Livingston

Chair Livingston called the meeting to order at 6:09 P.M.

ROLL CALL

Present: Chair Jonathan Livingston and Boardmembers Meredith Benz, Kimberly Butt, Michael Hannah, and Karlyn Neel

Absent: Boardmember Bhavin Khatri and Vice Chair Tom Leader

INTRODUCTIONS

Staff Present: Planners Lina Velasco, Roberta Feliciano, Hector Lopez, and Attorney James Atencio

APPROVAL OF MINUTES – None

APPROVAL OF AGENDA – There were no changes

Public Forum – Brown Act

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, February 26, 2018 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

- 1. PLN17-593 TERMINAL ONE RESIDENTIAL PROJECT**
Description: **(HELD OVER FROM JANUARY 24, 2018)** PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT FOR THE PROPOSED TERMINAL ONE RESIDENTIAL PROJECT WHICH INCLUDES 316 RESIDENTIAL UNITS, COMMERCIAL SPACE, A WATERFRONT PARK, AS WELL AS ROAD, BAY TRAIL AND OTHER SITE AND INFRASTRUCTURE IMPROVEMENTS. PROJECT INFORMATION IS AVAILABLE ONLINE AT WWW.CI.RICHMOND.CA.US/TERMINALONE
Location: 1500 DORNAN DRIVE, SOUTHEAST OF INTERSECTION OF DORNAN

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DRIVE AND BRICKYARD COVE
APNs 560-420-010, 560-420-007, 561-010-007
Zoning PA, PLANNED AREA DISTRICT
Owner CITY OF RICHMOND
Applicant TERMINAL ONE DEVELOPMENT LLC
Staff Contact LINA VELASCO Recommendation: **CONDITIONAL APPROVAL**

Lina Velasco presented the staff report dated February 14, 2018, and identified the concerns expressed by the DRB at its December 17, 2017 meeting for the submittal of color samples to verify the true color and materials proposed, and to respond to questions related to some of the condominium buildings, wharf improvements, lighting, and the site plan. The applicant had prepared responses to those questions and had provided color samples. Staff had prepared revised conditions of approval, and she detailed them at this time, some of which would return for final DRB review and comment of the master sign program, exterior building lighting fixtures, and a plan showing gas and electric meter locations. The applicant was also to work collaboratively with Boardmember Benz to consider an additional color palette for the cement plaster stucco prior to the approval of the final color scheme.

PAUL MENZIES, CEO of Laconia Development, the developer of the Terminal One Project, described the latest information that had been submitted in response to the requests from the last DRB meeting, and invited the Members of the DRB and the public to view the plans up close and to ask questions of the development team assembled around the plans.

The Board commended the materials presented and the members of the development team responded to the Board's comments.

ACTION: It was M/S/C (Hannah/Benz) to approve PLN17-593, Terminal One Residential Project, subject to the four DRB findings and the six additional conditions of approval as presented by staff; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Neel, and Livingston; Noes: None; Absent: Khatri and Leader).

2. PLN 16-401 MIRAFLORES RESIDENTIAL DEVELOPMENT

Description PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT TO CONSTRUCT 22 DETACHED MULTI-STORY BUILDINGS CONTAINING A TOTAL OF 190 RESIDENTIAL UNITS, INCLUDING 30 MODERATE-INCOME UNITS, ON A ±8.17-ACRE PARCEL. THE PROJECT INCLUDES MODIFICATION OF THE PLANNED AREA PLAN AND A VESTING TENTATIVE MAP
Location 99 SOUTH 47TH STREET
APN 513-321-003
Zoning PA, PLANNED AREA DISTRICT
Owner CITY OF RICHMOND
Applicant MIRAFLORES COMMUNITY DEVELOPMENT, LLC (SCOTT HANKS)
Staff Contact HECTOR LOPEZ Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez presented the staff report dated February 14, 2018, and explained that the DRB was being asked to make a recommendation to the Planning Commission on the modification to the Planned Area District, along with a recommendation for the sign. He explained that the proposal had been considered by the DRB at two subcommittee meetings and two study sessions, the last of which was held on January 24, 2018, when the DRB had expressed a number of concerns and the applicant had responded to those concerns.

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SCOTT HANKS, Miraflores Community Development, described the overall Miraflores project and its various components, of which the proposed residential project was one component. Mr. Hanks stated the project was located between the developing senior housing community (to be completed in the spring) and a developing park community (to be completed in the spring and fall), and the hope was to break ground on the subject project in the early summer or late fall 2018. He described the evolution of the plan with the DRB over the last year along with all of the changes that had been made to the plan in response to comments.

Chair Livingston opened the public hearing.

Public Comments

MADALYN LAW, President of the Park Plaza Neighborhood Council, supported the project's recommendation to the Planning Commission; and advised that the principals of Miraflores Community Development, LLC had worked with the Neighborhood Council for many years to seek the Council's support and to respond to questions and concerns related to such issues as parking on Ohio Avenue, fencing, lighting, and other issues.

GABRIEL SILVA, South 47th Street, Richmond, expressed concern for emergency access from the area and was advised that there were two exits from the site.

BENJAMIN FOSTER, Richmond, also supported the project and explained that the applicants had not just become a part of the community but had helped to support the community financially and physically.

In response to the DRB, Mr. Hanks identified the parking availability and acknowledged a mismarked Elevation A on the plans that would be corrected.

The DRB offered the following comments and suggestions:

- Requested that the roofline be changed (splitting the ridge) for the 11-plex and 12-plex; sought a differentiation in the modulation of the garage doors; a possible extension of the trellises for the 11-plex and 12-plex buildings on 47th Street, the 12-plex off of G street, and anything that fronted onto a street or a semi-street, but not for the alleyways; and presented a mark-up to staff and the applicant to identify what he suggested should be done to capture the garage doors and capture the upper base and what was going on with the windows and the symmetry. (Hannah)
- Suggested the 50-foot high roof that came down to a thin fascia needed a fascia board or something to strengthen the line; requested eave details and details on the lights, recommending shielded down lights at the garage doors; recommended a darker base for the building; sought downspout locations on some of the buildings; and noted there were no recessed windows on the rear elevations, although the applicant explained why that had not been done due to warranty and cost issues. The Boardmember offered a sketch of the coloring he preferred for the building base, asked for detail on the wood trellis, and recommended some ceramic tile treatment for the steps, although the applicant expressed a preference for some stamped treatment to the poured concrete steps. (Livingston)
- Supported Color Palette 2, but noted for Color Palette 3 that the white windows be considered in a darker color, such as the accent color of the lights or a bronze

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black/brown; and agreed with the need to break up the roofline and to break up the garages. (Benz)

Marsha Vallier, Vallier Design Associates, Inc., described the proposed stamped asphalt, and noted the information had previously been submitted. She recommended different percentages of lamp black to create variation and differentiation between the stairs and stoops versus the walkways.

On the discussion, Mr. Lopez clarified that the project had already been approved as a PA District and was generally consistent with the approval in terms of where the buildings were located. The purpose of the DRB review was to confirm that the project was consistent with the findings and determine whether the changes to density and building height created an inconsistency with what had previously been approved.

Boardmember Hannah expressed concern with the density between Ohio Avenue and BART in that the proximity of the proposed multi-story buildings jeopardized the privacy of existing units, and noted that the PA plan was to be compatible with the surrounding development which was single-family, and which could be shadowed by the large multi-story buildings; however, he recognized the need for the units and the net positive effect those units would provide to the community.

Boardmember Neel agreed and noted that the density and the shadow effect was her only concern for the very large complex.

Mr. Lopez explained that all the corridors would likely be sites that would be four and five-stories in height and those projects were in major corridors adjacent to single-family homes, which was consistent with the General Plan.

Chair Livingston stated in general the proposal was compatible and the concern was only on the edges where single-family homes abutted the 11-plex buildings in the southwest corner. He suggested there should be a better height transition from those single-family properties.

Chair Livingston closed the public hearing.

On the question of gates, Ms. Law noted that the Neighborhood Council did not want a gated community but it supported security gates, particularly for the greenway and the garages. After discussion, the applicant agreed to provide gates for the alleyways for security only.

ACTION: It was M/S/C (Livingston/Benz) to make a recommendation to the Planning Commission to approve the Planned Area Amendment for PLN16-401, Miraflores Residential Development, subject to the 14 staff recommended conditions and the design review findings, along with the addition of the design review comments to: 15) Break up the ridge of the 11-plexes and 12-plexes; 16) Provide garage door articulation per Boardmember Hannah's submitted drawings to Mr. Lopez and the applicant to fir walls out to a maximum of one foot; 17) Eave details to be submitted to the Planning Department for review at the staff level; 18) The architect to explore mass reduction through color change; 19) Gate issues to be worked out between the Homeowner's Association (HOA) and the developer; and 20) The series of comments from Chair Livingston to be reviewed with staff; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Neel, and Livingston; Noes: None; Absent: Khatri and Leader).

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3. PLN17-436 VALMAR LAUNDROMAT

Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE PROPOSED DESIGN OF A ±1,500 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING THAT WILL INCLUDE A LAUNDROMAT

Location 3630 BARRETT AVENUE AND ADJACENT PARCEL TO THE SOUTH

APNs 516-090-004 and 516-090-005

Zoning CM-2 COMMERCIAL MIXED-USE, NEIGHBORHOOD (FORM BASED CODE, T4MS-0) AND RL2 SINGLE-FAMILY LOW DENSITY RESIDENTIAL (FORM BASED CODE, T4N-O)

Applicant SADIK AHMED ALAMMARI (OWNER)

Staff Contact ROBERTA FELICIANO Recommendation: **PROVIDE AND RECEIVE COMMENTS**

Roberta Feliciano presented the staff report dated February 14, 2018, and advised that the application had been submitted in September 2017 and there had been revisions to the drawings, although some items were missing such as the landscape plan and the parking lot.

In response to the Chair as to whether the applicant had been advised to get a survey, Mr. Lopez explained that the application represented a small addition and a survey was not usually required. He also clarified that the Form Based Code only applied to the addition.

LUTHER JACKSON, the applicant, was available to respond to questions.

The DRB offered the following comments and suggestions:

- The plans were incomplete and more information was required with details to be provided for the proposed materials, the articulation and design of the windows, the material of the trim, the type of stucco, the overhang, trellises, the fittings, the doors, and a close-up detail of the moldings and the profile, along with where the stucco control joints would be located. Other requests included the nature of the material for the “brick” base; a clarification of the construction line along the north elevation; the mechanical equipment and how it would be screened on the roof and potentially turn it into an opportunity to use the architecture as a billboard; plans to show the existing elevations and the proposed elevations to clearly identify the proposal; landscaping, including trees, in the parking lot; the sign and lettering on the addition to be included on the elevations; and the suggestion to identify the bathrooms compliant with the Americans with Disabilities Act (ADA), but to be shown on the plans as “California Accessible Bathrooms.” (Hannah)
- Urged compliance with the Form Based Code requirements, particularly related to transparency and an evaluation of the floor plan with respect to use and function; create an accurate representation of what was being proposed; requested a survey, fencing details, refuse enclosure details, identify adjacent units, install more trees, redo the south elevation, and potentially rehabilitate the burgundy tile or consider another color if the burgundy was not available, and provide shielded lights on the building to avoid glare into the adjacent neighborhood. (Livingston)
- Suggested a long horizontal window adjacent to the indoor folding table to bring the outside in and provide more light inside the building; and evaluate the double door by the folding table to accommodate the expected congestion and flow of people, carts, and cars. (Neel)

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- Recommended color contrast for the sign lettering to improve the visibility of the sign. (Benz)
- 4. PLN17-654 NEW INDUSTRIAL BUILDING**
- Description STUDY SESSION TO PROVIDE AND RECEIVE COMMENTS ON THE DESIGN OF A NEW 96,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING AND SITE IMPROVEMENTS ON A 7.27-ACRE VACANT PARCEL.
- Location SOUTH OF 3445 COLLINS AVENUE
- APN 408-060-028
- Zoning IL, INDUSTRIAL, LIGHT
- Owner WANG BROTHERS INVESTMENTS, LLC
- Applicant KATHY TRUONG
- Staff Contact HECTOR LOPEZ Recommendation: **CONTINUE TO A FUTURE MEETING**

Board Business

- A. Staff reports, requests, or announcements** – None
- B. Board member reports, requests, or announcements** – None

Adjournment

The meeting was adjourned at 9:50 P.M. to the next regular Design Review Board meeting on Wednesday, February 28, 2018.