

# 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

## REGULAR MEETING:

**WEDNESDAY, AUGUST 16, 2023 – 6:00 P.M.**

**COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET**

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

## ROLL CALL

**PRESENT:** Members Kiesel, Growdon, Cormane, Vice-Chair Tomasello, and Chair Antelman.

**STAFF:** Rachel Dimond, Interim Assistant Community Development Director  
 Jamie Peltier, Principal Planner  
 Erica Hong, Senior Planner  
 Gene Burse, Senior Planner  
 Grant White, Assistant Planner  
 Heather Bowling, Recording Clerk

**PUBLIC COMMUNICATIONS** – None

## CONSENT ITEM

- Approval of the Design Review Committee August 02, 202 Meeting Minutes.**

**Recommendation:** Approve, as presented.

Member Growdon made a motion to approve the minutes with corrections.

Member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 5-0.

## FORMAL ITEMS

### 2. PROJ-22-0180 365 E. Santa Clara Design Review located at 365 East Santa Clara Street.

Request for Design Review to remodel two existing buildings for commercial uses and repurpose the existing parking lot into an outdoor courtyard patio on a 0.17 acre site in the Urban Core (T6.1) 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 on the following:

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

**Case Planner:** Erica Hong, Senior Planner

**Applicant:** Jason Herber

#### **SPEAKERS:**

**Staff:** Erica Hong, Senior Planner

**Applicant:** Jason Herber

**Members of Public:** None

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

Member Tomasello made a motion to recommend the Planning Commission approve the design review with the following recommendations:

- The exterior lighting is Dark Sky compliant; and
- That they do not use gravel but rather use reinforced open cell concrete pavers.

Member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

Recording Clerk Bowling declared the motion carried 5-0.

### 3. PROJ-22-0117 Auto Zone Design Review located at 2610 East Main Street

Request for Design Review for a new 5,980 square-foot commercial building on a 0.48-acre site in the Urban Center (T5.2) zone within the Midtown Corridors Development Code with a land use designation of Commerce.

**Recommendation:** That the Design Review Committee 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:** Grant White, Assistant Planner

**Applicant:** Kimberly Coronel

#### **SPEAKERS:**

**Staff:** Grant White, Assistant Planner

**Applicant:** Jacob Glaze, Kimley-Horn

**Members of Public:** Gregory Katrakazos

**Emails:** None

**Documents:** PowerPoint by Staff

**Ex-Parte Communication:** None

Member Kiesel made a motion to continue the project to a date certain of September 20, 2023, incorporating the following comments:

- Use as many natives as possible to match the adjacent parking area;
- Plant sized to be more realistic, full sized;
- Add more trees and introduce triangular planters in the middle of the parking rows with the suggested trees:
  - Catalpa Trees
  - Desert Willows Trees
  - Olives Trees (even though not native)
  - Oaks Trees
- Use taller plantings such as fence post cactus against the façade that would be the foundation planter against the two buildings;
- Do not use round cobbles. Instead use crushed gravel with a larger aggregate size;
- Need a roof plan including parapet, roof mounted equipment, and screening;
- That the parapet is taller to screen, that it wraps and has depth to it;
- Storefront to align with the reglets;
- More detail of stucco block and window configurations particularly at the sill of the window, wall sections, and building sections;
- Widen finger planter on west side and add concrete walk-offs if it works with planting area square footage calcs;
- Use internalized downspouts;
- Provide lighting plan including parking lot lighting locations and a spec for what is proposed. Recommendation is the parking lot to be Dark Sky Compliant with fully

shielded downcast using shorter pole mounted lights between 12-15 feet max with a 3,000 kelvin temperature;

- Applicant to work with Public Works to provide a preliminary improvement plan of the public right of way if the city requires it; Thought is that they shouldn't have the driveway apron onto Main Street and that the accessibility ramp at the corner of Catherine and Main Street doesn't work and would like to see a design plan of how that would be improved; and
- No Lantana Plants. No room for it.

Member Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 5-0.

**4. PROJ-22-0194 – Ocean Avenue Apartments Design Review located at 1829 Ocean Avenue.**

Request for a Design Review for a 3-story multi-family residential building with 19 units, including two very low-income units, and 26 off-street parking spaces in a subterranean parking structure on a 0.59-acre site in the Multiple-Family (R-3) zoning district with a land use designation of Existing Urban.

**Recommendation:** That the Design Review Committee 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:** Gene Burse, Senior Planner

**Applicant:** Jose Tamayo

**SPEAKERS:**

**Staff:** Gene Burse, Senior Planner

**Applicant:** Jose Tamayo

**Members of Public:** Lilith and Shawna McClure

**Emails:** [public comments](#)

**Documents:** PowerPoint by Staff and Applicant

**Ex-Parte Communication:** None

Member Cormane made a motion to recommend the Planning Commission approve the Design Review with the following conditions:

- The massing on the west (rear) property line is too tall and detrimental to the rear of the site. Revisit the setback and height. Bring the building down to two stories and a maximum height of 28ft at the base of the rear;
- Lawn turf is not low water approved. You would want to use kurapia;
- More low water plants;
- Marina Trees can become very tall;
- Instead of using the Washingtonia California, suggestion to use the Hybrid Fan Palm; and
- More study on the corner tower. If it was shifted over, would it bring vertical relief.

Member Kiesel seconded the motion.

Upon call of the roll the vote was as follows:

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

Recording Clerk Bowling declared the motion carried 5-0.

#### **STAFF COMMUNICATION**

None

#### **ADJOURNMENT**

There being no further items on the agenda, meeting is adjourned at 09:45 p.m.