

**SITE PLAN AND ARCHITECTURAL
REVIEW COMMITTEE MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, JULY 21, 2008
MINUTES**

1. CALL TO ORDER / ROLL CALL

The Regular Site Plan and Architectural Review Committee meeting of June 23, 2008, was called to order by Chair Sellesest at 5:15 p.m.

Present: Committee Members – Kiser, Slater and Stafford and Chair Sellesest.

Absent: Committee Members – Reyes.

Also Present: Planning Manager Peter Pirnejad and Assistant Planner Immanuel Bereket.

2. MINUTES

a) June 23, 2008 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 commercial building at 1110 West Kettleman Lane.**

Mr. Bereket presented and briefly described the design features of the building and the general site layout of the project. He stated that the Beckman Ranch was built in mid 1970s are part of a Planned Development (PD-15). He pointed out that Planned Development - PD(15)- allows mixed uses and the site is currently utilized by variety of uses such as dental offices, restaurants, realtor offices, and etc. The project area is zoned PD-15 Planned Development and features a General Plan designation of NCC-Neighborhood Community Commercial. The subject property covers the area south of Kettleman Lane, west of Fairmont Avenue, and east of Ham Lane. The project site contains a total of 202 parking spaces. Ingress and egress is provided from all the surrounding streets. The main entrance, however, is from Kettleman Lane.

Mr. Bereket explained that the scope of the project encompasses renovation of existing structure, repainting the entire building, completely overhauling the main entryway from Kettleman Lane, relocating a few existing parking lot trees to the rear of the property, eliminating a total of 8 parking stalls, adding trellises on the second floor plaza, and improving the landscape that does not meet City specifications. Mr. Bereket also pointed out that staff recommends approval of the removal of 8 parking stalls in order to enhance the entryway to the center. Planning Manager Mr. Pirnejad spoke about the need for shade trees in the parking lot and pointed out that applicants are required to provide one tree for every four parking stalls and one tree for every 500 sq. ft of open space.

After staff's presentation, the Committee asked a few questions about the project. Member Slater asked how many trees the applicants are requesting to remove. Mr. Bereket pointed out that the applicant asked to remove 18 shade trees and replant only 12 trees. Planning Commission member Kiser asked why palm trees are not part of the City approved tree list. Mr. Pirnejad answered that palm trees do not provide shading and provide mostly aesthetic values. Mr. Kiser further asked if palm trees are safety hazardous because since palm trees

drop heavy branches. Mr. Pirnejad answered that was also part of the reason those trees are not on the City approved parking lot tree list.

Planning Member Kiser asked if the proposed colors match any other buildings on Kettleman Lane. Mr. Bereket answered that these are new colors and the applicant would be better equipped to explain the details of the proposed re-facing of the building. Mr. Kiser expressed his concern that there were not sample colors to review. SPARC member Slater pointed out that they are only painting the building. Mr. Slater asked the applicant if he will provide full range of actually sample colors and materials to be used. The applicant answered yes. Mr. Slater then proposed if Planning Commission member Kiser could work with staff to review those colors and, if colors aren't acceptable, that the application is brought back to the Site Plan and Architectural Review Committee.

The project manager, Mr. Shawn Nejat, and project architect, Mr. Ronald Wright, made a brief presentation. Mr. Stafford asked the applicant to describe the two cornices on the main entrance of the building. The Mr. Wright explained that those were meant to clearly define the main façade of the building. Mr. Kiser asked the applicant why they wanted to replace required shade trees with palm trees. Mr. Nejat explained that he was unaware of the City's requirements and that they would abide by all City standards. Member Slater asked which trees were being proposed to be removed. Mr. Bereket answered pointed out which trees were being removed.

MOTION / VOTE:

SPARC, on motion of SPARC Member Stafford, second by Member Kiser, approved the request of Mr. Shaoul Levy for Site Plan and Architectural Review Committee approval to renovate an existing commercial building at 1110 West Kettleman Lane, subject to the conditions recommended by staff with the following addition:

1. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval.

The vote was as follows:

Ayes: Kiser, Slater, Stafford and Chair Selleseth.
Noes:
Absent: Reyes

4. ADJOURNMENT

There being no further business to come before the Site Plan and Architectural Review Committee, the meeting was adjourned at 6:00 p.m.

ATTEST:

Immanuel Bereket
Assistant Planner