

# 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 17, 2021 – 6:00 P.M.  
WEBEX EVENT**

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

## **ROLL CALL**

**PRESENT:** Members Tomasello, Vice-Chair Dunne and Chair Antelman

**ABSENT:** Members Growdon and Saltee

**STAFF:** Peter Gilli, Community Development Director  
Neda Zayer, Assistant Community Development Director  
Andy Heglund, Senior Assistant City Attorney  
Elizabeth Richardson, Senior Planner  
Jamie Peltier, Associate Planner  
Courtney Deepen, Recording Clerk

**PUBLIC COMMUNICATIONS** – None

## **CONSENT ITEM**

**1. Approval of the Design Review Committee March 3, 2021 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Committee member Tomasello made a motion to approve the DRC March 3, 2021 Meeting Minutes.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Member Tomasello and Vice-Chair Dunne

**NOES:** None

**ABSTAIN:** Chair Antelman (*he was not present at the meeting*)

ABSENT: Committee members Growdon and Saltee

Recording Clerk Deepen declared the motion carried 2-1, with Chair Antelman abstained and members Growdon and Saltee absent.

## FORMAL ITEMS

### 2. **PROJ-14778 – Haley Point Design Review, Planned Development Permit, Variances and Tentative Tract Map located at 2400 Channel Drive.**

Request for Formal Design Review, Planned Development Permit, Variances, and Tentative Tract Map for 72 townhomes on a 4.3-acre site in the Limited Industrial (M-1) zone with a land use designation of Neighborhood Medium.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with the following design direction:

- A. Relocate the driveway to align with Arcade Drive or Evergreen Drive.
- B. Require additional landscaping or treatments for the sound wall.
- C. Step down the height of the sound wall along the eastern property line as it approaches Channel Drive.
- D. Any other design changes the DRC recommends.

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Warmington Residential

### **SPEAKERS:**

**Staff:** Jamie Peltier, Associate Planner

**Applicant:** Joe Oftelie of Warmington Residential and Alan Scales of KTG Y, architect

**Members of Public:** Patty Overley, Glenn Overley, Miles Glazner, Shane Morales, Mark Abbe, Isabela Chen, Katie Duran, Beth Lopez, Jesse Gilhome, and Kathy Walker

**Emails:** 31 emails received prior to the meeting and posted online

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

Vice-Chair Dunne made a motion recommending the Planning Commission approve the formal design review with the following design direction:

- The traditional style of the architecture fits the neighborhood.
- Recommend that Planning Commission examine whether the 3-story structure at the end of Channel Drive is appropriate as two of the Committee members felt that it is a serious issue.

- Relocate the driveway entrance to Arcade Drive to aligns with the neighborhood streets for pedestrian accessibility and circulation.
- Keep the location of the central landscape area as shown on the current plan since it is the largest area for community gathering.
- Sound wall height progression along the eastern property line should step down from 9 feet to 6 feet as it approaches Channel Drive towards the front of the project. Additionally, the sound wall in the front yard setback should drop down to 42 inches or the maximum fence height allowed until it hits the face of the building.
- Utilities maybe an issue in respect to the landscape design. The landscape architect needs to consider the specific site condition and reevaluate plant materials as the growth and progress of plants will be challenging with the current design. Committee recommend replacing the Carolina hedge with fast growing vines and shade tolerant.
- The white brick veneer on the columns does not appear to be compatible with the neighborhood and should be eliminated or replace with another building material.
- Remove the cupolas as it seems out of place and unnecessary.
- Show gutters, downspouts, and equipment screens on the plans.
- Correct the fence details on sheet L6 to match the elevation on prospective rendering.
- Require the developer to underground the overhead wires and power poles along the southside of the project.
- Recess windows and provide details to the Planning Commission.
- Require a CC&R for the project to ensure that garages are not use for storage and extra cars.
- Add a Condition that developer contribute to the pedestrian crossing on railroad and Seaward as seen appropriate by Planning Commission and staff.
- Consider or study the merging maneuver from little Seaward to northbound Seaward given the additional traffic in that area.
- Recommend that staff clearly and comprehensively present all applicable objective design and development standards including Public Works, Fire, Transportation

and Zoning requirements for the benefit of the Planning Commission and the public.

Committee member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Tomasello, Vice-Chair Dunne and Chair Antelman

NOES: None

RECUSED: None

ABSENT: Members Growdon and Saltee

Recording Clerk Deepen declared the motion carried 3-0, with members Growdon and Saltee absent.

**3. PROJ-14602 – Main Street Mixed-Use Development Design Review, Exception, and Lot Line Adjustment located at 1718 East Main Street.**

Request for Formal Design Review, Exception, and Lot Line Adjustment for a new 6,000 square-foot building and rehabilitation of an existing 4,300 square-foot building for 1,050 square feet of commercial and 8 residential units on a 16,820 square-foot site in the T4.5 (Urban General) zone with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with the following design direction:

- A. Enhance the interior courtyard and podium deck with additional landscaping, such as planters along fencing and guardrails, or vertical landscaping using lattice and vines along walls.
- B. Suggestions to reduce the visible impact of the parking located in the front 50% of the property, if possible.
- C. Any other design changes the DRC recommends.

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Ted O'Brien

**SPEAKERS:**

**Staff:** Jamie Peltier, Associate Planner

**Applicant:** Nicole Harding of Onyx Creative, architect

**Members of Public:** Ariel Berk  
**Emails:** None  
**Documents:** PowerPoint by Staff and Applicant  
**Ex-Parte Communication:** None

Committee member Tomasello made a motion that the Planning Commission approve the Formal Design review with the following recommendation from Design Review Committee:

- Provide additional bicycle parking.
- Replace the guardrails on the second-floor balconies fronting Main Street with opaque material.

Vice-Chair Dunne seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Tomasello, Vice-Chair Dunne and Chair Antelman

NOES: None

RECUSED: None

ABSENT: Members Growdon and Saltee

Recording Clerk Deepen declared the motion carried 3-0, with members Growdon and Saltee absent.

**4. PROJ-10084 – Thompson Residential Apartment Design Review, Coastal Development Permit, and Exception located at 1926 Thompson Boulevard.**

Request for Formal Design Review, Coastal Development Permit, and Exception for the construction of a three-story, 12-unit multi-family residential apartment building including two live/work units and two affordable units, and 23 parking spaces (covered) in the front 50% of the lot on a 0.3-acre site in the General Urban (T4.5) zoning district with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with the following design direction:

- A. Preferred color scheme.
- B. Any other design changes the DRC recommends.

**Case Planner:** Elizabeth Richardson, Senior Planner  
**Applicant:** Bruce B. Mehdiani  
**SPEAKERS:**  
**Staff:** Elizabeth Richardson, Senior Planner  
**Applicant:** Mark Pettit of Lauterbach & Associates, architect  
**Members of Public:** None  
**Emails:** One email received prior to the meeting and posted online  
**Documents:** PowerPoint by Staff and Applicant  
**Ex-Parte Communication:** None

Vice-Chair Dunne made a motion that the Planning Commission approve the Formal Design review with the following design direction:

- Preferred color scheme is the Gray color.
- Look at how the stone veneer and the plaster above it is addressed on the tower at Thompson Boulevard and consider doing the same on the other three tower areas from ground to the 3<sup>rd</sup> floor on the other elevations to break them up a bit.
- Consider opaque guardrails especially along Thompson Boulevard balconies to minimize visibility of what is stored on the balconies.

Committee member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

**AYES:** Member Tomasello, Vice-Chair Dunne and Chair Antelman

**NOES:** None

**RECUSED:** None

**ABSENT:** Members Growdon and Saltee

Recording Clerk Deepen declared the motion carried 3-0, with members Growdon and Saltee absent.

### **STAFF COMMUNICATION**

Assistant Community Development Director Zayer informed the committee that the next of the next DRC meeting is scheduled on April 7, 2021.

### **ADJOURNMENT**

There being no further items on the agenda, meeting is adjourned at 9:27 p.m.