

# 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, APRIL 7, 2021 – 6:00 P.M.  
WEBEX EVENT**

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

**ROLL CALL**

**PRESENT:** Members Saltee, Tomasello, Vice-Chair Dunne and Chair Antelman  
Member Growdon joined the virtual meeting at 6:09 pm.

**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 Deppen, Recording Clerk

**PUBLIC COMMUNICATIONS** – None

**CONSENT ITEM**

**1. Approval of the Design Review Committee March 17, 2021 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Committee member Tomasello had edit to the minutes related to the sound wall of PROJ-14778. The intent was to have the sound wall on the eastside (Channel Drive) and on the westside (Seaward Avenue) drop down to 42 inches or whatever is the maximum fence side as it reaches the front of the project.

Vice-Chair Dunne made a motion to approve the Design Review Committee March 17, 2021 Meeting Minutes with the amendment that on the project (PROJ-14788) with the sound wall in the front yard setback, that the sound wall drop down to 42 inches until it hits the face of the building.

Committee member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

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

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

## FORMAL ITEMS

### 2. **PROJ-14536 – The Wash Design Review and Administrative Use Permit located at 4107 East Main Street.**

Request for Formal Design Review and Administrative Use Permit for the construction of 3,900 square-foot express car wash with self-service cleaning stations on a 0.5-acre site in the General Commercial (C-2) zone with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee recommend the Administrative Hearing Officer approve the Formal Design Review with the following design direction:

- A. Any design, architectural, or landscaping changes the Design Review Committee recommends.

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

**Applicant:** Jim Sandefer

### **SPEAKERS:**

**Staff:** Jamie Peltier, Associate Planner

**Applicant:** Mark Villareal and David Ferrin of Arketype Architects Inc., architect

**Members of Public:** None

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

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

Committee member Tomasello made a motion recommending the Administrative Hearing Officer approve the formal design review as presented and recommended.

Committee member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

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

NOES: None

RECUSED: None

ABSENT: None

Recording Clerk Deppen declared the motion carried 5-0.

**3. PROJ-14609 – Coastal Storage Design Review and Planned Development Permit located at 4451 Market Street.**

Request for Formal Design Review and Planned Development Permit for a four-story 62,664 square-foot self-storage building with 36 on-site parking spaces on a 0.9-acre site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

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

- A. Any design, architectural, or landscaping changes the Design Review Committee recommends.

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

**Applicant:** Costal Storage Partners, LLC

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** Mark Pettit of Lauterbach & Associates, architect

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

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

- Show the vine on the front façade on the trellis on the landscape plan;

- Change the tree species along the western boundary of the site to Tipuana Tipu;
- Wrap the CMU block material used on the front façade to the first corner of the east and west elevations; and
- Rotate the roof top mechanical equipment screening 90 degrees to orient the screening in an east/west direction.

Committee member Growndon seconded the motion.

Upon call of the roll the vote was as follows:

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

NOES: None

RECUSED: None

ABSENT: None

Recording Clerk Deppen declared the motion carried 5-0.

#### **STAFF COMMUNICATION**

Assistant Community Development Director Zayer informed the committee that the April 21, 2021, scheduled meeting will be cancelled.

#### **ADJOURNMENT**

There being no further items on the agenda, meeting is adjourned at 7:21 p.m.