

# DESIGN REVIEW COMMITTEE MINUTES

Albert Antelman, Chair  
 William Growdon, Vice-Chair  
 Vacant, Member  
 Anthony Tomasello, Member  
 Vacant, Member

Peter Gilli, Community Development Director  
 Neda Zayer, Assistant Community Development Director  
 Megan Lorenzen, Assistant City Attorney II  
 Michael McDonald, City Clerk

**SEPCIAL MEETING:  
 THURSDAY, MARCH 31, 2022 – 6:00 P.M.  
 COMMUNITY MEETING ROOM, 501 POLI STREET**

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

## **ROLL CALL**

**PRESENT:** Committee Member Tomasello, Vice-Chair Growdon, and Chair Antelman

**STAFF:** Peter Gilli, Community Development Director  
 Neda Zayer, Assistant Community Development Director  
 Megan Lorenzen, Assistant City Attorney II  
 Levi Hill, Acting Planning Manager  
 Jamie Peltier, Principal Planner  
 Gene Burse, Senior Planner  
 Courtney Deppen, Recording Clerk

## **PUBLIC COMMUNICATIONS – Amy Cherrie**

## **CONSENT ITEM**

- 1. Approval of the Design Review Committee January 19, 2022 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Committee Member Tomasello made a motion to approve the Design Review Committee Meeting Minutes for January 19, 2022.

Vice-Chair Growdon seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Committee members Tomasello, Vice-Chair Growdon, Chair Antelman  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

Recording Clerk Courtney Deppen declared the motion carried 3-0.

## FORMAL ITEMS

### 2. **PROJ-15095 – Perrett Industrial Design Review located at 1771 Donlon Road.**

Request for Design Review for a new 13,609 square foot multi-tenant industrial building on a 1.0-acre site in the Manufacturing Planned Development (MPD) zoning district with a land use designation of Industry.

**Recommendation:** That the Design Review Committee recommend the Director approve the Design Review.

**Case Planner:** Shaveta Sharma, Contract Planner  
**Applicant:** Neal Subic

#### **SPEAKERS:**

**Staff:** Neda Zayer, Assistant Community Development Director

**Applicant:** Neal Subic

**Members of Public:** None

**Emails:** None

**Written Public Comments:** None

**Documents:** PowerPoint by Staff, project plans

**Ex-Parte Communication:** None

Committee Member Tomasello made a motion to recommend the Director approve the Design Review with a recommending condition that a detail for roof screening be provided on the drawing so it can be included in the record.

Vice-Chair Growdon seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Committee Member Tomasello, Vice-Chair Growdon, and Chair Antelman  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

Recording Clerk Courtney Deppen declared the motion carried 3-0.

**3. PROJ-15022 – Anastasi Design Review located at E. Harbor Blvd and S. Seaward Ave.**

Request for Design Review, Tentative Parcel Map and Coastal Development Permit to construct 96 residential units (with affordable units), 5,005 square feet of live/work and 18,755 square feet of commercial space, including a 2,500 square foot café/restaurant and 336 parking spaces on a 5.62-acre site proposed to be subdivide into 3 parcels ranging in size from 0.54 acres to 3.78 acres in the CMXD (Coastal Mixed Use) zone with a land use designation of Commerce within the Coastal Zone.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Design Review with design modifications.

**Case Planner:** Tamara Harrison, Contract Planner  
**Applicant:** Scott Boydston

**SPEAKERS:**

**Staff:** Neda Zayer, Assistant Community Development Director

**Applicant:** Scot Boydston, Scott Anastasi

**Members of Public:** Robert Chianese, Alex Mangone, George Kramer, Roger Osborne, Glenn Ross, Terrance Foley, Amy Cherrie

**Emails:** [public comments1](#), [public comments2](#), [public comments3](#), [public comments4](#), [public comments5](#)

**Written Public Comment:** Emily Wallin, Gloria Drayfuss, Mary Bemis, Elaine Fontana, Seamus Finn-Chandler

**Documents:** PowerPoint by Staff and Applicant, project plans

**Ex-Parte Communication:** None

Committee Member Tomasello made a motion to recommend the Planning Commission approve the Design Review with the following recommendations:

- The DRC appreciates the overall design aesthetic, the architectural variety, and the variety in mass/bulk/scale provided throughout the project.
- A bicycle lane incorporated along Seaward Ave and a section cut provided threw Seaward at different locations along the Seaward frontage.
- Consider adding additional security measures for areas that are below the public sidewalk, specifically at the corner of Seaward Ave and Harbor Blvd and those areas that are recessed.
- Add massing variation for the rear elevations of Buildings 9, 10, 11,12, 13,14, all those that have their rears facing the alley way (the rowhouses).

- Provide elevations of the one-story garages and to articulate them similarly to the design of the rest of the project.
- Strengthen connections between the public park interior to the site and the public right of way on Seaward Ave and Pierpont Ave.
- Consideration of fiberglass windows.

Chair Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee Member Tomasello and Chair Antelman  
NOES: Vice-Chair Growdon  
ABSTAIN: None  
ABSENT: None

Recording Clerk Courtney Deppen declared the motion carried 2-1.

**4. PROJ-14570 – Front and Kalorama Design Review located at 935 E. Front Street.**

Request for Design Review, Coastal Development Permit, Exception, and Warrant for a 4-story building with 88 multi-family residential units (with affordable units) on a 0.9 acre site in the Urban General 3 (T4.3) zoning district within the Downtown Specific Plan.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Design Review with design modifications.

**Case Planner:** Gene Burse, Senior Planner  
**Applicant:** Aldergate Investment, LLC

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner and Neda Zayer, Assistant Community Development Director

**Applicant:** Matt Mansi, Keith McCloskey, and Tyler Gold

**Members of Public:** Carol Spector, Wendy Sauter, Mark Sirota, Todd Butterbayes, Robert Guthrie, Charlie Watling, Brad Golden, Terrance Foley, Kelsey Jonker, Jason Mendell, Stephanie Caldwell, Christy Weir

**Emails:** [public comments1](#), [public comments2](#), [public comments3](#), [public comments4](#)

**Written Public Comment:** Seamus Finn - Chandler, Mary Bemis

**Documents:** PowerPoint by Staff and Applicant, project plans

**Ex-Parte Communication:** None

Vice Chair Growdon made a motion to recommend the Planning Commission approve the Design Review with the following recommendations summarized by Neda Zayer, Assistant Community Development Director:

- The project would be more successful with a commercial mixed-use building with commercial on the ground floor that activates the corner of Front Street and Kalorama Street and provides larger storefronts, direct pedestrian access, and an inviting corner feature.
- Step back the fourth floor to minimize the massing of the fourth floor that could widen balcony spaces and usable areas on the fourth floor.
- East Elevation – look at different railings, different color and material types, and potentially stepping back the fourth floor.
- North Elevation - look at the roof line articulation and explore material and color change to improve the North Elevation.
- Front Street Elevation (South) - look closer at the breezeways that connect the two sides of the building and see if there are design modifications that can make it more successful, making it look more like two separate buildings, and stepping back the fourth floor.
- Kalorama Street Elevation (West) – look at separating the ground floor with lower balcony walls around the private spaces for further separation for those units from the street frontage, material or color changes on the ground floor, different colors as the colors are not as successful on this elevation, different railing and balcony types that could include enclosing them.

Committee Member Tomesello seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee Member Tomasello, Vice-Chair Growdon, and Chair Antelman  
NOES: None  
ABSTAIN: None  
ABSENT: None

Recording Clerk Courtney Deppen declared the motion carried 3-0.

#### **STAFF COMMUNICATION**

None

#### **ADJOURNMENT**

There being no further items on the agenda, meeting adjourned at 10:59 p.m.