

DESIGN REVIEW COMMITTEE MINUTES

Vacant, Chair
 Fiona Dunne, Vice-Chair
 Albert Antelman, Member
 Daniel Saltee, Member
 Vacant, Member

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Antoinette Mann, City Clerk

**SPECIAL MEETING:
 MONDAY, JUNE 22, 2020 – 6:00 P.M.
 WEBEX EVENT**

Chair Dunne called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT: Members Antelman, Saltee, and Chair Dunne

ABSENT: None

STAFF: Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Jared Rosengren, Principal Planner
 Maruja Clensay, Senior Planner
 Antoinette Mann, City Clerk

PUBLIC COMMUNICATIONS – None

STAFF COMMUNICATION - None

CONSENT ITEM

1. Approval of the DRC June 3, 2020 Meeting Minutes.

Recommendation: Approve, as presented.

Chair Dunne had corrections on page 5 of the Minutes related to comments provided for PROJ-11713, the correction is as follows:

“Break up the massing ~~on the top floor~~ of the building to have more lower heights and eliminate request for the height warrant.”

Member Saltee made a motion to approve the DRC May 20, 2020 Meeting Minutes with Chair Dunne’s edit.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Saltee and Chair Dunne

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

City Clerk Mann declared the motion carried 3-0.

FORMAL ITEMS

2. PROJ-14524 – Goodman Housing Conceptual Design Review located at 915 Goodman Avenue.

Request for Conceptual Design Review for a 101,000 square-foot, four-story, affordable multi-family housing project containing 120 dwelling units on a 2-acre site in the Residential Planned Development (R-P-D-14) zone.

Recommendation: Provide comments.

Case Planner: Jared Rosengren, Principal Planner

Applicant: Jensen Design & Survey, Inc.

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director and Jared Rosengren, Principal Planner

Applicant: Darren Berberian, developer (The Pacific Companies) and Jamie Steinmetz, architect (Paul Halajian Architects)

Members of Public: Three public comments dictated to staff via telephone and read for the record: Michael, Joanna, and Jerry;

(Public Speakers) Wade Sherman, Roy Sherman, Andrea Sell, Paul Cordeiro, Cherie Egbert, Mike Osborn, Susan Dudley, William Yim and Dan Long

Emails: 23 emails received prior to the meeting and posted online

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

The Design Review Committee provided the following comments:

General

- Fully support an increase in housing but also wants to see good design. The proposed project only meets one goal – increase in housing.
- Appreciate the applicant coming in with 100% low and very low-income project but the approach taken on this site is incompatible with the area. This is an opportunity for redesign taking into consideration that if the overall height of the building is reduced, the parking requirement can be reduced. If the parking is reduced, there will be chance to design spaces, i.e. outdoor spaces and landscapes, that are more compatible with the community.
- Work on the onsite plan, massing, articulate the finishes during the conceptual stage. How the proposed project is addressing the street, fitting in the context of the neighborhood, connectivity of the project from the street to the inside of the building and what's the landscape look like.
- Provide an arborist report per staff recommendation to decide what can and cannot be saved as far as the existing trees onsite.

Building design, form, character and compatibility with existing neighborhood

- Building design looks dormitory, institutional/industrial and very urban compared to the surrounding single and multi-family residential neighborhood.
- There's a lot of walls in the overall design concept that would create a non-community friendly type of space and separation from the neighboring community.
- The proposed design seems like an adoption from another project somewhere and brought to Ventura with added accessories to make it more acceptable.
- Start to integrate landscape into the design. This should be done together with the design of the building.
- Gable roofs does not help to enhance the design.
- Flat roof is okay if it's not boring -- dynamic flat roof is good.
- Incorporate some type of design shape, forms, or elements that can give the appearance of or the feel of less massing.
- Incorporate more of the surrounding neighborhood materials, texture, and maybe even some of the colors, i.e. different shape that would still harmonize with the existing neighborhood.
- Create good visual interest especially in the building's corners to add some interest, i.e. adding windows, etc.

- Add more interesting accessories in the building. Railing is not an exciting accessory. Try some pavement, planters, or maybe some good awning design.
- Address the road and the tuck under parking. Something needs to happen there since it doesn't work right now in any residential neighborhood.
- Do not support anything over 30 feet building height. Prefer that the applicant stay within the 30 feet height.

Development of frontage and entrances

- Start to put things into context by addressing the western elevation -- current design has podium that completely exposes the south side and the west side seems blank.
- The project is understandably a vehicular based project, however, in the current design the entry to the building from the street is hard to figure out.
- Current design has tiny staircases going up to the courtyard.
- Elevate the front entry of the existing stoop.

Being responsive to the change in grade

- The site could use more on-grade landscape area for outdoor spaces and to create more community space.

Development of open spaces, courtyard areas, and play areas

- If there are reduction on overall units, applicant can incorporate outdoor space for families that are on grade.
- If they create podium spaces, those could be perhaps basketball court something above parking.

Assistant Community Development Director Zayer provided comments for clarification and for the record related to housing laws that are in effect in the State of California that governs what local jurisdictions can and cannot do when it comes to housing projects, especially affordable housing projects.

3. PROJ-14063 – The Point Conceptual Design Review located at 211 East Thompson Boulevard.

Request for Conceptual Design Review for a mixed-use project that includes approximately 2,410 square feet of commercial space and 110 residential units on

a 39,986 square-foot project site in the Neighborhood Center (T5.1) zone of the Downtown Specific Plan (DTSP).

Recommendation: Provide conceptual comments.

Case Planner: Jared Rosengren, Principal Planner

Applicant: Mainstreet Architects + Planners, Inc.

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director, Jared Rosengren, Principal Planner

Applicant: Jeb Koerner, developer (Devcon Northwest, LLC); Nick Deitch, architect (Mainstreet Architects + Planners, Inc.); Brian Brodersen, landscape architect (Brodersen & Associates)

Members of Public: Stephanie Caldwell, Jenna Chenny, Kathy Bremer, Jim Rice, Cherie Egbert; Carol Spector

Emails: Five emails were received and posted online.

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

The Design Review Committee provided the following conceptual comments:

General

- Sign size is okay but can be address through the City's Sign Ordinance later.
- Parking requirement in urban setting is hard. 1 to 2 parking space per units should be a solution for now.
- Design consideration for stackable parking garage. Outlets and charging stations for electric cars.

Streetscape Design

- Explore widening of the sidewalk it seems narrow.
- West elevation – do not landscape up to the building. Make the frontages of the commercial street available in the future for an outside café setting.
- Corner plaza is a great idea. Add more greenery and seating if possible.
- Landscaping on Figueroa Street can be reduced to provide more pedestrian access to the potential retail.
- Incorporate some at grade landscape beds at the main entrance.

- Reduce overall landscape area going towards Thompson Boulevard to allow more physical access to the commercial spaces.
- Eliminate parallel parking and add trees instead. Prefer to have the commercial areas on the ground floor but if that is not possible adding trees is the possible option for the live/work area to help create a comfortable space between the residential units and the street.
- Eastside of the building is currently surfboard storage and shower. Consider adding more greenery/landscape along the eastside. Try to convert the far back corner from a barbeque area into surf storage and shower and add more greenery to help mitigate the overall height of the building.

Architectural Style and Massing

- Breaking up the façade by changing the materials instead of just painting different colors is good. Putting a wave design element is a nice touch and different window pattern makes the massing defined in two areas.
- Not in support of the massing change. The varying heights of the building add more interest from the street prospective and in bringing in natural light to the courtyard.

Courtyard and Open Space areas

- Incorporate water feature, i.e. water fountain to mitigate the traffic noise.
- Increase the size of the courtyard; it seems narrow.
- Consider removing some units around the courtyard to make the courtyard more spacious and would bring more natural light to the space. The 44 feet of vertical wall as you go up is a lot shade.
- Plants for courtyard space should be shade tolerant.
- The roof garden is fabulous idea.

Storefront and Stoop Frontages Types

- Articulation of the storefront.
- South side façade of the live/work units as it relates to the actual street does not look residential yet. Provide some articulation on the windows to indicate changing from commercial to private spaces.
- Awnings - Individualize the ground awning based on the storefront commercial space but not the top one. Keep the top awning all the same throughout.

- In case the applicant would go higher on the street frontages, take down some units in the courtyard area to get more natural lights in the courtyard.

Public hearing recessed for five minutes at 8:59 p.m. Hearing resumed at 9:04 p.m.

4. PROJ-8105 – Anacapa Courts Design Review located at 297-299 East Main Street.

Request for Formal Design Review for a three and four-story mixed-use building with 3,850-square feet of ground floor commercial, 24 residential condominium units including 4 inclusionary units, and 41 space parking garages on a 21,845 square-foot site in the Urban Core (T6.1) zone.

Recommendation: Forward design recommendations to the Historic Preservation Committee.

Case Planner: Maruja Clensay, Senior Planner
Applicant: Downtown Ventura Properties III, LLC

SPEAKERS:

Staff: Neda Zayer, Assistant Community Development Director and Maruja Clensay, Senior Planner

Applicant: Sandy Smith, applicant's representative; Nick Deitch, architect (Mainstreet Architects + Planners, Inc.; Brian Brodersen, landscape architect (Brodersen & Associates

Members of Public: Jim Rice, Cherie Egbert, and Jenna Chenny

Emails: Seven emails were received before the meeting and those were posted online.

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Member Saltee made a motion to forward design recommendation to the Historic Preservation Committee with the following comments:

- Make the north and west elevation more interesting by adding some colors, coping, stucco at balcony, railings, coopers to match the roofs.
- Add more planters in the courtyard. Introduce more landscape space to soften the echoing sound that could potentially take place for the three levels of building surrounding the courtyard.

Member Antelman seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Antelman, Saltee and Chair Dunne

NOES: None

RECUSED: None

ABSTAIN: None

ABSENT: None

City Clerk Mann declared the motion carried 3-0.

STAFF COMMUNICATION

Assistant Community Development Director Zayer informed the committee of the next DRC meeting schedule for the month of July. She notified them of the resignation of the DRC members, Brian Brodersen and Tyson Cline, recognition for their public service in the DRC, and the plan to honor them in the next DRC meeting. She also mentioned that recruitment for new DRC members has been posted in the past week.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 10:05 p.m.