

DESIGN COMMITTEE MEETING MARCH 18, 2010 MINUTES

Committee Members Present: Audrey Huisking, Naaz Alikhan

Committee Members Absent: Excused – Anna Robertson, Gordon Hinkle

Staff Present: Mike Isom, Senior Planner

Michelle Sheidenberger, Senior Deputy City Attorney

Gina La Torra, Associate Planner Wayne Wiley, Associate Planner Marc Stout, Senior Engineer

Carmen Bertola, Recording Secretary

WELCOME 4:30 PM (Chair Huisking)

CONSENT CALENDAR

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the Consent Calendar as listed below:

II-A MINUTES OF DECEMBER 17, 2009.

MOTION

Naaz Alikhan made the motion, which was seconded by Chair Huisking, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

NEW BUSINESS

<u>WASHINGTON BL) – FILE #2009PL-131; PROJECT# DRP-000323.</u> The applicant requests approval of a Design Review Permit to construct a 4,940 square foot office building and secured parking area including site work, landscaping, lighting, and frontage improvements on 0.51 acres. Applicant: De Kleer & Associates, Jim Perkins. Owner: KMS Development, Stephen Pease. (La Torra)

Associate Planner, Gina La Torra, presented the staff report and responded to questions.

Chair Huisking opened the public hearing and invited comments from the applicant.

Applicant, Jim Perkins, DeKleer & Associates, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations

There was discussion on the following:

- Applicant confirmed that the building would be owner occupied;
- Applicant confirmed that the depth of the columns and pilasters will be 18".

Chair Huisking closed the public hearing and asked for a motion.

MOTION

Naaz Alikhan made the motion, which was seconded by Chair Huisking, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with seventy-one (71) conditions of approval as presented in the staff report.

The motion passed unanimously.

ITEM III-B. DESIGN REVIEW PERMIT – NERSP PARCEL 7, OFFICE BUILDING – 2223 DOUGLAS BOULEVARD – FILE #2010PL-015; PROJECT# DRP-000331. The applicant requests approval of a Design Review Permit to construct a 20,000 square foot, two-story office building on a previously approved vacant building pad. Site work will include preparation of the building pad, five new parking spaces, lighting, and landscaping to match the existing site. Applicant: Gordon L'Estrange, Ottolini & Associates. Owner: Arnie Hollander, Lorie-SF, Inc. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Huisking opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Gordon L'Estrange, Ottolini & Associates, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations

Public Comment:

- Sue Garcia, business owner 1693 Eureka Rd, concerned with on site circulation and cited speeding problems through the parking lot. Concerned that new building will result in additional vehicular conflicts.
- Sharon McDonald, business owner 1695 Eureka Rd, has observed speeding and conflicting vehicular movements in the parking lot from her office window.

Staff will review parking and circulation configuration with the property owners.

There was discussion on the following:

- Plans to coordinate the colors of the building with the office park located behind the project, as well
 as coordinate the colors & architecture of the existing Bank of America building (see attachment 5);
- No tenant identified for building;
- Timing of construction of building will be determined by market conditions.

Chair Huisking closed the public hearing and asked for a motion.

MOTION

Naaz Alikhan made the motion, which was seconded by Chair Huisking, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with sixty-four (64) conditions of approval as presented in the staff report.

The motion passed unanimously.

With unanimous consent, Chair Huisking reopened Item III-A for public comment.

No Public Comment was presented.

Chair Huisking closed the Public Comment period.

Chair Huisking asked for a motion.

Naaz Alikhan made the motion, which was seconded by Chair Huisking, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with seventy-one (71) conditions of approval as presented in the staff report.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

Chair Huisking asked staff if it was possible to require proposed projects to have signed tenants by the time they are brought before the Committee or Commission for approval. Staff responded that the City cannot deny a project due to lack of tenancy. If a property has land use and zoning, the owners have a right to build, but staff will pass on the information.

ORAL COMMUNICATIONS

None

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Naaz Alikhan made the motion, which was seconded by Chair Huisking, to adjourn to the meeting of April 15, 2010. The motion passed unanimously at 4:58 P.M.