

DESIGN REVIEW COMMITTEE MINUTES

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

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

SPECIAL MEETING:

WEDNESDAY, AUGUST 02, 2023– 6:00 P.M.

COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET

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

ROLL CALL

PRESENT: Members Growdon, Cormane, Kiesel, Vice-Chair Tomasello, and Chair Antleman

STAFF: Rachel Dimond, Interim Assistant Community Development Director
 Jamie Peltier, Principal Planner
 Tyler Walter, Associate Planner
 Heather Bowling, Recording Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

1. Approval of the Design Review Committee June 14, 2023 Meeting Minutes.

Recommendation: Approve, as presented.

Member Cormane made a motion to approve the minutes as presented.

Vice-Chair Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 4-0.

FORMAL ITEMS

2. PROJ-22-0161 – Day Road Apartments Design Review located at 54 Day Road.

Request for Major Design Review for the construction of 15,176 square-foot multifamily residential project with 30 residential units, including 4 low-income affordable units, and 40 off-street parking spaces on a 0.48-acre site in the Limited Commercial Zone (C-1) with a land use designation of Commerce.

Recommendation: That the Design Review Committee (DRC) 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: Steven Quat and Bob Guthrie

Emails: None

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: None

Vice-Chair Tomasello made a motion to recommend the Community Development Director approve the project with the following recommended conditions:

- Windows recessed min 2”;
- Remove parking in exchange for enclosed and secure long term bike parking including 1 bike parking space per unit;
- Outdoor Lighting to be Dark Sky Compliant;
- Consider adding vines on podium level on north and south sides;
- Consider replacing DG material with ground cover or crushed gravel on north and south sides;
- Consider reducing balconies that pinch at the courtyard;
- Reconsider trees on the north and south sides; and
- Reconsider the artificial turf in the backyard for more natural landscaping

Committee member Kiesel seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Growdon, Cormane, Kiesel, Vice-Chair Tomasello, and Chair Antleman

NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Bowling declared the motion carried 5-0.

Vice-Chair Tomasello recused himself from agenda item #3.

3. PROJ-15391 – Park Plaza Design Review located at 701 E Santa Clara Steet.

Request for Design Review for a 5-story mixed use building with 80 multi-family residential units including 2 live/work and 7 very low-income units, resident lobby and amenities, 2,407 square feet of ground floor commercial, and subterranean parking on a 0.6-acre site in the T5.1 (Neighborhood Center) zoning district within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Design Review Committee recommend the Planning Commission approve the Design Review with recommendations.

Case Planner: Jamie Peltier, Principal Planner

Applicant: Lorrie Henkel

SPEAKERS:

Staff: Jamie Peltier, Principal Planner

Applicant: Lorrie Henkel

Members of Public: Bob Guthrie, Lisa Wolf, Steven Quat, Pete Freeman, Mark Sirota, Wendy Sauter, Alex Mangone, and Ross Currens.

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

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: Vice-Chair Tomasello recused himself from the item as he works for the same firm as the applicant team.

Member Cormane made a motion to recommend the Planning Commission approve the project with the following comments:

- Modify the top floor to be setback 10 feet from top of the fourth floor. This comment is related to previous comment #2, from the January 18, 2023 DRC Hearing, “Top floor should be stepped back 10 feet from edge of the building on north, south, and west sides.”;
- Increase sidewalks to 12 feet in all circumstances. This comment is related to previous comment #4 from the January 18, 2023 DRC Hearing, “Increase the sidewalk widths to 12 feet on both frontages.”;
- Reduce northwest corner by 1-story in transition to the alley and the adjacent 2-story craftsman house;
- Remove entirely or rotate the seat wall in the courtyard;
- Rethink tree species and use smaller coastal-tolerant trees; and

- Rethink the planter on the podium floor
- It was additionally noted that the building exceeds the height limits in the DTSP.

Committee member Kiesel seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Cormane, Kiesel, and Chair Antleman
NOES: Member Growdon
ABSTAIN: Vice-Chair Tomasello (recused)
ABSENT: None

Recording Clerk Bowling declared the motion carried 3-1.

STAFF COMMUNICATION

None

ADJOURNMENT

There being no further items on the agenda, the meeting was adjourned at 8:59 p.m.