

**SITE PLAN AND ARCHITECTURAL  
REVIEW COMMITTEE MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, APRIL 10, 2013  
MINUTES**

**1. CALL TO ORDER / ROLL CALL**

The Regular Site Plan and Architectural Review Committee meeting of Wednesday, April 10, 2013 was called to order by Chair Kiser at 5:15 p.m.

Present: Committee Members Kirst, Slater, Stafford and Chair Kiser

Absent: Committee Members Litton

Also Present: Associate Planner Immanuel Bereket

**2. MINUTES**

a) No minutes.

**3. PUBLIC HEARINGS**

a) Request for the Site Plan and Architectural Review Committee to review and approve an outdoor covered seating area for a restaurant located at 234 E. Lodi Avenue. (Applicant: Javier Barajas; File Number 13-SP-01)

Associate Planner Bereket gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned. He stated that the Planning Commission previously reviewed and approved a major renovation project along with an alcohol beverage control license at the project site. He stated the item for SPARC review concerns an outdoor patio that has been partially constructed without a permit.

Hearing Opened to the Public

Javier Barajas, project representative, stated that his family owns the building and were unaware a building permit was required for such a project. Mr. Kiser asked for a status on the project. Mr. Barajas stated that they intended to complete the project once the required approvals are granted. Mr. Slater asked if the restaurant will offer live entertainment outdoors. The applicant stated they will not since that could generate excessive noise. Mr. Stafford asked if the restaurant is open. Mr. Barajas stated the restaurant is currently closed pending the patio construction; however, it was open under a different ownership and it wasn't successful. He further stated that a covered outdoor seating area would create a welcoming atmosphere when he opens the restaurant. Mr. Slater asked if there will be lighting. The applicant stated there will be soft lighting and will not project beyond the property line. Mr. Stafford asked where the signage would go. Mr. Barajas said their current plan is to place it on the north elevation. Mr. Stafford stated he visited the site and could not see the sign as the building maintains a 20-ft setback and recommended a perpendicular signage should be utilized.

Public Portion of Hearing Closed

**MOTION / VOTE:**

The Site Plan and Architectural Review Committee on motion of SPARC Member Kirst, second by Member Slater, approved the request of Javier Barajas to construct a

covered outdoor patio area for a restaurant located at 234 E. Lodi Avenue. The motion carried by the following vote:

Ayes: Kirst, Slater, Stafford and Chair Kiser  
Noes: None  
Absent: Litton

- b) Request for Site Plan and Architectural Review Committee approval for façade remodel to an existing vacant building at 121 South School Street. (Applicant: Downtown Partners LLC; File 13-SP-02)

Associate Planner Bereket presented and briefly described the project. He provided background information regarding the project. The applicant, Downtown Partners LLC, has submitted plans to rebuild the existing fascia of a vacant building located at 121 South School Street. He pointed out the various elements of the proposed improvements. He added that the Planning Commission has approved two separate Use Permits for alcohol licenses for two restaurants that will occupy the building. He stated that although most of the proposed exterior alterations would create a substantial improvement to the façade of the structure and integrate better with the Downtown Design Guidelines, he expressed concern for the color palate in regards to the arch area.

After staff's presentation, Mr. Kiser asked if the color selected is close to what is being proposed and if such color is present within the Downtown District. Mr. Bereket stated the sample color board is actually brighter than the print out. Mr. Slater asked if the applicant's would be allowed an outdoor area. Mr. Bereket stated that the applicants have submitted for an encroachment permit to install outdoor seating similar to other restaurants in Downtown. Mr. Slater asked if the signage illustrated on the elevations are consistent with the Downtown Design Guidelines. Mr. Bereket stated that there is a specific sign program for the Downtown District and the project would have to comply with the requirements outlined therein. The signs illustrated on the elevations are conceptual signs only. Mr. Stafford asked if the outdoor seating area complies with the requirements of the Americans With Disabilities Act (ADA). Mr. Bereket stated that compliance with ADA requirements is one of the conditions of approval for an encroachment permit.

#### Hearing Opened to the Public

The applicant, Ms. Vikie Snell, spoke and made a brief presentation regarding the color palate. She stated that the original colors they proposed turned out to be brighter than anticipated and have now modified the color selection. She presented a new color board to the SPARC committee. She stated she will open a pizza place in one of the tenant spaces. Mr. Slater asked if the revised color palates are acceptable to the City. Mr. Bereket stated revised color plans mirror other buildings within the Downtown District and is acceptable. Mr. Stafford asked if two separate businesses would occupy the spaces. The applicant stated that was the case. Mr. Stafford asked if the proposed windows are roll-up windows. The applicant confirmed that was the case and the intent was to make connection with the outdoor seating. She pointed out the building is narrow and long and, therefore, does not get natural light. Having windows that open up would provide natural light. Mr. Stafford and Ms. Kirst expressed their approval of the project and pointed out that outdoor seating draws foot traffic.

Project designer, Mr. Michael Smith, spoke. He stated that there will be recessed lights throughout the restaurants. Mr. Slater asked if there will be outdoor speakers. Mr. Smith stated that they did not want to install outdoor speakers since the noise would have to be contained within the tenant spaces. Mr. Slater asked if the applicants intend to open the roof. Mr. Smith stated that would be a costly proposition and they will not open the roof up.

Public Portion of Hearing Closed

MOTION / VOTE:

The Site Plan and Architectural Review Committee on motion of Member Stafford, second by Member Kirst, approved the request of Downtown Partners LLC, for façade remodel to an existing vacant building at 121 South School Street. The motion carried by the following vote:

Ayes: Kirst, Slater, Stafford and Chair Kiser

Noes: None

Absent: Litton

4. **COMMENTS BY THE PUBLIC**

No Comments.

5. **COMMENTS BY SPARC MEMBERS AND STAFF**

No Comments.

6. **ADJOURNMENT**

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:10 p.m.

ATTEST:

Immanuel Bereket  
Associate Planner