

MINUTES APPROVED AT THE DRB MEETING ON MAY 23, 2018

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

May 9, 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 6:06 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Tom Leader, and Boardmembers Kimberly Butt and Michael Hannah

Absent: Boardmembers Meredith Benz, Bhavin Khatri, and Karlyn Neel

INTRODUCTIONS

Staff Present: Planners Roberta Feliciano and Hector Lopez; and City Attorney Edward Jenkins

APPROVAL OF MINUTES: April 25, 2018

The Board had several comments on the minutes related to PLN 18-053 (Self-Storage and Artists Studio Building) where a mural had incorrectly been referenced, and where the reference to Tom Kundig had been incorrectly placed in the context of the comments. With respect to PLN 17-556 (New School Facility), it was noted that some of Boardmember Butt's comments were attributed to Boardmember Neel, and she had recommended looking at the Ford building, which had not been shown. Chair Livingston noted he had referenced larger overhangs, which had also not been included.

The minutes were continued to the next meeting to allow Boardmembers to provide their comments to staff.

APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, explained that PLN 18-053 had not been presented to the Neighborhood Council, nor had PLN 17-556 been submitted to Fairmede-Hilltop and the Hilltop District. In addition, for PLN 18-023 (McDonald's Façade Renovation) he requested a condition that the applicant reach out to the North and East Neighborhood Councils and the 23rd Street Merchants Association.

City Council Liaison Report – Mayor Butt was not present.

CONSENT CALENDAR: None

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Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, May 21, 2018 by 5:00 P.M. and he announced it after each affected item.

PUBLIC HEARINGS:

- | | |
|----------------------|--|
| 1. PLN 17-605 | RCF TWO-STORY DUPLEX |
| Description | (HELD OVER FROM APRIL 11, 2018) PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY DUPLEX ON A 4,500 SQUARE FOOT PARCEL |
| Location | 2801 CUTTING BOULEVARD |
| APN | 549-082-008 |
| Zoning | CM-1, COMMERCIAL MIXED-USE, RESIDENTIAL |
| Owner/Applicant: | RICHMOND COMMUNITY FOUNDATION |
| Staff Contact | ROBERTA FELICIANO Recommendation: CONDITIONAL APPROVAL |

Roberta Feliciano presented the staff report dated May 9, 2018 for the public hearing that had been continued with recommendations from the April 11, 2018 meeting of the DRB. The plans had been revised to include the recommendations that the roof line be wrapped around the front and street side elevations for the porch, the trash receptacles had been relocated to the rear northeast corner of the lot, the rear first floor deck had been reduced in size to create more common space and easier access to trash receptacles, the Bougainvillea vines had been replaced with passion vines and jasmine; the parking pad was specified to be colored and scored concrete; attic vents were all consistent, and the outriggers had been moved to the edges of the exterior walls.

JAMES BECKER, CEO of the Richmond Community Foundation, advised that the project was one that had been taken on by the Richmond Housing Renovation Program in partnership between the Richmond Community Foundation and the City of Richmond to acquire both vacant and abandoned lots where houses used to exist and renovate them using local labor and Richmond Build, to then sell them to graduates of the local First-time Homeowner's Program. In this case, the first-time homebuyer could buy the first unit and rent the second unit to help cover the cost of the mortgage.

BACILIA MACIAS, the Project Architect, advised that the DRB's comments had been taken into consideration including the addition of cross bracing on the underside of the framing on both the ceiling level on the first floor and the ceiling level on the second floor to provide needed stability. She also described the proposed fence around the trash enclosure where plantings could provide screening and a privacy wall along the edge.

Vice Chair Leader clarified some of the elements of the landscape plan including the existing street trees, and recommended two additional street trees in the front of the windows.

Mr. Becker suggested reaching out to Richmond Trees to install some trees and acknowledged the suggestion for the planting of trees between the sidewalk and the curb on the west side.

Vice Chair Leader also recommended a small window on the west side to match the window above.

Boardmember Hannah supported the plans, stated the wraparound worked well, requested that

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weep screed be centered under the windows, and pointed out some graphic issues that needed to be addressed.

While gutter details had not been provided, Ms. Macias stated that there would be gutters. She agreed with the Chair's suggestion for 6-inch galvanized sheet metal fascia gutters. The Chair requested that gutter details be provided in all future submittals and that an outrigger "plinth" be provided.

Chair Livingston opened the public hearing.

Public Comments

CORDELL HINDLER, Richmond, supported the project bringing a blighted site back to life.

The public hearing was closed.

ACTION: It was M/S/C (Hannah/Butt) to approve PLN17-605, RCF Two-Story Duplex at 2801 Cutting Boulevard, subject to the 11 staff conditions, and the following additional conditions: 12) add two street trees; 13) plant the planting strip with ground cover between the sidewalk and curb; 14) add a small window on the west side to match the window above; 15) center the weep screed under the windows; 16) install 6-inch GSM fascia gutters and provide gutter details; and 17) outrigger plinth at Detail 4A3.0 to allow for flashing; approved by voice vote: 4-0 (Ayes: Butt, Hannah, Leader, and Livingston; Noes: None; Absent: Benz, Khatri and Neel).

Board Business

A. Staff reports, requests, or announcements: None

B. Boardmember reports, requests, or announcements:

Vice Chair Leader reported that he had been approached by a party who would be making application for a project on South Marina Way. Boardmember Butt commented that she had also been apprised of the project.

Adjournment

The meeting was adjourned at 6:43 P.M. to the next regular Design Review Board meeting on Wednesday, May 23, 2018.