

# 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, MARCH 3, 2021 – 6:00 P.M.  
ZOOM MEETING**

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

## **ROLL CALL**

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

**ABSENT:** Chair Antelman

**STAFF:** Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Andy Heglund, Senior Assistant City Attorney  
Courtney Deppen, Recording Clerk

**PUBLIC COMMUNICATIONS** – None

## **CONSENT ITEM**

- 1. Approval of the Design Review Committee January 20, 2021 and February 17, 2021 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Committee member Saltee made a motion to approve the January 20, 2021 Meeting Minutes.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

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

**NOES:** None

**RECUSED:** None

**ABSTAIN:** None

ABSENT: Chair Antelman

Clerk declared the motion carried 4-0 with Chair Antelman absent.

Committee member Saltee made a motion to approve the February 17, 2021 Meeting Minutes.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Saltee and Vice-Chair Dunne

NOES: None

RECUSED: None

ABSTAIN: Member Tomasello

ABSENT: Chair Antelman

Clerk declared the motion carried 3-0 with Committee member Tomasello abstained and Chair Antelman absent.

## FORMAL ITEMS

**2. PROJ-13740 – Hawaiian Village Design Review, Planned Development Permit, Warrant, Exception, and Administrative Variance located at 998 Church Street.**

Request for a Formal Design Review, Planned Development Permit, Warrant, Exception, and Administrative Variance for a Thomas Fire rebuild consisting of 64 multi-family apartment units in four new buildings with 81 parking spaces on a 3.4 acre site in the T4.1 (Urban General) zone within the Downtown Specific Plan and the Multiple Family Residential (R-3-5) zoning district.

**Recommendation:** That the Design Review Committee forward design recommendations to the Planning Commission.

**Case Planner:** Elizabeth Richardson, Senior Planner

**Applicant:** James Merritt for A.J. Vido, Inc.

## SPEAKERS:

**Staff:** Elizabeth Richardson, Senior Planner

**Applicant:** Edward DeVicente and Ryan Mills of DMHA Architecture; Guillermo Gonzales of Blue.Studio Architecture and Planning

**Members of Public:** Kelly Clark, Wendy Sauter, Carol Spector ceded time for Robert Guthrie, Shanna Taylor, George Amandola, Marty Wolter, Tom Harkins, and Michael Hurst

**Emails:** 76 emails received prior to the meeting and posted online

**Documents:** PowerPoint by staff and applicants

**Ex-Parte Communication:** None

Vice-Chair Dunne made a motion to forward design recommendations to the Planning Commission that included:

- Supports the parking placement;
- That no building heights exceed 240 feet from sea-level;
- That plant material be installed below the retaining wall that is fast growing that could cover the wall within a year;
- Use downward-facing lights and 2700 Kelvin color temperature for outdoor lighting;
- Screen all rooftop equipment and utilities from above.

Committee member Saltee seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Saltee and Vice-Chair Dunne

NOES: Members Growdon and Tomasello

RECUSED: None

ABSTAIN: None

ABSENT: Chair Antelman

Clerk declared the motion failed 2-2 with Chair Antelman absent.

Committee member Growdon voted no because he believes that the building height as proposed should be allowed.

Committee member Tomasello voted no because:

- The proposed project is a significant improvement from what was there before.
- They are trying to build back something similar to what was there before.
- Although there are more units, there is significantly less square footage.

- There are more buildings and breakdown of massing versus a large horizontal box built on the hillside.
- The new design justifies the height increase.

**3. PROJ-11836 – Samet Apartments Design Review, Coastal Development Permit, Warrant, Exception, and Lot Line Adjustment located at 102 S. Garden Street.**

Request for Formal Design Review, Coastal Development Permit, Warrant, Exception, and Lot Line Adjustment for the demolition of a car wash building and construction of a four-story mixed use building with 4 live/work units, 15 residential units, and 21 parking spaces on a 0.3-acre site in the T4.3 (Urban General) zone within the Downtown Specific Plan

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the design, subject to the following changes:

1. Adjustment to the design of the northwest corner element;
2. Application of enhancements to the eastern elevation; and
3. Adjustment to the design of the northwest corner element; and
4. Any other changes the Design Review Committee recommends.

**Case Planner:** Dara Sanders, Planning Manager  
**Applicant:** Afshin Samet

**SPEAKERS:**

**Staff:** Dara Sanders, Planning Manager

**Applicant:** Mark Pettit of Lauterbach and Associates Architects

**Members of Public:** Carol Spector, Tom Harkins, and Patty Overley

**Emails:** 21 emails received prior to the meeting and posted online

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

Committee member Tomasello made a motion recommending the Planning Commission approve the design with the following additions:

- Appreciates the design revisions the applicant has made;
- Consider a stronger entry way;
- Provide additional articulation to the 4-story east elevation façade;
- Revise the massing of the 4<sup>th</sup> story element at the corner of Garden and Santa Clara Street to reduce the apparent weight at the 4<sup>th</sup> story.
- The four-story footprint percentage is acceptable as shown, placement of the parking is acceptable as shown;

- Relocate access in the buildings to eliminate the catwalks between the buildings;
- Simplify the façade accent colors.

Committee member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Growdon, Saltee, Tomasello and Vice-Chair Dunne

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

Clerk declared the motion carried 4-0 with Chair Antelman absent.

#### **STAFF COMMUNICATION**

Community Development Director Gilli provided the Committee Planning Updates.

#### **ADJOURNMENT**

There being no further items on the agenda, meeting is adjourned at 9:36 p.m.