



Design Review Board

Minutes

**City Council Chambers, Lower Level
August 7th, 2013**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

Board Members Present:

Ralph Smith – Chair
Eric Paul- Vice Chair
Taylor Candland
Danny Ray
Brian Sandstrom
Tracy Roedel

Board Members Absent:

None.

Staff Present:

John Wesley
Wahid Alam
Kaelee Wilson
Angelica Guevara
Kim Steadman
Delphina Legah

Others Present:

- A. Discuss and Provide Direction Regarding Design Review cases:

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CASE: DR13-022 Southern Avenue Villas
847 and 913 West Southern Avenue

REQUEST: Review of a 378 unit apartment complex

DISCUSSION:

Staff member Wahid Alam presented the case to the Board. The request is to develop an urban style apartment complex. Mr. Alam stated the case will be heard at the September Planning and Zoning Board meeting. The developer stated the development will be an urban style apartment complex with an urban street scape and pedestrian walkability. Planning Director John Wesley stated staff has concerns with the pedestrian connectivity.

Chair Smith:

- Questioned if the retention will be held on site.
- Wants signage to be proportional to the building.
- Would like to see a strip of glass on detached garages.
- Would like the dead space between the two rows of garages to be eliminated.
- Likes the building elevations, especially the Southern Avenue elevation.
- Elevation number 5 needs some redesigning to assist in the negation of some of the light and heat due to the elevation orientation.
- Pedestrian walkway along Grove Ave. to be curved - not straight.
- First floor patios need more visibility into them.

Board member Sandstrom:

- Questioned the design of the site wall.
- Verified the materials for the wall will match buildings and the gates that will be used for vehicular access will match those used for pedestrian access.
- Questioned the type of signage that will be used.
- Verified the color of the garage doors on detached garages will compliment other colors used on site.
- Would like the dead space between the two rows of garages to be eliminated.
- Likes the idea of seating areas outside of the complex.

Board member Paul:

- Would like the dead space between the two rows of garages to be eliminated.
- Would like the area between the row of garages and adjacent row of carports to be landscaped.
- There is a good balance of materials.

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CASE: DR13-023 Power Mini-Storage
3225 South Power Road

REQUEST: Review of a new 676 unit mini-storage site

DISCUSSION:

Staff member Wahid Alam presented the request to the board. Mr. Alam explained the request is for the development of a new storage facility. The developer stated the site is 14 acres with a 220 foot wide SRP easement running through the site. The easement will be utilized for retention.

Board member Sandstrom:

- Would like to see wider banding to create a ledge/shadow line.
- Would like to see some horizontal jogs in the elevations.

Board member Paul:

- Questioned if there will be a wall along the easement.
- Separate elevations into sections and have a vertical element every 20-30 feet - pilaster or vary the parapet wall.
- Would like to see 1-2 more courses of block added for parapet screening.

Chair Smith:

- Would like to see wider banding to create a ledge/shadow line.
- Didn't like the way the apartment is situated.
- Add vertical structures that can handle vines. Verify the plants can tolerate the heat of metal.

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CASE: DR13-024 Self Storage
4142 East Valley Auto Drive

REQUEST: Review of a 134,059 square foot storage facility

DISCUSSION:

Staff member Kim Steadman presented the request to the board. Mr. Steadman stated the Zoning Ordinance requires a 15 foot foundation base but it can be averaged. Mr. Steadman also stated there is additional landscaping needed to the north of the site adjacent to the freeway. The developer presented the case to the Board and stated there was an SRP easement on the west side of their property that will be heavily landscaped to block visibility of adjacent neighbors into the property.

Chair Smith:

- Suggest they add an awning on the east elevation.
- Concerned the amount of parking wouldn't be sufficient.

Board member Sandstrom:

- Would like to see some variation in the parapet height.
- Would like to see a window treatment on the windows

Board member Paul:

- Parapet to screen any roof mounted mechanical equipment.

Board member Candland:

- Would like to see a different, complementary color on the garage doors.

Board member Roedel:

- Would like to see a different, complementary color on the garage doors.

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CASE: DR13-025 Summit at Sunland Springs
2415 South Signal Butte Road

REQUEST: Review of a 109 unit addition to an existing assisted living facility

DISCUSSION:

Staff member Kim Steadman presented the case to the board. The request consists of a 109 room addition to an existing nursing home facility.

Board member Sandstrom:

- Mechanical equipment on roof to be screened.

Board member Paul:

- Verified that the roof tile on the existing building will also be used on the new portion.
- North elevation seems industrial - doesn't blend with the soft lines of the other elevations.

Chair Smith:

- Likes that the new part looks different.
- Would be nice if there were interior balconies.

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CASE: DR13-026 Health and Rehab Addition
6458 East Broadway Road

REQUEST: Review of a 60 bed addition to an existing nursing home facility

DISCUSSION:

Staff member Angelica Guevara presented the case to the board. The request involved the review of a 60 bed addition to an existing nursing home facility. The existing facility has access from Broadway Road. The new addition will be accessed from Baywood Avenue.

Board member Sandstrom:

- Looks significantly better than what is existing on site.

Chair Smith:

- Raise parapet walls to screen mechanical equipment - eliminate wall units.
- Suggested marine oil on wood trellises to protect them from the sun.
- More of a wainscoting on the building to break up stucco - suggested up to window height.

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CASE: DR13-027 Farnsworth Wholesale Co.
4863 East Ingram Street

REQUEST: Review of a 25,813 square foot addition to an existing warehouse

DISCUSSION:

Staff member Kim Steadman provided a description of the case to the Board. The request is a 25,813 square foot addition to an existing warehouse

Board member Sandstrom:

- There isn't much to suggest due to the warehouse use.
- Add several more trees along McLellan Road.

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CASE: DR13-028 Gateway Plaza
5329 South Power Road

REQUEST: Review of 2 retail buildings totaling 13,047 square feet

DISCUSSION:

Staff member Angelica Guevara provided a description of the case to the Board. The request consists of the development of two spec retail buildings. Ms. Guevara mentioned staff is concerned with visibility of any future building that is constructed behind the two shell buildings.

Chair Smith:

- Rotate buildings would help the north/south light.
- Concerned with the location of the handicapped ramp adjacent to the drive aisle in the center - needs to be a different texturized material.

Board member Ray:

- Suggested to keep the buildings in the same location depicted on the site plan.

Board member Roedel:

- Suggested to keep the buildings in the same location depicted on the site plan.

Board member Sandstrom:

- Attractive development
- Monument sign to match other signs in the area.

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B. Call to Order:

Chair Ralph Smith called the meeting to order at 7:00 p.m.

C. Approval of the Minutes of the June 5th, 2013 Meeting:

On a motion by Board member Sandstrom seconded by Board member Candland the Board unanimously approved the minutes.

D. Election of chair and Vice Chair:

Brian Sandstrom nominated Ralph Smith for Chair. The motion was seconded by Danny Ray (6-0)

Tracy Roedel nominated Eric Paul for Vice Chair. The motion was seconded by Brian Sandstrom. (6-0)

E. Other Business:

John Wesley, the Planning Director, stated there might be a special DR meeting in September to review the renovation of Hohokam Stadium for the Oakland A's.

F. Adjournment:

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Kaelee Wilson
Planning Assistant

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