

**MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018**

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

March 28, 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 6:07 P.M.

**ROLL CALL**

**Present:** Chair Jonathan Livingston, and Boardmembers Meredith Benz, Kimberly Butt, Michael Hannah, and Bhavin Khatri\*

\*Arrived after Roll Call

**Absent:** Vice Chair Tom Leader, and Boardmember Karlyn Neel

**INTRODUCTIONS**

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

**APPROVAL OF MINUTES – March 14, 2018**

**ACTION: It was M/S/C (Hannah/Butt) to approve the minutes of the March 14, 2018 meeting, as submitted; approved by voice vote: 4-0 (Ayes: Benz, Butt, Hannah, and Livingston; Noes: None; Absent: Khatri, Leader and Neel).**

**APPROVAL OF AGENDA**

**Public Forum**

CORDELL HINDLER, Richmond, offered a correction to the minutes from the March 14 meeting to clarify that his comments related to PLN17-436, Valmar Laundromat in the 3600 block of Barrett Avenue and not Klose Way, as shown in the minutes. He reiterated his concern for traffic congestion on Barrett Avenue, particularly between the hours of 9:00 A.M. and 12:00 P.M., and his request for a traffic study for that project.

**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, April 9, 2018 by 5:00 P.M. and he announced it after each affected item.

**PUBLIC HEARINGS:**

## MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018

### 1. **PLN 17-659 GRANT RESIDENCE**

Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON A 2,954 SQUARE FOOT PARCEL.

Location 2111 GRANT AVENUE

APN 529-282-010

Zoning RM2, MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL

Owner: RICHMOND COMMUNITY FOUNDATION

Applicant BACILIA MACIAS

Staff Contact JONELYN WHALES Recommendation: **CONDITIONAL APPROVAL**

Jonelyn Whales presented the staff report dated March 28, 2018, for a request for a Design Review Permit to construct a single-family residence on a vacant lot on a narrow, one-way street where a home had previously been demolished. A two-story single-family residence with an attached one-car garage was proposed to be built on the lot. She reported that the application met all the setback requirements and the applicant proposed the unit at 42 percent of lot coverage where 50 percent was allowed.

Chair Livingston noted that the two upper floor cantilevers would extend into the three-foot setback, and because of that there could be no opening windows at that location, and without opening windows the room could not qualify as a legal bedroom. As such, he recommended that the home be moved to a three-foot setback on one side and a four-foot setback on the other, which would allow a one-foot legal cantilever.

BACILIA MACIAS, the Project Architect, concurred with the need to move the home to comply with regulations.

JAMES BECKER, CEO of the Richmond Community Foundation, a non-profit based in the City, advised that the application was part of the City of Richmond Social Impact Bond Strategy, a partnership between the Richmond Community Foundation and the City of Richmond. He reported that they were claiming and securing boarded up, blighted homes throughout the city and using Richmond Build and the Construction Resource Center to rehab or rebuild those homes to then sell them to graduates of the local First-time Homeowner's Program. This would be the ninth home in that process, the rest had been rehabs.

Ms. Macias explained that the home had been designed to be compatible with the neighborhood, would be two-stories in height consistent with others in the neighborhood, and the materials would be mixed to break up the scale.

After Ms. Macias identified the materials, Chair Livingston requested in the future that a materials board with roofing sample be provided to the Board.

Boardmember Khatri arrived at this time.

Boardmember Hannah stated the architecture and articulations were good; he suggested the gutters and downspouts stormwater strategy, material, and detail needed to be identified; and he asked about the front of the porch and the floor level fascia and below.

Ms. Macias described a one-foot wide "bellyband" along the baseline with wood pickets, with a wood top and bottom rail and a wood deck in the middle. She suggested there could be a smooth stucco finish in between. The gutters and downspouts would be GSM painted to match

## MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018

the color of the wall behind, with an underground collection to base of curb outlets. She also described how the collectors would be aligned along the rear and the sides of the home. The Board discussed the proposal and offered a number of recommended conditions of approval. With respect to the front door, it was recommended that the front door be aligned with the stairs; clarified the stucco would have a sand texture; wood railings would be painted to match the rest of the white trim; the underside of pop-out could have a stucco finish; LED lighting would have to be kept at 3,000k or less; round vents in the rear should go smaller; a sketch was offered to add a door to the kitchen to allow access to trash, and it was noted that the planting would have to be altered to allow that to occur; and with respect to the trellis and how the posts would be terminated to the trellis, the architect would sandwich the post between the two beams with bolts to offer a more industrial look.

Chair Livingston opened the public hearing.

Public Comments - None

The public hearing was closed.

**ACTION: It was M/S/C (Hannah/Khatri) to approve PLN17-659, Grant Residence, subject to the nine staff recommended conditions of approval, along with the addition of Conditions:**

- 10) Center the front door on the center of the stairs;
  - 11) Make the round vents in the rear smaller;
  - 12) Add a door to the kitchen to access the trash;
  - 13) Shift the whole building over six inches to the east (according to Sheet A1.0);
  - 14) Provide conventional galvanized gutters and downspouts painted to match the body of the house;
  - 15) Stucco finish to be a smooth sand finish, three-coat stucco system;
  - 16) Windows and pop-out of Bedroom 4 on the north elevation to become fixed;
  - 17) Door to be added for the half bath;
  - 18) Door from the garage to be clarified;
  - 19) Front door to be four-panel door;
  - 20) Check and correct orientations on the plans;
  - 21) LED lighting to be no more than 3,000k Cri;
  - 22) Move wood gate to be no closer to the street than building façade;
  - 23) Adjust planting per trash enclosure access;
  - 24) Show weep screed off of finished grade per code accurately;
  - 25) Update elevations so that the garage door and the door off of kitchen have proper landing; and
  - 26) Provide fence details;
- approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri and Livingston; Noes: None; Absent: Leader and Neel).

### 2. PLN 18-023 MCDONALD'S FAÇADE RENOVATION

Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT FOR BUILDING RENOVATION, SITE IMPROVEMENTS, AND BUSINESS SIGNAGE UPDATE.
Location	2301 MACDONALD AVENUE
APN	515-270-022
Zoning	CM-5, COMMERCIAL MIXED-USE, ACTIVITY CENTER
Owner:	MCDONALD'S CORPORATION
Applicant	MCDONALD'S US LLC/KEVIN MCAULEY

## MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018

Staff Contact HECTOR LOPEZ

Recommendation: **CONDITIONAL APPROVAL**

Hector Lopez presented the staff report dated March 28, 2018, for the design review of an existing McDonald's with drive-thru for a renovation of the 1980's building that would upgrade the four facades and involve some sign improvements and new business signs. As part of the renovation, the existing mansard roof and tile and several windows would be removed and replaced with a new flat roof with a parapet wall along the perimeter, and new store windows, as well as a new entry on the eastern elevation. A landscaped area was proposed next to the drive-thru with trees in the parking lot. He noted some issues yet to be addressed such as pedestrian access from 23rd Street and MacDonald Avenue to the building and to the entry element on the side; and an existing freestanding sign on 23<sup>rd</sup> and MacDonald which was recommended to be upgraded.

There was a discussion as to whether the application conformed to a prior redevelopment plan although given the dissolution of redevelopment agencies in California, Mr. Lopez noted that would no longer be applicable. As to whether there were any issues with respect to traffic, he stated that given the multiple access to the site there was no concern with access other than with pedestrian access.

HALA BRAHIM, PMD Architects, explained that McDonald's was upgrading their buildings in the region to enhance the elevations and the interior as well as outside landscaping, and upgrading Americans with Disabilities Act (ADA) access from 23rd Street and the walks around the building to be fully compliant with ADA regulations. She stated that one entry faced 23rd Street and another double door entry was on the other side facing the drive. McDonald's did not propose to relocate the entry. She described the proposed architecture as McDonald's new standard, with the double lane drive-thru that would help to reduce traffic congestion, and described the new LED signage associated with the drive-thru.

Chair Livingston asked about the particulars of the renovation, reported by Ms. Brahim that the mansard would be removed, the old stucco would be repainted if in good condition, any holes would be repaired, and the brick would be repainted. Any other damage to the building would be repaired.

Boardmembers emphasized the vast improvement the proposal represented over what currently existed.

Boardmember Khatri noted that the downspout detail had not been provided.

Boardmember Hannah spoke to the proposed drive-thru elevation and the main street elevation, and given the significant amount of work in the proposed renovation, recommended some attention to the exposed gas meter on the brick under the McDonald's sign that was visible from the street. He recommended that utility be moved or be addressed architecturally to screen it from view. He also recommended that some material other than painted brick be considered, such as slate or some kind of stone masonry base.

Chair Livingston opened the public hearing.

### Public Comments

CORDELL HINDLER, Richmond, expressed concern with the traffic on 23rd Street when traffic was always backed up at 5:00 P.M. While he liked the design elements, he noted that people loitered around the property and suggested it created blight, especially in the morning,

**MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018**

particularly since the was located next door to a liquor store, and he had spoken with the 23<sup>rd</sup> Street Emergency Association, which had similar concerns.

Mr. Hindler expressed neighborhood concern that McDonald’s had not reached out to that Association to get its input on the design, nor had McDonald’s reached out to the North and East Neighborhood Councils to get their input.

The public hearing was closed.

Boardmember Butt recommended that some street furniture, such as that provided at the BART station, be provided by McDonald’s if the nexus existed to allow that to be required.

**ACTION: It was M/S/C (Benz/Hannah) to approve PLN18-023, McDonald’s Façade Renovation, subject to the seven staff recommended conditions of approval, and the addition of Conditions 8) Cover or re-position the gas line on 23<sup>rd</sup> Street; and 9) Use slate or stone or masonry tile in place of the brick; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri and Livingston; Noes: None; Absent: Leader and Neel).**

**3. PLN 17-610 KLOSE COMMERCIAL DEVELOPMENT**

Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A NEW 7,000 SQUARE FOOT COMMERCIAL BUILDING CONSISTING OF A RESTAURANT AND RETAIL SPACES.	
Location	3190 KLOSE WAY	
APN	405-290-034	
Zoning	CR, REGIONAL COMMERCIAL	
Owner:	DDRM HILLTOP PLAZA, L.P.	
Applicant	VADIM PODROBINOK (ARCHITECT)	
Staff Contact	HECTOR LOPEZ	Recommendation: <b>CONDITIONAL APPROVAL</b>

Hector Lopez presented the staff report dated March 28, 2018, for a request for a Design Review Permit to construct a new 7,000 square foot commercial building consisting of a restaurant and retail spaces near the Hilltop Mall area, which had previously been reviewed by the Design Review Board on February 28, 2018. The applicant had submitted revised plans after that review and he identified the changes that had been incorporated in the plans, noting that an elevator to the mezzanine space had now been proposed, there was a change to the color scheme, and the design of the awnings had been changed to be metal. The main concern was the roof open space area that was part of the restaurant, which had been resolved to be screened with glass and planters to make it more comfortable for dining.

Chair Livingston expressed his disappointment that a DRB Subcommittee meeting specifically requested to assist the applicant with the application had not occurred.

VADIM PODROBINOK, the Project Architect, referred to the changes that had been made to the proposal in response to the Board’s last hearing, and reported that the color scheme and the materials had been modified to be more consistent with what the Board had recommended. In addition, the building now had its own identity through the use of Equitone panels to offer more character to the building, the accent color was more on the copper side to make the elements pop, and the metal awnings would be consistent with the geometry and massing of the building. The issue of using the roof deck for employees had been addressed by providing the elevator, with a note in the plans for the elevator to be provided by the tenant, yet to be identified.

## **MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018**

Boardmember Hannah expressed concern with the lack of detail for the mezzanine area and with the placement of the mechanical equipment on the roof associated with the restaurant that would have to vent.

Boardmember Hannah also had a concern for the intent to place a restaurant on the site when there was little indoor dining and with a small kitchen, and did not see a clear intent to be able to manage the necessary infrastructure associated with a restaurant, particularly if there would be some restaurant seating on the mezzanine level, with no details or determination for an elevator that could require serious modifications to the building if added after the fact. There was also a lack of restrooms on the mezzanine level and no indication of how food would be brought to the mezzanine level.

In response, Mr. Podrobinok noted the availability of a limited application elevator that required less space, and there would be a dumb waiter adjacent to the elevator to bring food to the top floor. The space would be marketed to a restaurant although other uses might be involved.

Boardmember Hannah supported the use of the proposed Equitone material but expressed concern with the rain screen roof with Equitone. Due to the unconventional construction, he suggested the cantilever shown as thin as it was on the plans could not be accomplished with the Equitone material. He had questions with the overall intent of the project and stated the roofing issue was a concern given the details behind the rain screen, and while the design was refreshing, it was unconventional. He encouraged the architect to embrace the mechanical equipment and innovatively create something to address that equipment given the unconventional design, and provide the thoughts to address the function. When asked, he suggested the overhang had to be reconsidered.

Boardmember Hannah recommended an accent color Equitone for all the window jambs, and suggested other materials that might be as effective, with the intent to provide durable materials that would be used the way they were intended to be used to avoid potential dilapidation.

Chair Livingston emphasized the need for details, such as how the windows that appeared to be recessed would be handled.

Boardmember Khatri asked if the applicant had addressed the majority of the comments that the Board had offered at the previous hearing. He expressed concern that the Board was offering additional comments given that some Boardmembers had not been present at the last meeting and he suggested there was a question of fairness. He recommended that another subcommittee meeting be scheduled with the applicant.

Boardmember Butt agreed that there were too many details that had not been provided. She expressed concern with the angle of the roof, with water draining onto the roof deck, and while she liked the idea of widening the back and using the rain screen as the ventilation going out there would be a concern if there was no place to hide the mechanical equipment on the roof.

Chair Livingston stressed that the plans were incomplete, there were no elevations, the landscape plans were not up to date, the civil engineering plans were not up to date, changes proposed had not been made, and the plans were not approvable. With respect to the garbage, for instance, it was noted the plans did not show how the garbage would be taken out of the building.

Boardmember Hannah emphasized the process and the need to address life and safety issues, and given that the building was not insignificant, he suggested there were too many questions with the broad brush strokes of the design related to tenants, structural, elevator, and the lack of

## MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018

details. He did not see how the proposal could be approved at this time. He still supported a subcommittee meeting to address the issues.

Chair Livingston agreed that the plan had come a long way but he wanted to see how the architect could make it work. He noted that the tenants in retail space 1, 2, and 3 had no restroom, and there was no corridor or means to provide a way for the tenants to get to the restroom, nor did there appear to be sufficient space to comply with ADA requirements for the restrooms, no plans related to function.

Mr. Lopez clarified that the City of Richmond had submittal requirements and a floor plan requirement which had to show all functional areas.

Chair Livingston added that the rendering of the front included a discontinuity, a triangular space in the front, supposedly an entry to the building, and the site did not relate to the architecture. Since it was supposed to be a people place, he suggested there was a conflict in that the outside space was fighting with the entry sequence and was too cluttered with entry sequencing, seating and fencing. As a result, that area needed to be resolved and clarified.

Mr. Podrobinok suggested that all those issues could be addressed through design development. He agreed with the need for a subcommittee meeting but commented that he had previously attempted to meet with the subcommittee.

Chair Livingston opened the public hearing.

Public Comments: None

The public hearing was left open.

**ACTION: It was M/S/C (Livingston/Hannah) to continue PLN17-610, Klose Commercial Development, to the meeting scheduled for April 11, 2018, with a subcommittee meeting to be scheduled prior to that time, the date and time to be worked out between staff and the Board; approved by voice vote: 5-0 (Ayes: Benz, Butt, Hannah, Khatri and Livingston; Noes: None; Absent: Leader and Neel).**

Chair Livingston strongly recommended that the applicant work with Mr. Lopez to provide all the necessary documents prior to the subcommittee meeting.

### Board Business

#### A. Staff reports, requests, or announcements

When asked by Ms. Sommovilla if the Board wanted to continue with the current Consent Calendar process, the Board requested that it be left as is with no change in procedure.

#### B. Boardmember reports, requests, or announcements

Boardmember Hannah reported that there would be a subcommittee meeting on the Hilltop Mall on April 11, 2018.

### Adjournment

**MINUTES APPROVED AT THE DRB MEETING ON APRIL 25, 2018**

The meeting was adjourned at 8:33 P.M. to the next regular Design Review Board meeting on Wednesday, April 11, 2018.