

DESIGN REVIEW COMMITTEE MINUTES

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

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

REGULAR MEETING:

WEDNESDAY, APRIL 19, 2023 – 6:00 P.M.

COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET

Chair Antelman called the meeting to order at 6:02 p.m.

ROLL CALL

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

STAFF: Levi Hill, Principal Planner
 Gene Burse, Senior Planner
 Heather Bowling, Recording Clerk
 Christopher De La Vega, Assistant Attorney I

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

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

Recommendation: Approve, as presented.

Member Growdon made a motion.

Member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 4-0

FORMAL ITEMS

2. **PROJ-23-0263 - Coastal Storage Minor Change located at 4451 Market Street.**

Request for a Minor Change to a previously entitled personal storage facility to change the fence type 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 (DRC) recommend the Community Development Director approve the Minor Change with recommendations on the following:

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

Case Planner: Gene Burse, Senior Planner

Applicant: Coastal Storage Partners, LLC, Chris Itule

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Coastal Storage Partners, LLC, Chris Itule

Members of Public: None

Emails: [public comments](#)

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Vice-Chair Tomasello made a motion to recommend the Community Development Director approve the Minor Change with an additional condition to include:

- To extend the landscaping bond to a total of 5 years.

Committee member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cormane, Growdon, Vice-Chair Tomasello and Chair Antelman

NOES: None

ABSTAIN: None

ABSENT: Kiesel

Recording Clerk Bowling declared the motion carried 4-0.

3. **PROJ-22-0237 - Maple Court Major Design Review and Plan Development Permit located at 255, 260, 290 Maple Court.**

Request for Major Design Review and Planned Development Permit to construct two mixed use buildings consisting of 350 multi-family residential units and 4,850

square-feet of commercial space on a 5.75-acre site in the Intermediate Commercial (C-1A) zone with a land use designation of Commerce.

Recommendation: That the Design Review Committee (DRC) 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: Levi Hill, Principal Planner

Applicant: Gelena Wasserman

SPEAKERS:

Staff: Levi Hill, Principal Planner

Applicant: Gelena Wasserman

Members of Public: Pedro Toscano, Judee Hauer, Lilith, Ursula Britton, and Jim Russi,

Emails: [public comments](#), [public comments 2](#), [public comment 3](#), [public comments 4](#), [public comments 5](#)

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Vice-Chair Tomasello made a motion to recommend the Planning Commission approve the project with the following modifications:

- The lighting is to comply with the Dark Sky requirements; and
- Additional screening opportunities for larger canopy trees and landscaping to increase privacy for neighbors to the east; and
- That rather than a continuous fence at the fire lane fronting Maple Street, bollards be incorporated for public to access site; and
- That louvered openings in the eastern elevation at the parking structure be included; and
- Along the eastern elevation, a few different lighting limitations including:
 - Any wall mounted building lighting be limited to 15 feet max from grade.
 - The lighting on the roof deck that face the eastern property line be fully shielded from east.
- Provisions to increase bike parking and other means of transportation beyond what is required by code; and not just additional bike racks but more through structures for security; and
- Revisit or redesign building two on the eastern property line, so that there is a 1-1 ratio for building height and property line setbacks; and
- Downspouts or building drainage be internal to the building; and
- Provide a section cut through building two extending through the fire lane and showing the existing second residence closest to Maple Street.

Member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 4-0.

STAFF COMMUNICATION

No staff communication.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 08:02 p.m.