

**MINUTES REGULAR MEETING
DESIGN REVIEW BOARD
MARCH 20TH, 2007**

ROLL

APPROVED

Members Present: Chair Kent, Crew, Dickens, Huntsberry

Members Absent: Alternate Machnowski

Planning Commission Liaison: Lang

Staff: Senior Planner Raffi Boloyan
Assistant Planner Steve Stafford
Contract Planner Paul Jensen

A. Staff Communications

- 1) Past City Council, Planning Commission and Design Review Board Action on Design Review Matters

Boloyan announced that the City continues to advertise for the vacancy position on the Design Review Board. There have been no applications submitted as of yet, so they extended the period for another couple weeks. The next meeting is scheduled on April 3rd and Dickens and Alternate Member Machnowski will not be in attendance. Crew indicated that she is unable to attend as well. Boloyan noted that he would provide the Board with an update on the status of that meeting. In regard to the final lighting review for Toyota, the applicant submitted their photometric, which will be brought back to the Board on April 3rd or April 17th.

B. Board Communications

Crew reminded the Board about their fair political practices annual statement.

Huntsberry discussed the new Best Buy store and did not recall approving flood lights mounted on the poles closest to the building. Boloyan agreed to investigate. Best Buy received temporary occupancy from planning and building and they have a couple outstanding issues that must be resolved before they receive their final occupancy permit.

Huntsberry asked staff for an update on the mini Home Depot on Fourth Street. Boloyan responded that they have building permits for reconstruction and interior tenant improvements. There are minor exterior modifications proposed to relocate a door to the more center of the building along the parking lot side. They had several building code issues that had to be resolved. Staff believes they are behind schedule. They submitted for

a sign permit that is being reviewed to see if it conforms to the current sign ordinance, and if so, it will be handled at staff level. If it exceeds the ordinance it will be brought to the Board to ask for an exception, but that is still being reviewed. The scope of the work was not that significant, so they were not willing to do a comprehensive upgrade of the entire site. Staff further noted that they did get modifications to ensure the irrigation system is operational and to replant trees.

Chair Kent asked if staff reviewed the color change at the Gas N Shop at the corner of Second and D Streets. Boloyan noted that they have an application in requesting a minor use permit modification. Staff is looking into the previous approvals.

Huntsberry asked staff to discuss the canopy on Sole Foods because the Board would like to see a finished product. Stafford responded that lighting on the walls located directly underneath the awning was not part of the approval, so staff will investigate.

C. **Approval Of Minutes** - None

D. **Old Business**

- 3) SR07-002 **Request for a Sign Review to allow the construction of two wall signs on an existing commercial building.**
1619 Fourth Street (Steve Stafford)

Steve Stafford, Assistant Planner, summarized the staff report and requests the Board's comments and recommendations on the design aspects of the project. Specifically, staff requests the Board's review on the design, dimensions, location, and illumination of the proposed cabinet sign, located along the Fourth Street frontage. In addition, staff welcomes the Board's guidance on any additional design details that would further improve the project.

Dickens clarified with staff that there are no other improvements such as color change or additions, before the Board tonight for the building. Stafford responded that before the Board tonight is just the signage. Dickens asked staff if a condition could be added to review the proposed color scheme of the building at the same time the Board is reviewing colors for signage. Boloyan noted that staff has no indication that the colors of the building will be modified. Dickens asked staff if they did change the color of the building would the applicant have to come back before the Board. Stafford responded that the applicant would not be required to do so because there is no previous approval for color and no existing ED for signage.

Robert Rogers, Barber Sign Company, explained that this is a grocery store that specializes in Indian foods and spices as well as standard European, Continental and American groceries. A sign composed of individual letters as staff suggested for this building is totally out of character. He walked the area and could not find any connecting design factor in that neighborhood. They feel the sign presented to the Board is tastefully done. He found numerous illuminated signs within a three-block radius and in their view

the design is superior. Most signs are in a state of disrepair. When they entered into this proposal, they reviewed the ordinance and saw that the internally illuminated sign was allowed and that is what is proposed.

Crew asked if this is a chain store. Mr. Rogers responded that this is a family owned business and would not categorize this as a chain, but there is another store in the South Bay, which already has this sign.

Dickens asked how many commercial buildings have a surface mounted cabinet sign along G to F Streets. Mr. Rogers noted that Yard Birds, which is closed had such a sign. United Liquor, Gold Hill Coin Company and a restaurant all had the surface mounted cabinet signs.

Huntsberry asked if alternative designs were considered. Mr. Rogers did provide alternative designs, what is before the Board maintains the integrity of the design used at the store's other location. Huntsberry asked if the "cloud effect" had been explored to cut the cabinet sign around the letters and thereby create a sign that looks more like individual channel letters. Mr. Rogers noted that staff indicated that exposed raceway is not permitted. Huntsberry noted that with letters touching each other that forms its own sign cabinet so there is no need for an independent raceway. Mr. Rogers created that look with the nighttime image. He further noted that they spent a considerable amount of time on this project.

George Zachariah, owner, believed the design of the sign is appropriate and hoped the Board approved the sign proposed.

Chair Kent opened the public hearing on this item, and seeing no one wishing to speak, he closed the public hearing and brought the matter back to the Board for discussion and action.

Dickens believed a better job could be done with the signage in regard to placement and compatibility. He is nervous about the orange colors in the sign and would like to see a building color scheme for any changes the owner is planning to do to the building. That would help him feel satisfied that the proper colors are being used. In his opinion, the sign that does not fit in with the surrounding areas.

Crew visited the site and liked the sign and bright colors, but it is obvious that the sign had not been designed for this site. She had no problem with the wall sign along G Street, but expressed concern for the sign along Fourth Street. When she visited the site she thought the sign in the window was quite effective. It was at eye level and was very informational. She personally believed the sign above the canopy would be less effective and supported the idea of placing the sign in the window rather than on the top of the canopy.

Huntsberry noted his disappointment that the City will spend a considerable amount of money redoing this West End neighborhood with the beautification of new sidewalks and

trees, and if this sign is under the ordinance, it did not need to come before the Board. As far as the sign cabinet, very little effort went into designing something that has a good design sense. He is not sure that even the small Indian store letters will even be readable. He supported a sign of this same style with the elephant logo and Malabar with a cloud outline to make it a more sophisticated appearance inserted into the picture frame area above the canopy. Also, that same sign could be installed on the Street side. He did not have a problem with the locations.

Chair Kent agreed with the rest of the Board. There were four old canister signs in the surrounding area, but several more that are individual letters externally lit and this must be consistent with the rest of the West End Village. Any sign must be within the reveal and would be more effective if done at the street level in the window. He further noted that he cannot support the project as submitted.

Boloyan summarized the Board's consensus items:

- Majority of Board felt the sign was not designed to fit into the building, specifically the reveal.
- Sign on G Street acceptable.
- Primary concern with sign on Fourth Street frontage. Design must fit in with the building architecture itself.
- Board felt that a window sign that is more pedestrian friendly would be a more effective sign along Fourth Street.

Chair Kent asked for a motion.

Dickens moved to continue the item and directed the applicant to bring all proposed signs in conformance with the Sign Ordinance; assurance that the architecture of the sign is compatible with the building; and have the owner make a commitment for an integrity color scheme with the building and signage.

Dickens noted that a surface mount sign would be a hard sell.

Motion failed due to the lack of second.

Huntsberry moved and Crew seconded, that the owner and Sign Company representative take to heart the comments made in general by the Board and come back to the Board with another proposal. Motion carried unanimously.

AYES:	Member:	Huntsberry, Crew, Dickens, Chair Kent
NOES:	Member:	None
ABSENT:	Member:	Alternate Member Machnowski
ABSTAIN:	Member:	None

E. Old Business

- 4) GPA05- Request for a General Plan, Amendment, Rezoning, Use Permit,

0001, **Vesting Tentative Map and Environmental and Design Review**
 ZC04-0002, **Permit Applications are being processed for the Village at Loch**
 ED04-063 **Lomond Marina Development. The project proposes a two**
 phases, mixed-use development, including: the retention of
 Marina uses; up to 84 new residential units; new commercial
 retail/office uses; and associated marina, park and open space
 improvements. (Continued from January 31, 2007 DRB Meeting)
 The Village at Loch Lomond Marina –110 Loch Lomond Dr.
 (Paul Jensen)

Paul Jensen, Contract Planner, summarized the staff report and recommended that the Board accept public comment on the plan changes for the neighborhood commercial and town home siting and design; comment on the plan changes and design detail and render a recommendation on the Mitigated Plan to the Planning Commission and the City Council, including proposed conditions of approval for details to return for subsequent Board review.

Keith Bloom, Thompson/Dorfman Partners, focused his presentation on the site plan revisions based on feedback received from Board at the January DRB hearing; the revised grocery store layout received from Mr. Andy Bachich who is one of the partners of the new grocery, to address some of the functional requirements; and the residential buildings and landscape details as requested from the last Board hearing. He further agreed with staff's recommendation that at the end of the hearing tonight that the Board make its recommendations to the Commission and Council.

David Israel, BAR Architects, discussed the layout of the kayak launch ramp, the two fishing stations, the two restrooms, and trash enclosures. They took the one-story townhouses and brought them along the street. There was discussion about the entry drive, the reconfiguration of the market and how it relates to the mixed-use buildings, so they can address some of the operational goals of the market. With regard to the entry, there was comment about the linear nature of that entry, which was done purposely. They strongly believe there should be the ability to control that edge because the commercial zone is important to the character of that street. BAR looked at exchanging that building for cottages or single-family residences, but the cohesive nature of that entry zone dissipated. Having that edge is important in their view. Israel reminded the Board and public that the diagram presented tonight is in a very small scale and appears as very rectangular buildings, but they are very highly articulated buildings. They put a great detail of entry in the articulation of those buildings in order to break up the mass and provide the richness and pedestrian scale necessary to the success of this area. They reduced what was previously a five unit building to the same size as the entry building and reconfigured the guest parking. Also, these buildings are often characterized as being really large, but are effectively two single-family homes. These are not big buildings, which will be shown in the computer modeling. He then discussed the changes to the commercial area and they provided a loop service access along with a highly screened tree-lined loading area, so they can accommodate more trucks at one time. The marina area parking and retail commercial area parking are much more clearly defined and

separated. The other benefit is that it provides a larger number of retail spaces more centrally located between the two different commercial buildings. They spent a great deal of time looking at how the grocery store functions internally, but the idea was to provide a clear sense of entry that addressed the street but have that entry relate to the entry street to keep that retail oriented street. He noted that bathrooms for the grocery store would be shared in order to be maintained. They will be accessible to the public from the marina and accessible to those that use the store, which is a much more efficient solution. He further noted that the marina showers and bathrooms are located adjacent to the Yacht Club.

Andy Bachich, grocery store operator, expressed excitement about being part of the Village. He introduced his team that included the owner of the Woodlands Market in Kentfield; the owner of Tony's Fine Foods; and himself with an extensive background in design and operations. He believed this will be "the lifestyle market." They studied the plan and configured how they think will work best for the neighborhood. To create a market, they need a square building configuration in order to accommodate a full kitchen because they will provide gourmet take-out; a brick oven; full service deli, indoor seating along the wall; large aisles to house all dry grocery goods; cheese market; and farmer's market style produce section. Bachich expressed concern about the parking noting that it must be much more convenient and less stressful than Whole Foods and Trader Joe's. Their goals are to create a market that will be a community market and a gathering place for the entire community. They wanted an understated, but exceptional look. They wanted to bring the inside out in regard to the sliding wood doors in front. There will be another entrance on the other side into the food hall. The brick base will ground this building. Also, the siding proposed will match the farm style homes. They wanted to create a friendly environment. There are several windows, so natural light will shine through on both sides. They desired metal roofing to appear as a market. They wanted the grocery store located down by the water. The restaurant doors will slide open so that inside of the eating area will open to the outside in regard to that corridor. The biggest problem with the loading zone is the beepers on those trucks so it is important to avoid any backing up and the revised plan alleviates that problem. He further noted that they will be taking over Bruno's lease or Loch Lomond Market.

Mr. Israel addressed the walk between the market and the other retail uses and provided a screening element that runs along the area in order to be a pleasant experience. Also, the notion that the building be welcoming, but have a crisp enough character to be still fresh. It is not intended to appear as an old building, but a current building. The detailing of the windows is industrial steel sash along with other metal canopies and the metal roof. They used several dormer windows to break down the scale of the roof and to provide natural light into the store. Presence of the store is known as one enters, which will be very powerful and meaningful to the success of the market. The color of the building will be a light tanish cream with white trim. He then provided the color board for the Board's review. He then pointed out the general storage and receiving area for the Board's consideration and presented several images and the overall entry elevation for their review as well. He pointed out that the scale of the market has been broken down quite

significantly to feel as a more organic form and this will be a place that has that warm feeling.

Paul Lettieri, landscape architect, explained that the screening element is part of using similar forms to have marina type character to them and the idea is to create a soft screen between the pedestrian way and parking. Some of the lighting has the same character. They created a good sense of circulation and entry at the plaza. It has a welcoming character. The boardwalk paving is concrete, but scored and textured to appear as wood. The entire beige roundabout is driving surface. There is a 16-foot buffer zone that runs around the vehicular way that provides a good separation. They will use a lot of grasses, perennials and native grasses as much as possible. In regard to the left side of the entry road, they removed the turf and added grasses, which is more consistent with the character and less water demanding. The bollards protect the central space and are used along the outside edges and support the railing at the marina. The lighting elements that run along the marina edge themselves have pointed tops and are about 12 feet tall that will direct light downward. They made changes along the marina. They broke up the seat wall, which is a 20-foot wall with 9-foot spaces between them. There is screen planting in the 6-foot space between seat walls and street, which are again grasses used for stormwater treatment. They created logical places to walk from residential out to the boardwalk. He provided a photograph of the railing used at the edge of the marina for the Board's review. The idea is to keep the railing as transparent as possible. There will be freestanding benches along the edge as well. He also provided examples of the light fixtures, pavers, benches, bollards, seat walls, and landscaping for the Board's consideration.

Mr. Israel noted that the Yacht Club still has the restaurant component and maintains its view onto that plaza created. He then discussed the mixed-use building that has retail along the edge with residential and guest parking. It is purposely scaled down to get more residential character. The building was pulled back significantly to express the gabled roofs and very articulated painted white wood storefront system. In regard to signage, they must come back. They have set up areas above the canopies for signage to be integrated, but a specific signage solution must come back to the Board. It will be a very comprehensive component, so that is not being presented this evening. They tried to provide a lot of long-term flexibility to accommodate different potential tenants. In regard to the five residential units there was concern about the decks that are now roof elements that bring the scale of the building down considerably to the street. The colored areas are terraces. They will potentially use one terrace as a mechanical equipment area and provide either a low sloped roof to protect and screen from view or a short wall that must come back in order to address all mechanical related items. They believe this is simple, but timeless architecture very beautiful for this site. He then provided the Board with several photographs of the residential buildings; the character of the fences; front yards of the single-family homes; pedestrian corridors; rich details and materials; four-story architecture; garage elevations; and sections for their review. He added that they took more traditional forms and tweaked the openings and are using exaggerated bracket details in regard to the one-story cottages that will keep that simple, clean and crisp architecture.

Mr. Lettieri discussed some of the landscape components that exist around the residential units. They have a low picket fence that runs along the front. The taller fence is located in some of the outdoor spaces that face San Pedro Road, but are not continuous. He provided photographs of the fence with the lattice and vines on top; the chain link fence off the wetlands edge; plantings that happen between the building and street; consistent street tree planting scheme; section across Point San Pedro Road; good neighbor fence; side yard for one of the cottages; climbing vines on the fence; and cross-sections of the pedestrian ways. He further added that there is a mix of informality in regard to the landscaping and the bollard lights will light the pedestrian way.

Mr. Israel announced that Sheet L6.2 provides a detail of the fence and gates as discussed by Mr. Lettieri. He then discussed the two-story cottages that included: front porch; yard space; pedestrian circulation; and parking access from rear. They are trying to carry on that coastal theme. Wood windows are proposed throughout the entire project, except on the commercial buildings. They are looking at industrial steel sash on the grocery building and probably aluminum storefront on the mixed-use building. He further noted that they would have clad outside and wood on the inside.

Mr. Lettieri provided the January drawing showing the sidewalk and existing wetlands. They pulled the sidewalks back and removed the picket fences along that edge and used permeable paving for the walkway that runs along that edge to reduce any runoff.

Mr. Israel noted that the single-family homes are designed with loaded driveways. They will have wrap around porches and will be a very livable plan. He then provided the design of the public restrooms that will tie into the architecture of the commercial buildings that will be understated by consistency. One restroom is located near the recreational area and one over at the turnaround at the eastern most end of the marina parking. The boat maintenance facility is the existing building with some upgrades that will carry the theme in a consistent way with high windows to allow natural light. It will have the same siding and trash enclosures as discussed. He noted that this has been quite a process and they feel there is a lot of innovation in the plan. As one looks at this project as a whole, it is an extraordinary opportunity for the neighborhood. They have a lot of components that create a very unique opportunity and take advantage of that unique opportunity. The waterfront remains the focus; the marina character remains a focus. It creates a new community-gathering place adjacent to the market. It maintains and enhances the public access to the waterfront and creates the new green space that will serve the community quite well. The General Plan policy is more than just elevations and character; it is about the character of this place and quality of details. They received a tremendous amount of good feedback that developed a fantastic solution and he hopes to see this move forward. There is an extraordinary level of detail and quality of materials used in the project.

Huntsberry asked staff the inside clear space for garages. Boloyan responded that it is 20 feet. Huntsberry saw 19 feet in the townhouses, so that must be addressed. He then asked the applicant about the showers and bathrooms and believed it would be a better use of

space to reverse that space. Mr. Israel agreed. Huntsberry discussed the composition shingles on the homes and asked if those would be heavier duty with texture. Mr. Israel noted that they need to be heavier texture because the market demands it.

Chair Kent assumed there are no skylights on the homes. Mr. Israel indicated that there are no skylights. They used dormer windows instead.

Huntsberry applauded the applicant for using real wood. In regard to the stone, he desired it to be finished. Mr. Israel agreed the stone must ground itself. Huntsberry expressed concern for the width of the planters at the end of the day boat parking. Mr. Israel agreed to review to make sure they are adequate.

Chair Kent opened the public hearing on the new items.

Colin Russell, A Street resident, thrilled how the plan has changed in a positive way. Overall it is first rate. A tremendous amount of time and effort has been spent on this plan. The market has great potential and overall it is first rate and commended the entire team. He urged the Board to approve the project.

Eva Gibbs, Loch Lomond resident, expressed concern for the height of the trees and chimneys in terms of view impacts. On the commercial buildings, she wondered what the necessity is for tower elements because they add unnecessary height. Dickens noted that it will give the architect a place to hide roof vents and mechanical equipment as well as will help break up the mass.

Sue Spafford, Dunfries Terrace resident, Co-Chair of Sustainable San Rafael, asked if any Green building has been considered in the design, especially for energy efficiency. She wondered if the developer would consider orienting the roofs so solar panels could be installed on the commercial or residential buildings.

Albert Barr, Loch Lomond resident, expressed concern for the turnaround in front of the grocery store and desired it to be more simplified to have emphasis on the statue in the middle. In regard to the lights along the walkway, the 12-foot post with lights on top seemed unnecessary. He suggested that the lights be reduced to a more compatible height. Kent indicated that the lights have a quiet tone and are directed downward. Mr. Barr felt it is an unnecessary distraction, especially looking down at the site.

David Law, Loch Lomond resident, did not understand the concept of having a wall rather than a transition in regard to the frontage opposite the market. The market reorientation is nicely done and he complimented the architects. The excitement of the market will be a catchment and he hopes it will be a success. The EIR concentrated on historical data and now potentially there will be a lot more people traveling to this market and that must be looked out before any decisions are made. He pointed out that when one is on the boardwalk, they will not view the beautiful hillsides as today. He would like to see the buildings lowered in order to view the vista and beautiful hillsides.

Michael Nelson, San Pedro Cove resident/President of Association, supported the development, especially the market. He recommended that the same amount of time and detail be spent on the back of the market to make that view pleasant at least not destructive. Also, he wanted an idea of the percentage of truck deliveries that will be full trucks versus store-door delivery.

Chris Petersen, Loch Lomond resident, thought a fence was going to be constructed along the west side of the development so delivery activity would be blocked. Mr. Israel noted that there will be a fence. Mr. Peterson added that a second entrance is desirable. New placement of the laundry bathrooms for the liveboards is right at the waterfront next to the Yacht Club that diminishes public views of the waterfront. It should be moved away from the bay shore. They recommended eliminating those five residential units as part of the density reduction plan. The placement of the two-story mixed-use building right on the corner of Loch Lomond Drive and Point San Pedro Road is not optimal. They would like to see a greater proportion of low, single-story units. Density reduction would enable the following enhanced features:

- Creation of larger setback off Point San Pedro Road to mirror setback across the road on the Loch Lomond side. The setback would enable a dedicated bike lane along Point San Pedro Road.
- Widening the proposed marina green along the bay shore will enable moving the traffic circle of the main entry road and road that runs parallel to the shore further inland to enlarge public access.
- Relocate the playgrounds to the widened public recreation area instead of the east spits.
- All vehicle access to the east spit for parking purposes should be eliminated.

Mr. Peterson added that they applauded the fact that a full service grocery is being provide and looked forward to the market's success.

Alice Vipiana, Locksley Lane resident, clarified that she is circulating a paper called "*Good Concept Wrong Location.*" She expressed concern for the sculpture in the middle of the circle because it blocks views of the bay. Also, the playground is very unsafe in her view. She pointed out that there is no wheelchair access to the Yacht Harbor. Kent explained that by law that must be provided. Ms. Vipiana did not feel wheelchair access provided is adequate. She further expressed concern for the narrow openings on North San Pedro Road that are about 9 feet and felt a fire hazard is being created.

Mr. Bloom responded to the questions and noted that the percentage of trucks is probably 20% for the 36 to 48-foot trucks; 50% for the 16 to 36-foot trucks; and 30% for the 18 to 16-foot trucks. He then noted that he is a clean freak and will have the cleanest back market in town. Also, every truck must come through the loading zone and parking in front of the store is not allowed.

Mr. Lettieri explained that tree types were considered in terms of size and height. Also, there are a variety of tree types, but there are soils conditions and other environmental conditions that will limit the height of trees. They are present to provide scale and a mild

amount of shade. There will be some design guidelines on what people can plant in their yards. They are happy to look at simplifying the turnaround. The light can be shielded to avoid any spill light. They desired control over the light. The scale of the lights is reasonable that limits the number of light fixtures. The railing height is 42-inches as required. The bollard part of the railing system is 48-inches. They will review the views from the boardwalk back to the housing as suggested. Also, they have multiple layers of screening in the back of the market. The island separates the loading drive and they could add a fence as desired. They feel it will be screened very well and be a pretty minimal impact. Also, wheelchair accessibility is about 80 feet from that nearest space as shown and there are ADA requirements that will be met.

Mr. Israel noted that chimney height is per code. Tower elements are items to added scaling elements and collect vents. The taller one on the south side is on top of the Harbor Master Office and felt that is appropriate because it creates the marker about the marina. In regard to Green building, he is a LEED accredited and his office is committed to Green building. In regard to energy, they are doing sun shading. Solar panels would be great, but not economical at this time. They will continue to look at opportunities for Green building. In regard to drainage, bio swales will be used to catch runoff. They are providing parking that meets City standards, but if the City felt there is benefit to turn the east spit into parking reserve, and if needed, change into parking that could be done. They must take advantage of what opportunities exist. Also, BCDC Waterfront Development Design Guidelines recommends light bollards as presented. The EIR always looked at the notion of a market at this location, so he had nothing further to add in that regard. The view from the boardwalk has been mentioned and they did a study and the distance from the boardwalk to houses is quite significant, so the ridgelines are seen. Also, the layout itself has been purposely made to be permeable. In addition to the houses being set back, there are a lot of gaps, which was part of the design to create view areas down through the site. The area behind the market is highly detailed. They have canopies as well to help break down the scale, so that rear elevation does not look like back of house. The old building used to be very long and now the building has been shortened from the San Pedro neighborhood view shed, so views will be opened that they did not previously have, which is a benefit. Also, Mr. Bachich's sensitivity to the notion that backing up would be a disturbance is a strong improvement and will help the livability of this layout. The fence at the west is proposed to be chain link with vine cover along with the existing dense hedge mass, so there is considerable screening on that side. ADA compliance is not just a matter of building code, but also criminal code, so those standards will be met. He further agreed to change the entry parking from the diagonal to the 90 degree parking configuration if that is desired.

Mr. Bloom pointed out that the traffic study in the EIR included a grocery store of this size. As it relates to density, the building facing North San Pedro Road and on the east side along the entry corridor there is much articulation in that building to pull back from North San Pedro Road as well as the nearby neighborhood. Also, on the north side of Point San Pedro Road there are significant amounts of trees and large shrubs that very much screen any views that the neighbors would have from Loch Lomond over to that building. It is important to note that per NH-118 the allowed density is a range of 6.5 to

15 units per acre and their proposed project of 82 units puts the density at 7.2 or 7.4 units per acre, so they are on the low end of that density range. Also, per NH-118, they are required to provide a mix of product types. He further noted that 50% of the total homes of the 82 units are affordable by design.

There being no further questions or comments from the public on this project, Chair Kent closed the public hearing and brought the matter back to the Board for discussion and action.

Crew agreed this has become an absolutely wonderful project, which she fully supported. It is carefully thought out. Traditional architecture is provided as requested by the Planning Commission with some very interesting window treatments. The market is wonderful as presented. The style of architecture is extraordinary that will fit very well within the total concept of the entire site. She liked how the townhouses are articulated along the main entry into the project. The architectural statement is very strong. It is not a great fan of palm trees, but they are handled well in this case. She desired the sculpture to come back once designed because that is an important element. She believed the Planning Commission should consider the sidewalk and wetlands setback. She had no objection with the less than 90 degree parking because it works better not being 90 degree because it defines the in and out more clearly. She then indicated the items the Board would like to see come back:

- Lighting Plan with photometric study
- Detailed Sign Program with colors of awnings.
- Roof venting and mechanical equipment plan
- Sculpture
- How to handle skateboarders

Dickens indicated that all good design evolves and he pushed for a more edgy, contemporary scheme, but noted that tonight he was quite impressed on how this project evolved. He is not crazy about the palm trees, but there is more support from the Planning Commission. He desired more restoration on the back of the lawn and wondered if a gray water system could be considered to support the turf being removed due to water usage. The object is a terrific public gesture. The mixed-use is terrific and believed it has been integrated to a very nice degree. Signage will be extremely important. He liked the wood windows. He did not want to view any roof vents, if possible. He pointed out that the wood siding is a renewable resource. He noted that if a guard is posted to watch the trucks backup, the beeping could be eliminated. He further believed the team did a great job.

Huntsberry recommended looking at the access to the garage from the north stairway in the mixed-use buildings. On Sheet A21 the units need rain protection. The divider between day use parking and loading aisle should be a chain link fence in either black or dark green with vines. The planters in the commercial parking area, especially the day use should be twice as wide as presented. He still believes they should have at least a one-way entry into the west parking area for the day use parking area. He was told 175 feet is needed between the main entrance and driveway, but there is 220 feet according to

his scale. The deceleration lane is not needed in his view, but deferred to the experts in that regard. One area he felt strongly about is parking for guest. There are two car garages in each unit and probably half will use garages for storage, so there is a missed opportunity to narrow down the length of the Townhouse No. 1 and Townhouse No. 4 and continue that row of 90 degree parking on the street. It would make for a better overall project and open up that corridor. He appreciated the details. He loved the real wood, brick and stone being used. There is great articulation and excellent design in general. He liked palm trees because they make an excellent statement. He further noted that in his view they have an exemplary design.

Chair Kent agreed the design has come a long way. A lot of thought was put into the site amenities in regard to benches and bollards, so there was a really attempt to do something extraordinary. He suggested sticking a reveal in every 4 or 5 feet to avoid skateboarders. He wanted to see permeable pavers in the parking courts. Guest parking spaces should also be permeable pavers. Also, if market could be shifted slightly north where the corridor becomes a small plaza to have a lively and vibrant activity area. The plant palette is real rich. In regard to the entryway, he wanted to see a mixed perennial border. A lot of thought was put in near the wetland mitigation area, but recommended reviewing all plant reproductive activities. He further discussed the concept of extraordinary design, which he believed was achieved because the site is well organized and does provide a custom look.

Lang understands that the Board finds this extraordinary design from the level of detail that has gone into the drawings and design; the high quality of materials; the evolutionary process as it improved; sculpture seems to be a real plus; and that custom appearance.

Crew noted that they worked with the site plan to really make it work and it has come a long way. Lang asked what about the site plan that makes this extraordinary. Crew stated that the overall organization of the site plan and the view corridor are part of that. Also, the entryway and how the landscaping relates to the architecture. The whole thought about the market and to make it a central point has been very important. Lang understands that it is the depth of detail. Crew stated that the amount of thought that went into this project is extraordinary as well.

Boloyan summarized the Board's consensus items:

- Use of permeable pavers in certain parking areas and access aisles.
- Overall Board found the project has come a long way since original design.
- The site plan, architecture and landscaping were well developed and met policy of NH-118 about extraordinary design.
- Board found materials and architecture appropriate, high quality and it was refreshing to see the use of real materials.
- Details were well presented and provided a lot of depth and detailing.

Boloyan noted the following items that must come back for further Board review and deliberation:

- Final Lighting Plan with photometric

- Final Landscaping and irrigation plan
- Design of roundabout including sculpture
- Sign Program including color of awnings and building colors
- Roof plan including mechanical equipment, plumbing and roof venting.
Group as many in common areas and be hidden as much as possible

Boloyan stated that pavers were a suggestion that the Board agreed upon and a few plant palette suggestions from Kent will be included. Also, the Board agreed to increase the planters to a 6-foot minimum. The Board also agreed on shifting the market building north or reducing its depth a little to create a larger plaza area.

Dickens noted that he did not support solar panels being worked into the roof. Board agreed.

Chair Kent asked for a motion.

Crew moved and Dickens seconded, to recommend approval of this project to the Planning Commission and City Council with the modifications as noted. Motion carried unanimously.

AYES:	Member:	Crew, Dickens, Huntsberry, Chair Kent
NOES:	Member:	None
ABSENT:	Member:	Alternate Member Machnowski
ABSTAIN:	Member:	None

ADJOURNMENT

BY ORDER OF THE CHAIR, THE MEETING WAS ADJOURNED.

Respectfully submitted,
Jessica Woods