

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE SPECIAL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JANUARY 27, 2010
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of January 27, 2010 was called to order by Chair Selleseth at 5:15 p.m.

Present: Committee Members – Kiser, Reyes, Slater, and Chair Selleseth

Absent: Committee Members – Stafford.

Also Present: Community Development Director and Assistant Planner Bereket.

2. MINUTES

a) December 9, 2009 minutes approved, motion by Kiser, second by Slater.

3. REVIEW ITEMS

a) Request for Site Plan and Architectural Review Committee approval to renovate an existing Applebee's Restaurant located at 2442 West Kettleman Lane. (Applicant, Tarlos & Associates, on behalf of Applebee's Restaurant; File # 09-SP-07).

Mr. Bereket presented and briefly described the design features of the proposed exterior renovation of an existing Applebee's Restaurant located at 2442 West Kettleman Lane. Mr. Bereket stated that the applicant proposes to re-paint the exterior of the building, remove the existing canvas awnings and replace them with aluminum awnings, remove and replace existing wall lightings, and remove and replace signs. In terms of landscape, Mr. Bereket stated the applicant proposes to replace the irrigation system and redo the landscape.

After staff's presentation, the Committee asked few questions about the project. SPARC member Slater asked about the landscape plan and how it fits to the proposed exterior improvements. Mr. Bereket stated the proposed landscape improvements involves removing dead tree, shrubs and other improvements to expose the building façade along Kettleman Lane and that the implementation of the landscape plan would be consistent with City standards. Commissioner Kiser asked if the existing signs would be replaced. Mr. Bereket stated that the applicant has proposed signs and stated conditions of approval require that all signs to be individual letters, consistent with previous SPARC approvals. Mr. Kiser asked about the existing conditions of the landscaping. Mr. Bereket stated the applicants were in the process of drawing landscape plans and those plans would be reviewed and approved at staff level.

The applicant, Mr. Patrick Eulberg, briefly described the proposed façade alterations. Mr. Eulberg stated the bulk of the proposed work came about in response to customer comments. After Mr. Eulberg's presentation, the Committee asked few questions about the project. Mr. Kiser stated the proposed improvements by the applicants are extensive and commendable. However, he expressed his concern the poor state of the landscape and what could be done to improve it. Mr. Eulberg stated that irrigation system will be replaced and new plants would be planted to suite the built-in environment.

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

3. COMMENTS BY THE PUBLIC

MOTION / VOTE:

On motion of SPARC member Kiser, second by SPARC Member Reyes, the request for Site Plan and Architectural Review Committee approved the proposed exterior renovation of the existing Applebee's Restaurant located at 2442 West Kettleman Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions.

The vote was as follows:

Ayes: Kiser, Reyes, Slater, and Chair Selleseth

Noes: None.

Absent: Stafford.

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 5:45p.m.

ATTEST:

Immanuel Bereket
Associate Planner