

# DESIGN REVIEW COMMITTEE MINUTES

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

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

**REGULAR MEETING:  
WEDNESDAY, MARCH 15 – 6:00 P.M.  
COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET**

Chair Antelman called the meeting to order at 6:00 p.m.

**ROLL CALL**

PRESENT: Members Growdon, Cormane, Vice-Chair Tomasello and Chair Antelman  
ABSENT: Member Kiesel

STAFF: Jamie Peltier, Principal Planner  
Levi Hill, Principal Planner  
Gene Burse, Senior Planner  
Tyler Walter, Associate Planner  
Heather Bowling, Recording Clerk

**PUBLIC COMMUNICATIONS** – None

**CONSENT ITEM**

- 1. Approval of the Design Review Committee February 15, 2023 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Member Growdon made a motion to approve minutes as presented.

Vice-Chair Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 3-0.

## FORMAL ITEMS

### 2. **PROJ-15341 – Meta Apartments Request for a Major Design Review located at 1279 Meta Street.**

Request for Major Design Review to add a three-story multi-family residential building with 7 units, including one moderate-income affordable unit, to a site with an existing three-story 9-unit multi-family building and 828 square foot single-family residence on a 0.4-acre site in the T4.1 zoning district within the Downtown Specific Plan.

**Recommendation:** hat the Design Review Committee recommend the Planning Commission approve the Major Design Review with recommendations on the following:

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

**Case Planner:** Jared Rosengren, Senior Planner

**Applicant:** Are Home, Inc

#### **SPEAKERS:**

**Staff:** Levi Hill, Principal Planner

**Applicant:** Andrew Eliopoulos

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

Vice-Chair Tomasello made a motion to continue the project to the May 17, 2023 hearing.

Member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Committee members Growdon, Cormane, Vice-Chair Tomasello and Chair Antelman

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Member Kiesel

Recording Clerk Bowling declared the motion carried 4-0.

**3. PROJ-15442 – Olive Block Apartments Request for Major Design Review located at 985 Olive Street.**

Request for Major Design Review for a two-story multi-family residential building with 32-units, including 4 low-income affordable units, and 34 off-street parking spaces on a 0.6-acre site in the General Commercial (C-2) zoning district with a land use designation of Commerce.

**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:** Tyler Walter, Associate Planner  
**Applicant:** Jason Henrey

**SPEAKERS:**

**Staff:** Tyler Walter, Associate Planner

**Applicant:** Jason Henrey

**Members of Public:** None

**Emails:** [public comment](#)

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

Member Growdon made a motion to recommend the Community Development Director approve the Major Design Review with the following modifications:

- Expand the sidewalk on Warner Street to 6 feet.
- Increase the roof pitch.
- Add a large tree on the corner of Olive and Warner.

Member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Committee members Growdon, Cormane, Vice-Chair Tomasello and Chair Antelman

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Member Kiesel

Recording Clerk Bowling declared the motion carried 4-0.

**4. PROJ-13226 – 76 Station Redevelopment (Bliss Carwash) Request for a Design Review located at 11008 Citrus Drive.**

Request for Design Review to construct a new 1,749 square-foot drive-through carwash for an existing 76 gas station on a 34,412 square-foot site in the T4.1 (Urban General) zone with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Design Review with recommendations on the following:

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

**Case Planner:** Gene Burse, Senior Planner

**Applicant:** Bliss Car Wash, Paul Dadgar

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** Ahmad Ghaderi

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

Member Cormane made a motion to recommend the Planning Commission approve the Design Review.

Member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Committee members Growdon, Cormane, Vice-Chair Tomasello and Chair Antelman

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Member Kiesel

Recording Clerk Bowling declared the motion carried 4-0.

**STAFF COMMUNICATION**

- The next meeting will be on April 19, 2023.
- There will be a special hearing on March 29, 2023.

**ADJOURNMENT**

There being no further items on the agenda, meeting is adjourned at 07:54 p.m.