

DESIGN REVIEW COMMITTEE MINUTES

Albert Antelman, Chair
 William Growdon, Member
 Robert Leo, Member
 Daniel Saltee, Member
 Anthony Tomasello, Member

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

**REGULAR MEETING:
 WEDNESDAY, AUGUST 18, 2021 – 6:00 P.M.
 WEBEX EVENT**

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

ROLL CALL

PRESENT: Members Growdon, Saltee, Tomasello, and Chair Antelman

ABSENT: Member Leo

STAFF: Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Gene Burse, Senior Planner
 Antoinette Mann, City Clerk

OATH OF OFFICE FOR NEW DESIGN REVIEW COMMITTEE MEMBER – The Oath of Office was removed from the agenda due to the absence of Committee member Leo.

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

- Approval of the Design Review Committee April 7, 2021 Meeting Minutes.**

Recommendation: Approve, as presented.

Committee member Tomasello made a motion to approve the Design Review Committee April 7, 2021 Meeting Minutes.

Committee member Saltee seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Growdon, Saltee, Tomasello, and Chair Antelman

NOES: None

ABSTAIN: None

ABSENT: None

City Clerk Mann declared the motion carried 4-0.

FORMAL ITEM

2. **PROJ-12046 – Laurel Courts Formal Design Review, Coastal Development Permit, Exception, and Warrant located at 1028 Front Street.**

Request for Formal Design Review, Coastal Development Permit, Exception, and Warrants for a 3.5 story, 50,797 square foot, mixed use building with 46 dwelling units including 5 affordable units, 6,552 square feet of commercial space, and 60 parking spaces in a podium parking structure on a 1.2 acres site in the Neighborhood Center (T5.1) Zone with a land use designation of Downtown Specific Plan.

Recommendation: That the Design Review Committee recommend the Planning Commission approve the Formal Design Review with recommendations on the following:

- A. Use of additional material or architectural enhancements to make the project look distinctive;
- B. Larger courtyard spaces that offer a variety of amenities that could be used by the residents and;
- C. Any design, architectural, or landscaping changes the DRC recommends.

Case Planner: Gene Burse, Senior Planner

Applicant: Merewether Judson, LLC

SPEAKERS:

Staff: Gene Burse, Senior Planner

Applicant: Nicholas Deitch and Kara Davis of RRM Design Group, architects; Nicole Horn of RRM Design Group, landscape architect

Members of Public: Kelsey Jonker, Carey Jonker and Stephanie Caldwell

Emails: Nine emails received prior to this meeting and posted online

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Committee member Saltee made a motion that the Planning Commission approve the Formal Design Review with the following comments and recommendation from Design Review Committee.

- Enhance the corner plaza accessible access
- Use more form, not color, to differentiate the buildings
- Put an emphasis on increasing the main courtyard size
- Use of additional materials or architectural enhancements to make the project look distinctive
- Larger courtyard spaces that offer a variety of amenities that could be used by the residents
- Any design, architectural, or landscaping changes the DRC recommends
- The DRC find the project fitting and appropriate to the Downtown Specific Plan.

Committee member Growdon seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Committee members Growdon, Saltee and Chair Antelman

NOES: None

RECUSED: Committee member Tomasello – cited conflict of interest due to their companies' merger.

ABSENT: Committee member Leo

City Clerk Mann declared the motion carried 3-0, with member Tomasello abstained and member Leo absent.

3. Quasi-Judicial Discussion.

Have a discussion on the public hearing process and the quasi-judicial role of the Design Review Committee.

Staff: Peter Gill, Community Development Director

Community Development Director Gilli provided powerpoint presentation and responded to the Design Review Committee (DRC) questions about quasi-judicial role of DRC.

STAFF COMMUNICATION

Assistant Community Development Director Neda Zayer reported the General Plan Update is in process and encouraged everyone to spread the word to visit and

participate in the interactive survey on the City's General Plan Update website www.PlanVentura.com. There are pop-up events planned, pending any COVID-19 restrictions. All future event information can also be found at the website.

ADJOURNMENT

There being no further items on the agenda, meeting is adjourned at 8:23 p.m.

FINAL