

DESIGN REVIEW COMMITTEE MINUTES

Albert Antelman, Chair
Fiona Dunne, Vice-Chair
William Growdon, Member
Daniel Saltee, Member
Anthony Tomasello, Member

Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney

**REGULAR MEETING:
WEDNESDAY, JANUARY 20, 2021 – 6:00 P.M.
ZOOM MEETING**

Vice-Chair Dunne called the meeting to order at 6:10 p.m.

ROLL CALL

PRESENT: Members Antelman, Growdon, Saltee, Tomasello, and Vice-Chair Dunne

ABSENT: None

STAFF: Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Jamie Peltier, Associate Planner
Tim Rosenstein, Associate Planner

PUBLIC COMMUNICATIONS – None

NEW BUSINESS

1. Election of Design Review Committee Chair and Vice-Chair for 2021.

Assistant Community Development Director Zayer explained the procedure for the election.

Committee member Growdon nominated Committee member Antelman for position of 2021 DRC Chair. Vice-Chair Dunne closed the nomination for Chair.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Growdon, Saltee, Tomasello and Vice-Chair Dunne

NOES: None

RECUSED: None

ABSENT: None

Assistant Community Development Zayer declared the motion carried 5-0.

Committee member Growdon nominated current Vice-Chair Dunne for position of 2021 DRC Vice-Chair. Vice-Chair Dunne closed the nomination for Vice-Chair.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Saltee, Tomasello, Vice-Chair Dunne, and Chair Antelman

NOES: None

RECUSED: None

ABSENT: None

Assistant Community Development Zayer declared the motion carried 5-0.

CONSENT ITEM

2. Approval of the of the Design Review Committee December 2, 2020 Meeting Minutes.

Recommendation: Approve, as presented.

Vice-Chair Dunn made a motion to approve the DRC December 2, 2020 Meeting Minutes.

Committee member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Saltee, Tomasello, Vice-Chair Dunne and Chair Antelman

NOES: None

RECUSED: None

ABSENT: None

Assistant Community Development Zayer declared the motion carried 5-0.

FORMAL ITEMS

3. **PROJ-12812 – Olive Street and Bell Way Design Review and Lot Line Adjustment Permit located at 830 N. Olive Street.**

Request for a Formal Design Review and Lot Line Adjustment for a two-story, eight-unit multi-family residential apartment, including four live/work units on a 18,000 square-foot site in the General Commercial (C-2) zoning district with a land use designation of Commerce.

Recommendation: Forward design recommendation to the Administrative Hearing Officer.

Case Planner: Jamie Peltier, Associate Planner

Applicant: Punam Prajapati

SPEAKERS:

Staff: Jamie Peltier, Associate Planner

Applicant: Punam Prajapati, applicant and Tyson Cline, architect

Members of Public: None

Emails: 3 emails received prior to the meeting and posted online

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Committee member Saltee made a motion to forward design recommendation to the Administrative Hearing Officer with additional comments as follows:

- Review the different canopy trees in the parking lot.
- Consider reducing the cantilever of the building.

Committee member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Saltee, Tomasello, Vice-Chair Dunne and Chair Antelman

NOES: None

RECUSED: None

ABSENT: None

Assistant Community Development Director Zayer declared the motion carried 5-0.

4. PROJ-11717 – 701 Santa Clara Conceptual Design Review located at 701 East Santa Clara Street.

Request for Conceptual Design Review for a 3 and 4-story mixed-use building with 5,280 square-feet of commercial space and 63 residential units over two floors of underground parking on a 27,500 square-foot project site in the Neighborhood Center (T5.1) zone within the Downtown Specific Plan.

Recommendation: Provide conceptual comments.

Case Planner: Tim Rosenstein, Associate Planner

Applicant: John Kollesavich

SPEAKERS:

Staff: Tim Rosenstein, Associate Planner

Applicant: John Kollesavich, applicant and Michael Faulconer, architect

Members of Public: Carol Spector, Wendy Sauter, Eileen Shaw, Alex Perez, Robert Guthrie, Anthony Ventura, Jonathan Duran, Pedro Toscano, Armando Delgado, and Scott Zimmerman,

Emails: 60 emails received prior to the meeting and posted online

Documents: PowerPoint by Staff

Ex-Parte Communication: None

The Design Review Committee provided the following comments on the proposed plans:

General

- Consider the site location when designing the building. It does not need to be a replica of its surrounding historic buildings but having the context and sensitivity to other adjacent structures will help in determining the appropriate design.
- Do the Historic Resources Technical Report as soon as possible – it is an important part of the development process.
- Having a cohesive theme is good.
- Lacks clarity on separate buildings or one building. It's somewhere in-between and need clarity on one way or the other.
- The building style lacks warmth, harmony, and texture.
- Consider tilting the buildings 10 to 15 degrees. That could help increase the sidewalk widths and add interest in the courtyards. Every building could be slightly angled and slightly different could create some visual interest as well as depth into the sidewalks.

Massing

- Breaking-up the massing into different buildings is a good start.
- The height and massing of the building should not go beyond what the Downtown Specific Plan allows.

- The massing of the upper floors should be placed closer to the AT&T building side and not towards the street intersection.
- The massing is not clear whether it's one or five buildings. It seems they relate to each other almost too much and not enough.
- The current style, aesthetics, and the materials of the building contributes to the current massing. Creating differentiation between materials, details, and colors might help reduce the current massing.
- Simplify the balconies and windows. The current design has too many balconies, and too many different types of balconies and windows. Reconsider the balconies and push the building out to break up the building in a more vertical way and then a horizontal traditional window pattern.
- There are opportunities to enclose some of the balconies on the 2nd floor then peel back on upper stories to eliminate some of the current massing issue.

Storefronts and street frontages.

- Review the placement of the building since the frontage and sidewalk in this location is very tight so putting the building all the way to the front is not a good idea.
- There should be a visual access from the street to the courtyard.
- Having a portion of the project with storefronts is good but not necessary for the entire street frontages on both sides, i.e., some units on the ground floor can be residential units with stoops while others could be commercial. Creating a hierarchy of uses for each building could help in designing what type of store goes on what side.
- Widen the sidewalks to 10 feet.
- Incorporate the City's Street Tree Program on this project with wider sidewalks would really bring a more pedestrian feel to this area.

Corner element across from Plaza Park

- Placement of the restaurant space in the corner of Santa Clara and Fir Street is good, push the building back and make an opening for the restaurant to have its own patio space and not encumbered by the building above it.
- The corner of Santa Clara and Fir Street is the whole focal point of this project. Add some type of horizontal element to bring down the massing and possibly a curvilinear element to make it stand out as the focal point.

Elevators/stairways

- The elevator cores are blocking the access/view to the courtyards. Consider pushing the whole building on the left back and have more of a breezeway or move the core back so there is a separation.
- Having two elevator cores that go all the way to the garage and all the way up creates a network of catwalks throughout the entire site. Find a way to turn buildings 1 and 2 into one building that operates from a single core; building 5 operating from a single core; and buildings 3 and 4 operating from a single core will solve the long catwalk throughout the site. Each becomes distinct entities by adding just a single elevator.

Bring two elevators up from the podium below and then try to find 3 elevators between those 5 different buildings and then staircases and have those as your vertical access. This will improve circulation.

- Eliminating the catwalks weaved throughout will allow you to do more landscaping.

Landscape/Courtyards

- The interior courtyards seem to be darkened by elevator towers/shafts and stairways, perhaps reducing the size and not break up the building quite as much as to five building, i.e., limiting to 3-4, can gain back some of the massing needed on the 4th floor.
- Reducing the interior courtyard space may be a good trade-off to put a more open space on the exterior so there would be more articulation in the building façade.
- Provide a greater setback from the back of sidewalk, i.e. a minimum of 10-feet and potentially a little bit of landscaping between the back of sidewalk and the building face.
- Incorporate design elements that can bring in more green walls and vertical landscape elements because the project doesn't have a lot of horizontal space.
- The current design of the courtyard is oriented to the east and west and on this location the south and west are where you get most of the sunlight, therefore, having enough sunlight for plants to grow and the type of plant materials are big a challenge. Review how to bring sunlight and shade direction into the courtyard area taking into consideration the height of the buildings.
- There are too many rooftop outdoor spaces. Perhaps reduce the rooftop spaces to building 4.
- Opportunity to create green rooftop. There is a lot of benefit to have green roofs, i.e., absorb rainwater and reduce stormwater flow to the ocean.
- Screening on the north side of the building between the single-family residential area is needed. Placing trees in this area in the current design is a great approach.
- Provide some landscaping on the eastside to address the AT&T building.
- Plant large trees in the courtyard area.
- Provide more colors in the landscaping if possible.

Warrants

- Opposed to the three warrants proposed. Believe they all can be designed out of.

STAFF COMMUNICATION

Assistant Community Development Director Zayer informed the committee of the next DRC meeting schedules: February 3 - cancelled; February 17 – next meeting.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 9:15 p.m.