

DESIGN REVIEW COMMITTEE MINUTES

Albert Antelman, Chair
 William Growdon, Vice-Chair
 Anthony Tomasello, Member
 Jack Kiesel, Member
 Curtis Cormane, Member

Neda Zayer, Acting Community Development Director
 Michael MacDonald, City Clerk

REGULAR MEETING:

WEDNESDAY, JANUARY 18, 2023 – 6:00 P.M.

COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET

Chair Antelman called the meeting to order at 6:02 p.m.

ROLL CALL

PRESENT: Members Cormane, Tomasello, and Kiesel and Chair Antelman

STAFF: Neda Zayer, Acting Community Development Director
 Levi Hill, Principal Planner
 Gene Burse, Senior Planner
 Heather Bowling, Recording Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

- Approval of the Design Review Committee December 07, 2022 Meeting Minutes.**

Recommendation: Approve, as presented.

Committee member Kiesel made a motion.

Committee member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Cormane, Tomasello, Kiesel, and Chair Antelman
 NOES: None
 ABSTAIN: None
 ABSENT: Vice-Chair Growdon

Recording Clerk Bowling declared the motion carried 4-0.

FORMAL ITEMS

2. PROJ-22-0050 – 350 Paseo De Playa Major Design Review located at 350 Paseo De Playa.

Request for Major Design Review to change paint color on an existing condominium building on a 3.3-acre site in the Urban Core (T6.1) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Design Review Committee recommend the Community Development Director approve the Major Design Review with recommendations on the following:

- A. Any adjustments to the paint change DRC recommends.

Case Planner: Gene Burse, Senior Planner

Applicant: Buena Vista Homeowner's Association

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Jodi Claus

Members of Public: Andy Kahn, D'Arcy Kahn, Janet Grumer, Rodney Blackmer, Eric Pawalk, and Gerry Stine

Emails: [public comments](#), [public comment 2](#)

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Committee member Tomasello made a motion to approve the project as presented.

Committee member Kiesel seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Cormane, Tomasello, Kiesel, and Chair Antelman
NOES: None
ABSTAIN: None
ABSENT: Vice-Chair Growdon

Recording Clerk Bowling declared the motion carried 4-0.

3. PROJ-15391 – Park Plaza Major Design Review located at 701 Santa Clara Street.

Request for Major Design Review for a 5-story mixed use building with 80 multi-family residential units and 2,407 square feet of ground floor commercial on a 0.6-acre site in the T5.1 (Neighborhood Center) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Design Review Committee recommend the Community Development Director approve the Major Design Review with recommendations on the following:

A. Any design, architectural, or landscaping changes the DRC recommends.

Case Planner: Levi Hill, Principal Planner

Applicant: Lorne Henkel, RRM

SPEAKERS:

Staff: Levi Hill, Principal Planner

Applicant: Nick Deitch, RRM

Members of Public: Lisa Wolf, Wendy Sauter, Natalie Bruton, Bob Guthrie, Matthew Bello, Carol Spector, Alex Marigone, Matt Leonard, Christy Weir, Dave Wilkinson, Amy Cherrie, and David Lantrip

Emails: [public comments](#), [public comments 2](#), [public comments 3](#)

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Committee member Cormane made a motion to continue the project to a date uncertain with the following recommendations:

- Building height should not exceed 75 feet.
- Top floor should be stepped back 10 feet from edge of the building on north, south, and west sides.
- Maximize the open space onsite.
- Increase the sidewalk widths to 12 feet on both frontages.
- Revisit the corner plaza design. Possibly enlarge and create a more open feel.
- Remove and replace metal siding on east façade.
- Make modifications to the façade on the west portion of building along Fir Street to make it appear more unified as it's own building segment.
- Consider widening internal corridors, specifically on podium level.

Committee member Kiesel seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Cormane, and Kiesel, and Chair Antelman
NOES: None
ABSTAIN: Committee member Tomasello was recused from the item
ABSENT: Vice-Chair Growdon

Recording Clerk Bowling declared the motion carried 3-0.

STAFF COMMUNICATION

Next meeting will be on February 15, 2023.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 08:54 p.m.

FINAL