

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, April 21, 2022 – 6:00 P.M.

COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Antelman called the meeting to order at 6:01 p.m.

ROLL CALL

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

STAFF: Neda Zayer, Assistant Community Development Director
 Levi Hill, Acting Planning Manager
 Jamie Peltier, Principal Planner
 Gene Burse, Senior Planner
 Courtney Deppen, Recording Clerk

PUBLIC COMMUNICATIONS – Carol Spector, Wendy Sauter

CONSENT ITEM

1. **Approval of the Design Review Committee March 31, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Vice Chair Growdon made a motion to continue the Design Review Committee Meeting Minutes of March 31, 2022 to the Special Meeting of May 19, 2022 to allow staff to relisten to the motions.

Committee Member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee Member 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-14608 – Pacific Wave Design Review located at 1342 E. Thompson Blvd.**

Request for Major Design Review, Coastal Development Permit and Exceptions for a new 3-story mixed use building with 8 residential units and 1,900 square feet of ground floor commercial on a 0.3-acre site in the Urban General (T4.5) zoning district 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: Gene Burse, Senior Planner

Applicant: Frank Rogue, ERA Architects

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Frank Rogue, Lizette Elenes, Paula Howell

Members of Public: Leslie Purcell

Emails: None

Written Public Comments: None

Documents: PowerPoint by Staff, 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:

- Refine their design further along to move it forward without further art deco elements
- Provide a smooth plaster finish, not painted sand
- Use dark sky compliant lighting

Committee Member Tomasello 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-15367 – Remax Design Review located at 725 S. Victoria Avenue.

Request for Design Review for a remodel, addition, and change of use from restaurant to office of an existing 8,850 square-foot commercial building on a 1.17-acre site in the Urban General (T4.8) zoning district with a land use designation of Commerce.

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

Case Planner: Jamie Peltier, Principal Planner
Applicant: Emily Garren, Nest Architecture Inc.

SPEAKERS:

Staff: Jamie Peltier, Principal Planner

Applicant: Kip Kelly, Mike Sypes, Steve Elberg

Members of Public: None

Emails: None

Written Public Comment: None

Documents: PowerPoint by Staff and Applicant, project plans

Ex-Parte Communication: None

Vice Chair Growdon made a motion to recommend the Director approve the Design Review.

Committee Member Tomasello 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.

4. PROJ-15323 – Del Sol Design Review South of Wells Road between Blackburn and Telegraph Road.

Request for Major Design Review, Warrants, Exceptions and Lot Line Adjustments for a residential development with 89 townhome units and 112 single-family homes on a 38-acre site located in the T3.1 and T3.2 zones within the Parklands 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: Judi MacLean, Shea Homes Limited Partnership

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Brooke Doi, Judi MacLean, Mike, Bob

Members of Public: Tim Nicely, Dustin Pappas

Emails: [public comments](#)

Written Public Comment: none

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:

- Consider the use of other material besides vinyl windows

Chair Antelman 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

Discussed design guidelines and objective design standards. The City has done an RFP and selected a consultant to begin work on objective design standards that will be coming forward to DRC and the public for discussion in the near future.

ADJOURNMENT

There being no further items on the agenda, meeting adjourned at 8:56 p.m.

FINAL