

MINUTES APPROVED AT THE DRB MEETING ON AUGUST 14, 2019

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

July 10, 2019

6:00 P.M.

BOARD MEMBERS

Kimberly Butt
Michael Hannah
Jonathan Livingston

Jessica Fine
Macy Leung
Karlyn Neel

Chair Livingston called the meeting to order at 6:07 P.M.

ROLL CALL

Present: Chair Jonathan Livingston, Vice Chair Michael Hannah, and Boardmembers Kimberly Butt, Jessica Fine, Macy Leung*, and Karlyn Neel*

*Arrived after Roll Call

Absent: None

INTRODUCTIONS

Staff Present: Senior Planners Roberta Feliciano, Jonelyn Whales, and Hector Lopez; and City Attorney Everett Jenkins

APPROVAL OF MINUTES: June 12, 2019

ACTION: It was M/S/C (Hannah/Butt) to approve the minutes of the June 12, 2019 meeting, as submitted; approved by voice vote: 4-0 (Ayes: Butt, Fine, Hannah, and Livingston; Noes: None; Absent: Leung and Neel).
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APPROVAL OF AGENDA

Public Forum

CORDELL HINDLER, Richmond, emphasized that any time a project was considered by the DRB the applicable Neighborhood Council would have to review the project first to identify any concerns. He stated that had been done for the Bay Area Rescue Mission application and he thanked the DRB and gave that application his "seal of approval".

Liaison Report

CONSENT CALENDAR:

Chair Livingston announced that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, July 22, 2019 by 5:00 P.M. and he announced it after each affected item.

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PUBLIC HEARINGS:

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| 1. PLN18-010 | BAY AREA RESCUE MISSION BRIDGE OF HOPE |
| Description | PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE PLANNING COMMISSION OF A DESIGN REVIEW PERMIT TO CONSTRUCT A ±9,550 SQUARE FOOT SHELTER FOR WOMEN AND CHILDREN |
| Location: | 257 3 RD STREET |
| APN | 538-190-007 AND 006 |
| Zoning | RL-2, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT AND T4N TRANSECT ZONE (IS-1 FORM BASED CODE) |
| Applicant | BAY AREA RESCUE MISSION (OWNER) |
| Staff Contact | ROBERTA FELICIANO Recommendation: RECOMMENDATION TO THE PLANNING COMMISSION |

Roberta Feliciano presented the staff report dated July 10, 2019, reported that the subject site was comprised of two parcels of over 9,000 square feet and abutted the current Bay Area Rescue Mission facility, to be used to construct a 9,550 square foot shelter for women and children in a Spanish Mission style. A project that had initially been proposed in 2012, the funding was now available to allow the project to proceed. The Planning Commission would consider the project under the Form Based Code for a Conditional Use Permit. The DRB's action would be a recommendation to the Planning Commission for approval of a Design Review Permit. Based on the California Environmental Quality Act (CEQA), none of the mitigation measures would change any of the design features. While no parking had been proposed on site, there would be ten staff members under different shifts and there would be a total of 38 parking spaces throughout the facilities. One of the conditions would be to have overnight guests and staff park across the street or at a facility parking site a mile away where shuttle service would be provided.

Chair Livingston commended the Dahlin Group for one of the best presentations the DRB had seen in terms of completeness.

JOHN ANDERSON, CEO of the Bay Area Rescue Mission since 2000, advised that there was currently 85,000 square feet of facilities under roof. He reported that every year over the last seven years over 3,000 requests for shelter had been turned down to women and children who needed shelter. He explained that the facility was entirely privately funded solely on donations and the project was 90 percent funded at this time.

GLEN SIMMONS, Dahlin Group, described the process to design the project and explained that in that process he had met with Mr. Livingston to make some revisions to the project along with meeting with the City Building and Fire Departments and others to address all the issues associated with the facility.

Chair Livingston asked if the Mitigated Negative Declaration (MND) prepared by Doug Herring had addressed the potential for noise from the courtyard affecting adjacent residential units. In the discussion, it was clarified that there were no mechanical units in that area of the site.

Boardmember Fine asked about lighting and safety for the sidewalk and Mr. Anderson reported that the parking lot at 21st and Macdonald was where the general offices and educational center were located, which was well-lit. The shuttles currently transferred individuals to the transportation center.

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Boardmember Butt noted that she had requested assurances for appropriate security, did not want to see bars on the windows, and asked about the security measures on the ground floor windows.

Mr. Anderson spoke to a combination of internal security with staff along with the hiring of outside security. He explained it was his intent that the facility be secured without appearing to be institutional. He noted that high quality glass would be used.

Boardmember Hannah supported the project and suggested the windows could be dark vinyl instead of light vinyl, he recommended dark green or dark brown, verified that the downspouts would be painted to match the wall and “disappear,” and recommended shielded lights as appropriate to the architecture. He also clarified after checking the MND that it had taken noise into consideration and there would be a less than significant impact, with equivalent noise to the adjacent neighborhood.

Chair Livingston opened the public hearing.

DORRIS MASON, President of the Iron Horse Neighborhood Council, advised that the Neighborhood Council had approved the project. She explained that having the Bay Area Rescue Mission in the community alleviated many problems and the Rescue Mission was considered to be an asset and enhancement in the community. She recommended approval of the application.

Chair Livingston closed the public hearing

Boardmember Leung supported the project and asked if support services were contracted out, to which Mr. Anderson explained that the facility was akin to a hotel with sleeping quarters, and the women and children to be housed would utilize the facilities throughout the campus such as for meals, classrooms, job skills, life skills, education, and Bible classes, which would take place throughout the other parts of the campus. He stated that 400 volunteers helped, and reiterated that the entire project was funded through private donations.

Chair Livingston supported the proposal and agreed with Boardmember Hannah that dark windows would be preferred.

ACTION: It was M/S/C (Hannah/Butt) to approve PLN18-010, Bay Area Rescue Mission Bridge of Hope, subject to the four Findings and Statements of Fact with 18 Conditions of Approval, and additional DRB conditions as follows: 19) The window sashes and trim to be darker (green or brown); and 20) The lights to be shielded in an appropriate decorative style to the architecture; approved by voice vote: 5-0 (Ayes: Butt, Fine, Hannah, Leung, and Livingston; Noes: None; Absent: Neel).

2. PLN18-304	KIM SINGLE-FAMILY AND ACCESSORY DWELLING UNIT
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A TWO-STORY ±3,300 SQUARE FOOT SINGLE-FAMILY DWELLING AND A 795 SQUARE FOOT ACCESSORY DWELLING UNIT ON A FLAG LOT ON SKYVIEW PLACE
Location	SKYVIEW PLACE
APN	433-492-003
Zoning	RH, RESIDENTIAL HILLSIDE DISTRICT
Applicant	CLARISSA KIM (OWNER)

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

Jonelyn Whales presented the staff report dated July 10, 2019, for a project that had been considered by the DRB in Study Session on June 12, 2019.

Ms. Whales reported that the applicant had revised the plans consistent with the comments and suggestions offered at that time and had reduced the size of the proposed ADU, provided a window at the top of the stairs of the ADU, the material board was available for review, and the landscape sketch provided by Chair Livingston had been integrated into the new landscape plan. The surrounding neighbors had reviewed those plans and had also provided comments.

KENNY KIM, the co-applicant, described the proposal as a family home that had been in process for the last couple of years, to include space for their parents. He explained that he had worked with the adjacent neighbors to create a project that would work for everyone.

Chair Livingston opened the public hearing.

ROBERT SPAMPINATO, 5763 Skyview Place, El Sobrante, Vice President of the Greenbriar Neighborhood Council, requested a continuance of the application to the next meeting because of concerns related to a lack of time to review the revised plans, the overlook, fencing, landscaping, and roof color, and stated that he had not seen the color board. He looked forward to working with the applicant on those issues.

DR. JOHN ANDERSON, 5741 Skyview Place, agreed with the identified concerns and was unclear as to how the steep slopes would be addressed. He also had concerns with respect to drainage, and was unaware of any geotechnical issues on the property.

Mr. Kim advised that he had a soils engineering report.

Given a number of unresolved issues, Boardmember Hannah suggested that the complicated proposal needed an architect and a team of geotechnical, structural, and civil engineers along with a landscape architect. He was uncomfortable with the windows from the second story overlooking two and potentially three homes and suggested that situation would be uncomfortable for the applicant as well as the neighbors. He also suggested the overlook should be to the south instead of being directed to the east. He added that every aspect of the project had to be designed a little bit more given the height of the pad. He wanted to see one page of design from a landscape architect that showed the technical side with the architecture. He suggested the windows, almost floor to ceiling, were too big and out of character and should be a bit smaller, and that a window could be added around the corner of the north elevation. He also pointed out that the window of the ADU on the west elevation should be a fixed window.

Mr. Kim stated that the proposed living room was the most important area for his family. He wanted a high-pitched ceiling and doubling up the design, as recommended by Boardmember Hannah, would not be architecturally appropriate.

The DRB clarified its comments from the last meeting that either a concrete tile or composition shingle roof in brown with a grey tone would be acceptable to the DRB in a color that was acceptable to the Greenbriar Neighborhood Council. Mr. Kim referred to a potential composition shingle roof and Boardmember Hannah advised that if the material of the roof was changed the design of the home would change and have to be reconsidered. As a result, Mr. Kim agreed to a color change to the roof, as recommended.

Boardmember Neel recommended the *Desert Brown color* from the Precision Metal

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manufacturer that would look nice with a lighter stucco. She also supported a landscape designer and pointed out some alternative native trees that could be included in the landscape plan to add variety, along with shrubbery and more planting in the area of the asphalt to break up the hardscape, with more landscaping in the front of the house and in the back to make the home more welcoming.

Chair Livingston closed the public hearing

Chair Livingston highlighted the DRB's recommendations:

- Model the home to the topography;
- Use Precision Metal's *Desert Brown* for the roof;
- Retain a Landscape Architect;
- Retain a Civil Engineer to address drainage;
- Plant the fence between the neighbor to the east with vines; the planting space between the fence and asphalt (one-foot minimum) to mitigate noise and privacy issues;
- Provide an irrigation plan from the Landscape Architect and use drought-tolerant planting, to include a variety of landscaping; and given too much asphalt in the landscaping consider more planting areas in the front;
- Reconsider the floor plan for purposes of efficiency; and
- Consider thinner windows in the back with more space between them.

ACTION: It was M/S/C (Livingston/Hannah) to continue PLN18-304, Kim Single-Family and Accessory Dwelling Unit, to August 14, 2019; approved by voice vote: 6-0 (Ayes: Butt, Fine, Hannah, Leung, Neel, and Livingston; Noes: None; Absent: None).

3. PLN19-069	KENNEDY SECOND STORY ADDITION
Description	PUBLIC HEARING TO CONSIDER A REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A ±290 SQUARE FOOT TWO-STORY ADDITION AND A PATIO EXTENSION TO AN EXISTING RESIDENCE
Location:	1647 SAN BENITO STREET
APN	508-292-007
Zoning	RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT
Applicant	ADAM MILLER
Staff Contact	JONELYN WHALES Recommendation: CONTINUE TO JULY 24, 2019

The application was continued to the July 24, 2019 meeting.

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	COLLINS AVENUE AT RICHMOND PARKWAY (THE SITE IS LOCATED ON THE SOUTH SIDE OF COLLINS AVENUE, WITH THE RICHMOND PARKWAY DEFINING THE WESTERN BOUNDARY OF THE SITE AND A SANTA FE RAILROAD LINE DEFINING THE EASTERN BOUNDARY).
APN	408-060-028
Zoning	IL, INDUSTRIAL, LIGHT DISTRICT
Owner	WANG BROTHERS INVESTMENTS, LLC
Applicant	KATHY TRUONG

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Staff Contact HECTOR LOPEZ Recommendation: **PROVIDE AND RECEIVE COMMENTS**

Hector Lopez presented the staff report dated July 10, 2019 for the construction of a new building comprised of concrete tilt-up panels for a light industrial use, 96,000 square feet in size.

As part of the project there would be a variety of site improvements, the building would be subdivided into ten units, and one of the units would be used for cannabis production which would require Planning Commission approval of a Conditional Use Permit. The other units would be used for other light industrial uses. He described the unusual location of the site and noted that the issues to be discussed would be the location of the building, the appearance of the building in relation to the adjacent residential neighborhood, landscaping, and fencing. An Initial Study and MND had been prepared, the comment period had expired a month ago, and the elements to be mitigated were noted, the most significant of which was associated with transportation.

Mr. Lopez clarified that there was no Neighborhood Council associated with the site. Some of the adjacent San Pablo neighbors had been involved in the process.

Chair Livingston commended the MND and Doug Herring's preparation of the document, and noted that there was a significant creek that also defined the southwest boundary, and Mr. Lopez explained that the creek had been mentioned in the Initial Study in the hydrology section and had been evaluated in that study.

Chair Livingston advised that pursuant to the Zoning Ordinance, the creek would have to be restored. He asked about the area underneath the overpass and asked if there were any restrictions on what could be done with that property, and Mr. Lopez explained that the area in question was owned by the City of Richmond and he was unaware of any restrictions, although that would have to be clarified, as would other restrictions and requirements as part of the development of the plans.

KEVIN WANG, the applicant, explained that he had owned the property for five years and noted that the site had previously been approved for a 400,000 square foot warehouse in 2007, although since then significant acreage had been dedicated to wetlands and the current warehouse proposal was a quarter of the size of the previous approval. At this point, there was no cannabis component to the project but there was a desire to build a building that could be leased out potentially to a cannabis use along with other light industrial/commercial warehouse uses.

JASON VOORHEES, Perkins, William & Cotterill Architects, confirmed that the large site had since been subdivided with a large portion dedicated to wetlands leaving an irregularly-shaped lot with limited access. He commented that the proposed building location served the truck traffic on site best although the location was flexible. He sought additional feedback from what had currently been received.

Chair Livingston asked about the use of the area underneath the overpass of the Richmond Parkway, and Mr. Wang stated that area was restricted for parking only. No storage would be allowed.

In response to the Chair and the effect of the purported six feet of fill adjacent the columns of the overpass, the architect advised that there would be no weight on the pilings, which he estimated at six feet in diameter, with negligible impact.

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As to the day lighting of the creek, the Civil Engineer reported that a significant amount of grading had been done about five years ago so that the contours already existed. The Contra Costa Flood Control District (CCFCD) had been involved at that time. He added that the creek had already been day lighted but they would work with the City to clarify the requirements.

Boardmember Fine noted a concern for the proximity of the residential neighborhood and a potential for a constant flow of heavy trucks and suggested it would be nice to section off parking or find a less cumbersome way to facilitate truck circulation. She also recommended PB on the roof or PB readiness would be a plus as would EV chargers.

Boardmember Neel wanted to make sure there was sufficient room in the loading dock and trailer drops for trucks to maneuver.

Boardmember Leung agreed with the PB, urged care in the colors, verified that there had been a truck turning study, sought more trees and greenery, and suggested that the color palette shown as a grey box should be reconsidered.

The applicant explained that one of the mitigation measures in the MND was to provide dense tree screening on the east side.

Boardmember Neel stated with respect to color that the building could be accented with a PPG *Village Blue* or *Cape Storm*, dark blue greens that would work with the grey to create more visual interest, which could be swapped out with accents on the doors, with a lighter roof so that the building would stay cool. She liked the bronze tinted glass. On the landscape design, she asked about the height of the trees and wanted to see more trees in the parking lot. She offered an exhibit to show what she recommended for accents.

Boardmember Butt agreed with the need to screen or improve the harsh elevations from the residential side of the building and suggested there could be some site planning to soften the appearance of the building.

The applicant noted the challenges of the site with the railroad tracks adjacent to the street, an odd-shaped cul-de-sac, the mini-storage and the Richmond Parkway along with a difference in grade.

Boardmember Hannah commented that he had prepared a .pdf that he would email to the planners and applicant. He suggested the project was a great example of one that fit nicely in with the Richmond Parkway, and the best use of the site would be a building with security, lighting, and employment although it would be a building that no resident would want to look at. Coupled with landscaping and trees, and noting there were more innovative ways to provide concrete tilt-up buildings, he recommended there were things that could be done to improve the site that would not be costly. The .pdf included a package of examples of good tilt-up techniques to create a structure that would be more appealing. He commented that he did not like all the bronze glass. He urged some consideration of the possibilities with respect to design, and sought a really well-integrated, well-maintained building and landscaping that not only made the community better and safer but would also be better for business.

Chair Livingston referred to Mr. Lopez' suggestion to flip the building and sketched a proposal that responded to the comment about the community and mitigating the mass of the building. He suggested it would work; the truck traffic from Collins Avenue could go underneath the freeway with appropriate maneuverable room and to the loading ramps, and the heavy industrial truck traffic could be directed away from the residential side of the property. He suggested that

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would allow the other side exposed to the residential to present a softer look with more landscaping and more office uses. He recommended a structure on the top of the roof to enclose the mechanical equipment since the top of the building would be visible from the Richmond Parkway, and offered examples of what could be done and how that space could be used as an opportunity, potentially for advertisement.

Boardmember Neel recommended that the landscape plan be designed to include outdoor seating and eating areas to make it more human and welcoming.

Chair Livingston highlighted the DRB's recommendations:

- Reduce the impact of trailers adjacent to the residential area;
- Provide a landscape plan and include everything on the drawings;
- Retain a Creek Restoration Consultant and integrate with the Landscape Architect;
- Consider PB incentives;
- Identify views from the Richmond Parkway;
- Utilize cool roof colors;
- Have fun with the color palette and consider *Village Blue* accents;
- Consider an innovative tilt-up design with a reduction of mass;
- Employ design principles;
- Reverse the building per staff's suggestion;
- Given the public art requirement consider the roof for public art and integrate it into the design;
- Consider anti-climb fencing; and
- Utilize downward shielded lights and drop down light standards.

Board Business

A. Staff reports, requests, or announcements:

There were no staff reports, requests, or announcements.

B. Boardmember reports, requests, or announcements:

Chair Livingston reported that some developers were not complying with DRB approvals and recommended a policy resolution to the City Council to find ways to deal with that situation, potentially requiring an applicant to post a bond. He recommended a determination that with any non-compliance, the DRB had to be notified and enforcement (with or without a bond) would have to be considered.

City Attorney Everett Jenkin explained that would have to be agendaized for discussion and recommended the DRB find existing models that addressed similar situations.

The item was agendaized to the next meeting for discussion.

Boardmember Hannah referred to the status and concerns related to other large ongoing approved projects.

Adjournment

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The meeting was adjourned at 8:42 P.M. to the next regular Design Review Board meeting on Wednesday, July 24, 2019.