

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNegie FORUM, 305 WEST PINE STREET
WEDNESDAY, FEBRUARY 9, 2011
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of February 9, 2011 was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members Jaramillo, Kiser, Slater, and Chair Selleseth

Absent: Committee Members Stafford

Also Present: Community Development Director Konradt Bartlam and Associate Planner Immanuel Bereket

2. MINUTES

a) January 12, 2011 minutes approved unanimously, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) Request for Site Plan and Architecture Review Committee to permit façade remodel to an existing vacant commercial building, construction of two buildings and related site improvements at 37 South Sacramento Street (Applicant, Aster Canet; File # 11-SP-01).

Associate Planner Bereket presented and briefly described the project. He provided background on the project. He stated that the site was previously occupied by a mercantile building that was burned down. As a result, the site contains a freestanding building and a hole in the ground, which used to be a basement. Mr. Bereket further stated that the property owner, Faye Rashid, petitioned the Planning Commission for a Use Permit and SPARC approval in June 2007. The applicant's plans then involved a two-story building, which consisted of multi-use tenant spaces on first floor and a nightclub on the second floor. The Commission expressed concerns about the night club and asked the applicant to revise the floor plan to demonstrate a restaurant use in place of a nightclub. A revised plan was approved by the Commission. Mr. Bereket stated that the applicant is no longer interested pursuing the previously approved plans and has submitted revised construction plans that can be characterized by three small scale commercial buildings, including related site improvements. The plans being reviewed involve exterior remodel of the existing building, site improvements, landscaping and other associated improvements.

After staff's presentation, the Committee asked a few questions about the project. SPARC Member Slater asked if the parking provided meets the City requirements. Mr. Bereket stated that the site is within the Downtown Parking District and, therefore, is not required to provide any onsite parking. However, onsite parking illustrated on the plans satisfies City requirements. SPARC Member Kiser asked if the basement (hole in the ground) would be addressed as part of the first phase. Mr. Bereket stated the applicants have submitted a building permit to seal it. SPARC Member Selleseth asked how long it has been vacant. Director Bartlam responded it has been years and Mr. Rashid indicated that the fire damaged occurred in 2005.

Aster Canet, project architect, spoke on behalf of the project. He stated that they are happy with the conditions as presented and that if the Committee had any questions he would be happy to respond. SPARC Member Slater asked if the actual colors are as reflected in the staff report. Mr. Canet confirmed that they are. SPARC Member

Selleseth asked if staff could provide him with a sample material board and staff passed it on to SPARC Member Slater to be viewed by all Members.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC Member Kiser, second by Member Slater, approved the request of Aster Canet to construct a new office building at 37 South Sacramento Street, subject to the SPARC Common Design Requirements and Supplemental Conditions:

The vote was as follows:

Ayes: Jaramillo, Kiser, Slater, and Chair Selleseth

Noes: None

Absent: Stafford

- b) Request that the Site Plan and Architectural Review Committee review and approve an application to remodel and expand an existing A&W restaurant at 216 East Lodi Avenue. (Applicant, Peter Knight; File # 10-SP-11).

Associate Planner Bereket presented and briefly described the project. He stated that the project involves expansion of the building footprint and installation of a drive-through service. He stated a second exit only drive-way approach was constructed on the eastern part of the parcel during the Lodi Avenue Improvement Project. Mr. Bereket stated that the A&W site would continue to have access from Lodi Avenue and the alley. The existing carport and portions of the building would be removed to accommodate drive-through services. He also added that the applicants have discussed with City staff possible outdoor seating and pointed where a bike rack would be located. Mr. Bereket concluded by stating that the parking lot, the landscape plan, and lot configuration will remain largely the same.

After staff's presentation, SPARC members asked a few questions. SPARC Member Slater asked if the alley would be closed. Mr. Bereket stated that the alley provides the project site with an access point and that it would continue as such. SPARC Member Slater asked if the landscaping and parking meets City standards and Mr. Bereket responded it did, with a minor justification provided herein the conditions of approval. SPARC Member Slater asked about signage. Mr. Bereket stated that the project involves neon signs. The applicant, Mr. Knight, who was sitting in the audience, held up a typical neon sign.

SPARC Member Selleseth asked if the drive-through exit permits both left and right turns. Mr. Bartlam stated it permits both. Mr. Knight stated that since the reconstruction of Lodi Avenue, the traffic signals synchronize very well and there has been no accident since its reconstruction. SPARC Member Kiser stated he likes the project and stated a drive-through is necessary for restaurants these day. Mr. Knight stated that a drive-through service constitutes a major part of their revenue. SPARC Member Slater asked if roller-skating waiting would be removed. Mr. Knight stated that it would be removed and reiterated that a drive-through service generated more revenue. SPARC Member Slater also asked if A&W would continue with car shows. Mr. Knight stated that the car shows would continue from April to October because it constitutes a major identification of the business.

There being no more questions, the Chair asked for any motion to approve the project.

MOTION / VOTE:

On motion of SPARC Member Kiser, Member Slater second, approved the request of Mr. Peter Knight to remodel and expand an existing A&W restaurant at 216 East Lodi Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

Ayes: Jaramillo, Kiser, Slater, and Chair Selleseth
Noes: None
Absent: Stafford

3. COMMENTS BY THE PUBLIC

No Comments.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:50p.m.

ATTEST:

Immanuel Bereket
Associate Planner