

**Tuesday, January 11, 2022
Virtual Platform
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Sean Banda
Vice Chair Paul Johnson
Boardmember Scott Thomas
Boardmember Jeanette Knudsen
Boardmember Tanner Green
Boardmember Dane Astle

MEMBERS ABSENT:

Boardmember J. Seth Placko

STAFF PRESENT:

Rachel Prelog
Lesley Davis
Michelle Dahlke
Cassidy Welch
Sean Pesek
Chloe Durfee-Sherman
Alexis Jacobs

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

Chair Banda welcomed everyone to the meeting at 4:30 PM

- 1 Call meeting to order.**
- 2 Consider the Minutes from the December 14, 2021 Design Review Board Meeting.**

A motion to approve the Minutes from December 14, 2021 Design Review Board Meeting was made by Boardmember Green and seconded by Boardmember Astle.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Banda - Johnson – Thomas – Knudsen – Green – Astle

NAYS – None

ABSENT – Placko

ABSTAINED – None

- 3 Discuss and provide direction on the following Preliminary Design Review cases:***

This is a preliminary review of Design Review Board cases. That applicant and public may speak about the case, and the Board may provide comments and suggestions to assist the Applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

- 3-a DRB21-00615 - District 6.** Within the 2800 block of South Signal Butte Road (west side). Located south of Guadalupe Road on the west side of Signal Butte Road. (1± acres). Requesting review of a drive-thru restaurant. Dan Scott, Stewart + Reindersma Architecture, LLC, applicant; Tina Heinbach, Garrett Development Corporation, owner.

Staff Planner Josh Grandlienard presented the case on behalf of Sean Pesek.

Chair Banda invited the applicant to speak.

Staff Planner Lesley Davis read into record public comment from Scott Miller at 2842 S Olivewood:

“All homeowners on the west side of Olivewood St. directly south of Guadalupe Rd. are involved. Our rear yards face directly towards the project. Concerns we have are the drive thru lanes of both this (and the already existing Some Burro restaurant) have vehicles pointing directly at the homes across Signal Butte. The existing low wall along Signal Butte does not block the lights from these cars, and additional height or plantings are needed to do so. Also, these businesses should not have Lighted signage or bright lighting after closing hours, which should be limited to 10-11PM.”

Boardmember Thomas: I do have one real quick question. The floorplan shows two sets of double doors on the back of the building. But the elevations only show a single. And the site plan only shows a single. There is a double, but the floor plan shows two sets of doubles. Which isn't part of the presentation.

Staff Planner Josh Grandlienard: I'll definitely make a comment on that to make sure Sean addresses that as part of the floor plan.

Boardmember Knudsen: Were there any renderings for this project? They would have been helpful.

Vice Chair Johnson: Chair, if you don't mind, I'd like to make a comment or two. I think for a project like this, it's really quite challenging to review it without the signage, at least somehow indicated on a building. Because I think that is a pretty significant aspect of the design. And that's not our purview to review that but I think once we see that on this building, these elevations might pop a little bit more which would be nice to see. The one material that kind of concerns me is that painted CMU wainscot, that feels a little cheap to me. If there was the ability to do anything a little bit more refined as a replacement to that material, I would advocate for that whether it be a honed finish or a sandblast finish or something rather than just a painted typical CMU block if I'm understanding the elevations correctly.

Boardmember Astle: Yeah, I concur. I think I'm just wanting to see these materials. I was having a little bit of trouble with the with the color palette just because it seemed like there were so many things that were somewhat close to one another. I don't dislike the colors. I'm actually a fan of the grays and the whites. But I feel like there's just slight tones rather than something with a bit more of a contrast. I almost want to see that tower element on the north elevation potentially be something different color wise, not necessarily from a texture standpoint, but I think maybe with that wainscoting comment

that we just talked about with the block, maybe taking on more of a natural finish, not necessarily a painted finish. So maybe a slightly upgraded ground face or something that has something nice in it. A raked joint of some sort in the masonry would probably help. I might just agree with that comment more than anything, and maybe not worry too much about those other colors. That would probably help a bunch.

Boardmember Green: Chair, I'll just jump in with my comments. I think the only comment I have probably pertains mostly to the landscaping and the citizen comment. I actually just want to comment on the landscaping that's near Signal Butte. It looks like the applicant has done a fairly good job of trying to screen this, at least that drive thru area. To me, it looks like some of the concern from the citizen, I think is being considered here. One other thing that I will mention, I know we've seen this before with trash enclosures and the proximity of the palo blanco. Here, that may be a concern. I'm not saying move it. But definitely make sure there's no issue with the trash, I'd love to keep as many trees as we can, as long as it's not interfering. So other than that, I don't think I have any other concerns with this.

Chair Banda: I'd like to offer a couple of comments as well, I'm going to agree with Vice Chair Johnson on the painted CMU versus kind of being color integrated, I think it's going to mean a lot, especially on such a small building like this, there's a lot of opportunity on a small little building. According to what we're seeing here it, is Angie's Lobster, and I did read the article about Angie's Lobster coming to this area. There's real opportunity here to address the signage, I've seen their food trucks, I've actually eaten at their food truck here in the East Valley. And that sign can be really neat. I think it's real opportunity here as it's such a simple small building, I think that signage is going to play a key component to the overall design. Keeping in mind, this is a tiny building. So I think it's going to be a lot. The other part I want to talk about is lighting, I think, to the public's comment, they talked about lighting from a design perspective and that is something that does fall in our purview, making sure when we're doing that lighting for the sign, if it's not Halo lit, it could be actually front lit through the gooseneck lamps. That will kind of reduce some of that reflective glare that the public was talking about and also give that main lobster feel that they were kind of going forward with Angie's Lobster. I know it's the same ownership group as the Salad and Go and those are kind of fun little buildings. And I think they're trying to do the same thing here. And kind of go to Mr. Scott Thomas, he had some additional comments and questions about the drive thru. I think it was a good comment. But before I go there, I really would like to get some sort of written comment from Boardmember Placko as far as the landscaping protecting the cars headlights coming out of there, I understand that too. So, I think the landscaping kind of being focused on that exit area of the headlights that'd be kind of helpful.

Boardmember Thomas: Yeah, that screen wall on the south side of the drive thru really creates that whole tunnel feel of that drive thru. Honestly, I've never seen it before like that. So it's new. I mean, when I look at it, I think of a carwash like drive thru but certainly interesting. I think that you could do something where you still opened up that wall a little bit to show some of the view and left the columns the way they are just to somewhat mimic the south side of the building as opposed to that screen wall there to bring some of that color through. As far as the lighting that bleeds into the neighbors, that's really

going to come down to a landscape issue if the landscaping could help, I mean, they do have quite a few trees that are planted along there. If Seth was here, he could probably tell a lot more, but over time that growth is really going to hopefully help shadow or shade some of that, because I can see where the neighbors are frustrated with it their screen wall on the east side, there isn't quite six feet. So, looks like they're a little bit low there.

Chair Banda: Okay, I guess I did have a question for staff or the applicant. I know that certain Salad and Go's have dining on the outside. Is that the intent here too? Do we know?

Staff Planner Josh Grandlienard: Yeah, I don't believe so. I believe this is just for a standalone pickup window, but I don't see any seating for the site plan or anything of that nature.

Applicant Tina Heinback: There will be no seating inside nor outside, there will be strictly drive thru and walk-up window only. And then real quick, to touch base on a comment earlier, our hours will be every day of the week, 10am to 10pm. So, we will be closed before 11 at night per that last comment.

Chair Band: Thank you for the clarification on that. So, I don't have any other comments. I'm going to leave it at the staff to give us a quick summary.

Staff Planner Josh Grandlienard: Yes, certainly. First thing, we need to address the double door concerns with the floor plan versus the elevations, a rendering would have been beneficial to understand the context of the site. We need to show the signage on the rendering, or the elevation rather, to get the context of how that's going to sit to make sure that blank spaces are being covered. The wainscot CMU is a material that we'd like to see upgraded to either a sandblasted CMU material or some kind of color infused rather than painted on. A natural finish for the tower element or to include those blocks as previously stated, in order to incorporate some more natural colors. There are concerns with the placement of the one palo blanco near the trash enclosure and ensure the structure isn't inhibited by that. Overall integral colored block is the preference on this building, not painted. How the signage will be lit is a key component. Whether that's with a gooseneck style lamp or backlit. Understand the concerns of the neighbors and maintain the focus of the landscaping along that exit way of that drive thru and possibly open up that screen wall to help mimic the building behind it, whether that be through a breeze block or similar element.

Vice Chair Johnson: I'd like to add emphasis on that last comment, you know, thinking about it a little bit more. I really do think that unless the applicant wants to comment about the solid nature of that screen of that, I wouldn't call it a screen wall, it's really a flanking wall to the drive thru. I do like the idea of perforating that wall somehow and creating a little bit more of a screen element out of it rather than a solid wall.

Chair Banda: Vice Chair if you look up on Google - Angie's Lobster, it actually has a perspective drawing, that gives you a better sense of the actual elevations. I don't know if staff can pull it up real quickly for everybody here.

Boardmember Green: Just a clarification on that palo blanco near the trash enclosure. I'm not so much concerned about the roots as I am about the canopy. The big thing here is trying to keep as much as we can in the trees, but make sure it's not over encroaching on the trash enclosure so that it gets hacked, you know, to a half a tree.

Staff Planner Josh Grandlienard: Yeah, I'll clarify that.

Chair Banda: And the rendering is right there. You can see it.

Vice Chair Johnson: Maybe if the applicant can speak to the nature of that wall, I'd be curious if there is a reason to have it solid, I'd like to hear what they're thinking was there?

Applicant Sake Reindersma: The intent of the owner of Angie's was to have that as a screening element. Basically, and that was the reason why they wanted to do it. We can take it into consideration if you guys want a little more perforation, but it is his desire to have it that way. And then to speak on the double door, we can fix that.

Chair Banda: Would the Board agree that's what we're looking for may be to create more visual interest by doing some sort of fenestration on that wall.

Vice Chair Johnson: Just some perforation of the wall, not necessarily fenestration, but I would say just take it under consideration, not explicitly request it, but just to think through it and consider it.

Chair Banda: Vice Chair, I think I would tend to agree it'll create a lot more visual interest on that wall too. And I'm getting some nods here as well from the from the board. So all right, I think staff has got that comment. I think everything else was heard.

- 3-b DRB21-00942 - District 2.** Within the 3100 block of East Southern Avenue (south side) and the 1200 block of South 32nd Street (west side). Located east of Lindsay Road on the south side of Southern Avenue. (2.4± acres) Requesting the review of a multiple residence development. Tim Boyle, Tim Boyle Design, Applicant; Nourelhouda, LLC, owner.

Staff Planner Lesley Davis presented the case.

Chair Banda invited the applicant to speak.

A person on the phone requested to speak. Chair Banda invited her to state her comment.

Myrna Johnson on behalf of Dwayne and Myrna Johnson, 1259 S 32nd Street: We are very concerned about this high density in such a small space, which empties right on

to 32nd Street. I don't know that if you're aware or not, but the school bus drops the children off right in front of the church that you're referring to. And we don't think that's a very good idea. Do I understand right there is only one driveway that enters onto 32nd street or are there two?

Chair Banda: It appears from the site plan that there are two is that correct?

Staff Planner Lesely Davis: That is correct.

Chair Banda: Myrna, you're talking about the density which is going to fall along the lines of the planning board, but I want to know what your thoughts are about the design or the layout. Those are the things that we are talking about. The signage and the colors. As a Design Review Board, we're going to focus on more of the quality of the design itself, not necessarily the use that's being proposed.

Staff Planner Lesley Davis: And Chair, if I may clarify the Planning and Zoning Board will hear this case on the 26th of January at their meeting and we can certainly reach out to the neighbor to provide some additional information.

Myrna Johnson: I see, so this is not the rezoning of it.

Chair Banda: That's correct. What we're talking about today is getting ahead of the Planning and Zoning Board and really talking about the design of the overall project. So today we're literally talking about the materials and colors and things along those lines. If the Planning Zoning Board does not approve it, then what we're doing here today doesn't even move forward. So that is kind of the part of the process we're in.

Myrna Johnson: Okay, very good. I hope they will notify us when they have the rezoning because the neighbors are not very happy about this project. Because this is a residential area, we have school buses, school children being dropped off and picked up. And to just come right into this residential area is of great concern to us.

Chair Banda: And Mrs. Johnson, just to be clear, as stated by staff that hearing will be held on January 26, is it at 4:30pm.

Staff Planner Lesely Davis: It's at 4pm. If you live within 500 feet of the property, you'll get a letter with the information for that meeting.

Myrna Johnson: Okay, thank you very much. I appreciate you letting me speak. And I appreciate this.

Boardmember Knudsen: A question in regard to the Black Metal Siding Classic Bronze. Is the color black or bronze? In this lighting, it looks like it's bronze. Is that correct?

Staff Planner Lesely Davis: Boardmember Knudsen the sample provided I believe was the color proposed I'll have to verify that with the applicant, it was a recent change to the

materials last week, it was going to be a black tile, and they switch to the metal. So, when they dropped off the color material board is when I was aware of that change.

Boardmember Knudsen: My recommendation is to stay with the bronze to correspond with the Swiss Coffee, paint color, I think that would go very nicely. And then my other concern is of course parking. In my experience, I live close to the Allen project, and it's a nice-looking building, but parking is an issue in that particular location, they kind of spill over into the frontage because they can't park on McKellips. But you can see there isn't enough parking allowed. So that's my one concern.

Boardmember Thomas: I'll go with my couple of quick comments. I'm not a huge fan of it, I won't comment too much on that. A lot of these just seem like they're very, very redundant. There's not a lot of articulation in any of the roofline or anything like that and it's very similar monotone all the way across it. I mean, even the industrial buildings that we see every month, have more articulation in their parapet line than what we see in this one. Are the garage doors being called out as the wood, I'd be very cautious to make sure that that material is going to match with the other material. I'm not quite as familiar with the garage door manufacturer wood, so make sure it is going to match with that particular wood. Just for them to be ahead of that and have that lined out that would be very beneficial. Um, overall design wise, I'm going to leave it to the rest of the Board, but I'm just not overly excited about this particular look, again it's very monotone, a very lego block look to it.

Boardmember Green: Just a couple questions looking at the alternative compliance. I don't necessarily have an issue with the materials or the entrances one. I am a little bit more concerned about the two articulations and the garage doors. But I guess a clarification here. If I remember correctly, it is three garage doors in a row that we can have. And I guess the thing that I've seen with these kinds of projects in particular is, it started at about four or five units in a row, and then it went to six or seven, and now we're up to 10, or 11. That's where my concern is at, you drive down the street, we're setting it back two feet, but it's just an alleyway. So that's where I get concerned about this. I think the articulation and the intent of the design guidelines, what I'm seeing, we're starting to really push that more and more.

Staff Planner Lesely Davis: Boardmember Green, one thing that is different on this, I see what you're saying with the building on the north and the south, but the center buildings do vary in and out. So, you'll get a little bit more on that. But again, we have those long, straight aisles on the north and south.

Boardmember Green: I think those buildings to the middle, the three complexes do a pretty good job. It's those two along the north and south that I'm mostly concerned about. I know in past projects we've talked about breaking that up, making it separate with two structures, perhaps providing some green space in the middle or additional parking, something like that. I just get concerned about really having this kind of long row, that doesn't really have much change from one unit to another. And that to me, as I read the guidelines, and some of development design guidelines, it just doesn't seem to quite be in line with that. So that's where my concern is at there. I think the only other

thing I would mention in regard to the overall project is where there are spaces to create kind of dark enclosed areas, like, for example, behind the refuse containers, where the trash cans are, you've got screen walls behind those, but you're creating kind of this box up against the wall, that's not really visible. I've said this in past projects where you're doing an infill, there's other developments, other walls that are there, you start to create these nooks, especially with such a high density, you're packing everything in just be cautious of low visibility areas and trying to make sure there's lighting there, or somehow public visibility as opposed to hide outs. So just my thoughts.

Boardmember Astle: Yeah, overall, I don't have as many concerns about the design there. I like modern design; I am kind of that lego guy. I like the straight lines; I think they can be fun if played right. I like how we're using the signage a bit more integrated into the design. But what I don't love is we don't really know for sure if we can actually do it. So, it may be a little bit hard for us to be judging much based off of something like that. But that's something maybe for staff to discuss, how we get presented cases when we don't really know for sure yet if it's possible, but I do like the idea. I hope that works out for them to use the signage, as part of the design. I really like the articulation happening in the in the center of the facility. I worry a little bit about the linear, and how many units but I don't know where the line is drawn? I don't know that this is the project to draw the line on or why, you know, but more than anything, I think it's a conversation for all of us to have. There's an argument both ways if we were to split the building into two, then that space in between, although providing a little more articulation is completely useless except for maybe path travel. So right now, there's a dog park on the end. There is discussions to be had on both and so I don't know how to push them one way or another more than just as long as the design is addressed appropriately. I think this is a great site. Overall, I think it could be a really unique look. And I like the variety of housing type for that neighborhood, there isn't much of this

Assistant Planning Director Rachel Prelog: Chair, if I could just respond to maybe some of the comments. So, Boardmember Astle, I think you brought up a good point as far as the signage, and that's something that staff has been trying to address in their presentation, because the signage is outside of the requirements of the code. And as staff, we cannot approve it, it has to go to the Board of Adjustment as a Special Use Permit. So that is a good point to keep in mind that, although it is being presented as part of the design is not a guaranteed aspect to it.

Chair Banda: Well, to that point of what Dane said, I'm also a fan of modern, you guys probably have heard me say that over and over. And part of that modern look, is that linear look, and absolutely critical to this plan is going to be that signage, because you take away that signage, you're just going to have just a very, very plain facade, the uniqueness of that is really that signage that one, two, it just gives it the kind of flavor that this project needs, and really breaks up those facades. I do understand the long run concept, you know, oftentimes, when I think of apartment complexes, they can be boring because they're long runs. But here there is articulations along each and every facade, so it's not very plain at the face of the project. And there's where it's kind of unique. And adding that signage to it is, in my opinion, going to be my ask on this, you know that as we're moving forward, that staff remembers that, hey, like, that's what I think is going to

be critical to this project being successful. That does not answer the questions we're getting on the long, uninterrupted rhythm. So, you know, is there a different way to accomplish that? I don't know if that's something that the applicant can answer a little bit more. And the other question that we mentioned was the parking, we were seeing that was a problem with the past project, if there's a way to address maybe a potential area that have more additional parking areas. And maybe that's where we're breaking it up by creating a break in the wall.

Boardmember Astle: Just a quick note on that. As far as I can see here, we're over parked for requirements.

Chair Banda: Because you count every garage stall as two? Right. So that's fantastic.

Boardmember Astle: Ultimately, we've got two per plus whatever we have in the amenity area.

Chair Banda: And that's what the Allen, which was brought up earlier was discussed, as you know, it's regulated more through CC&R's, through their own requirements than anything else. And so, Dane, as a planner, that's what I root myself in. I'm glad it meets that requirement because you will get that question. And I know that the neighborhood will ask that question if they're looking for parking, but a lot of users we're seeing today, have less and less cars, too. I mean, that's just the way we're going. So, the other comment of Vice Chair, I know you had a couple of comments on this one as well.

Vice Chair Johnson: Yeah, I think most of them have been addressed by the Board. I mean, I agree the run of 13 or 12, units, whatever that is, that starts to make me quite uncomfortable, just with the length of that building. I do like the repetition. I like the modernism, there are things about this project, and all of the projects from this applicant that are just from a design standpoint, are really special, I mean, really exceptional moments within the design. But there are other aspects of it, that just make me a little uncomfortable. I think the length of the building, there's an aesthetic sort of concern with the length of the building. But I also think of, if somebody was to knock on the front door of one of those units, and then needed to get to the backside of the unit, that's a really long walk just from a functional sort of experiential design standpoint to get around that long building to get into the interior part of this project. So that concerns me, I also am not really following the justification for the lack of articulation on the garage side. I think, you know, it's nice that those doors are wood. There are a couple modern, nice architectural moves on that side, but it's really hard to tell from the graphics that I have, you know how much it's actually been articulated on that side. My last comment is just more observation than anything. You know, on previous projects where we've seen this length of run of units that's been that issue has been compounded by the overall layout of the development here on the interior courtside. At least you don't really have that alley effect because of the arrangement of the interior buildings, there's nice relief going on there. From an interior standpoint, that experience I think, is actually not concerning to me from a relief standpoint, adjacent to other buildings, it's really more a functional thing of getting around the buildings and that run of 13 units from the exterior aesthetic that concerns me.

Chair Banda: Vice Chair I would like to add something to that too. Some of these details here, because of the simplicity and elegance of it. I'd be cautious of value engineering some details on here and I would actually highly caution the applicant not to value engineer some of these details, because it'll cheapen its elegance. And one of the things that will get cheap, and value engineered real quickly is some of those wrought iron details, we're starting to see that more than your pool fence wrought iron. I think there's an opportunity here to even do something even more unique, since that's really kind of its only feature and sort of very simple runners to actually do some sort of uniqueness of the runner and some of the renderings, we actually saw some laser cut metal screen walls and some other details there. I think it's going to give kind of that fun effect to what people are expecting out of this kind of modern enclave of neighborhood. I think that those are the comments I have. The one thing I think we probably need to give advice on to staff is if we're looking to break this run, or if we're okay with it, the length of the run. Because there's the alternative compliance requirement for the length of the run. The next thing we're talking about, is that facade right here shown on the rendering, and for everybody, is that sidewall where it's completely smooth. So it's talking about creating some articulation like the Allen did not.

Vice Chair Johnson: I think that we saw on the elevations that the sides of these units are punctuated with picture windows.

Chair Banda: Yeah. And is the applicant available to answer any questions?

Assistant Planning Director Rachel Prelog: As far as the break in the run on the buildings, I think staff would like some direction on that. And whether that break would need to be a full separation with open space in between or if we're looking for a break as far as articulation and buildings being pushed back.

Boardmember Green: So, from what I understand, Lesley, maybe you can help clarify what I'm looking at here is the alternative compliance is specifically for the side elevations.

Staff Planner Lesley Davis: Side and rear.

Boardmember Green: I think there is articulation along the front, what I'll call the fronts, and the backs just by virtue of having you know, the pop outs, you've got ins and outs, there's texture there for lack of a better term. In that sense, it's meeting the guidelines and I don't see a need to change that. My concern is wholistically looking at this, you know, you get the long tunnel effect. That's where my concern is now. The comments that were made, I think, artfully done. It pulls off very well. So, I think it's just a balance of that. And to me, my concern is these things just get longer, and longer. That is where my concern comes from. I wouldn't say it has to be broken up. I think they've done a fair job at trying to meet those. And I think for most of the rest of the alternative compliance, I don't have an issue.

Chair Banda: I appreciate the clarification Boardmember Green.

Boardmember Astle: I'm comfortable with it as it is.

Staff Planner Lesley Davis: The first comment was related to staying with the bronze tone for the metal versus a black, and that'll work better with the Swiss Coffee. There was some concern about the parking. There was some discussion, but it is exceeding what minimum code requirements are. Boardmember Thomas had some concern about the lack of articulation for the roof, and the long flat facade for that north and the south building. Several Boardmembers brought up concern with those long rows of the homes on the north and the south and how we can break that up. Be careful not to create nooks for safety and visibility, particularly back by where the trash enclosure is, to make sure that with this density, that we're keeping this safe. The signage is going to be critical to this project, but it does need to go to the Board of Adjustment to get approval for that. So, there's not a guarantee that the signage can be actually applied in the method that they have proposed. And then value engineering is going to be something that's not supported as far as we really need to have these materials come off and be presented the way that they are here when they get built so that we don't lose the quality of the development. And there was general support of the facade articulation waivers, but there was some concern on those long flat runs. Did I capture everything?

Chair Banda: Bruce, one of the comments is that the signage still needs to get approved by the Board of Adjustment. And of course, we are fully supportive of saying that the signage really kind of defines the overall look and feel of this building. If it doesn't get approved, where will we go from there?

Applicant Bruce Houghton: Do you have any reason to think that they would not be approved?

Assistant Planning Director Rachel Prelog: Chair Banda and Boardmembers, just to kind of continue that conversation. I think as staff, we know, this is just a continuing kind of concern that we're seeing. So as staff, we will try to encourage them to go get approval of their CSP prior to coming for Design Review. Can't guarantee that that will happen, can't force the timing of the processes. But another idea that we might want to explore as the Board is if you do have strong recommendations that we need to condition any project to the signage, if you feel that is integral as architectural feature to the quality of it, that would be good information to receive from the Board.

Assistant Planning Director Rachel Prelog: Before we end this one, Chair, Boardmembers, and maybe I missed it, but was there a direction as far as the run of the buildings and breaking up?

Chair Banda: Yeah, we were talking about it being okay with the articulation, we have this facade. I think the general question was just being asked, where do we end that definition? And maybe look at that in the future as a definition we have to define as staff and as a Board to look at.

Staff Planner Lesley Davis: Can I also clarify that it was generally acceptable based on the fact that you had that center courtyard area that's breaking it up? If it had been two buildings, backing?

Boardmember Astle: I feel like on this one, the discussion was it's all working together to make it work. If it was just a big linear alley, I think it would be a lot harder for us not to want some kind of a break or like a safe way out, when you're coming in, there's almost three steps of buildings with access into those essential areas that helps a little break that up.

Chair Banda: Yeah, there is a uniqueness to this. So, this project by itself plays well. It's coming up with that general rule is difficult because this one actually strays from all the conventional standards but works.

Boardmember Green: There's a standard. This is asking to break that but I think we're okay with that for now for this.

Vice Chair Johnson: Okay, so I would like to hear what that standard is because I'm not fully clear on is there a standard as far as dwelling units in a row without a break?

Boardmember Green: I think it's section 11-7 in the zoning code, but it has to do with the number of garage faces in a row. I think it's three garage doors in the same plane or in a row. And then articulation is every 50 feet.

Chair Banda: There's roofline articulation, and there's also the facade.

Vice Chair Johnson: I am aware of what you're saying there. But I think that's something different than what we're discussing, which is really like a physical break in the building, not just an articulated face. And I'll agree with the rest of the board that I think on this project, you can justify it, especially since it's explicitly not something that we've requested in our code. Obviously, there's an economic driver here. But I do think the project would be better if there was a break in the length of those buildings. But I don't think we should explicitly require it on this project.

Boardmember Astle: I agree.

Staff Planner Lesley Davis: When multiple garage doors are located within one building, the maximum number of garage doors adjacent to one another shall be limited to three. Unless there's a break in the building facade between garages. The break shall contain a major architectural feature such as a building entrance or equivalent feature.

- 3-c DRB21-01066 - District 6.** Within the 6900 to 7300 blocks of the South Crismon Road alignment (east side). Located south of Pecos Road on the east side of the Crismon Road alignment. (85.8± acres). Requesting the review of an industrial development. Jason Morris, Withey Morris, PLC, applicant; Hannah Kiem, CRG, owner.

Staff Planner Cassidy Welch presented the case.

Chair Banda invited the applicant to speak.

Applicant Mark Sonnenberg: I am the owner developer of this building. This is the Cubes at Mesa Gateway, which is going to be a 268-acre Master Planned industrial development. This is the first building in that development. So, we'll be back here four or five different times over the next couple of years. I've got our architect on the phone who can answer specific questions. But as a company, we're known for developing industrial buildings that have more of a modern design. Hope you see that in some of the elements that we provided. I brought a project to you all about 14 months ago called Power 202 Business Park that's just south of the 202 along Power Road, that's just finishing. If you have an opportunity to drive by I think it's looking really good. And we tried to incorporate a lot of those same designs into this project. So with that, we have Mike Moran on the line who's our architect and can answer any specific design questions. Thank you.

Boardmember Knudsen: Do you have the paint sample colors with you? I don't see the paint colors on there at all. I appreciate your hard finishes. That's great. But I would definitely like the paint samples to go with it too.

Applicant Mark Sonnenberg: We can certainly follow up on that. This building specifically has a user committed to the building; this is a build the suit. And some of the color scheme incorporates their corporate colors. It's a large national retailer. And so this incorporates some of the colors in their color scheme.

Chair Banda: Thank you for that clarification. That's important to us too. Because we're making decisions like, you know what, we don't like this blue.

Applicant Mark Sonnenberg: Yeah, if we were building it effectively, we actually use red, which is our company color, but in this specific case, because of the specific user, we incorporated the blue which is part of their color.

Vice Chair Johnson: Would you mind describing where the textured form liner is going? I'm not following that from your elevations.

Applicant Mike Moran: The textured form liner is incorporated in primarily, the vertical elements that divide the I into smaller sections, and we use it in between the corner elements in the facade section, wherever you see this ribbed texture. That is the textured form line. At the base of these vertical elements, we have the split face CMU to anchor that and then the split face veneer also anchors the entry corner on both corners of the building.

Vice Chair Johnson: Thank you for that description. I don't really have any issues with this design, I noticed the placement of the exterior lighting in the rendering. And I just thought maybe there seems to be an opportunity somehow to use the lighting to really accent that frame. And whether that's a lighting that might be incorporated in the frame,

and then washing up the entire length of the wall. I'm not sure if those lights are intended to be directed up and down or what the function of those are. But just think about that from a lighting standpoint, there might be a way to really get those corner elements to pop a little bit more. But other than that, this is a nice, balanced, modern, industrial building. I don't have any issues with it.

Boardmember Green: Yeah, I'll just echo Vice Chair Johnson's comments about the lighting, I think especially on industrial buildings like this we see lighting play a huge role. The only other thought or concern that I have I don't have any real concern with the two alternative compliance requests though on the materials or on the texturing. I'm curious to get the board input on this, too. This split face CMU looks like they are 8x8x16? Is that the size of the block? Can you confirm that? Is that right? That compared with a two-inch-tall form liner, I'm just curious what people feel if there's going to be any issues with the textures, very similar. But are we going to see contrast with that?

Boardmember Astle: I actually like that they're not the same size. I think that the texture should change when the material changes. I think it's a good call.

Boardmember Green: Yeah. Okay. That's what I wanted to know. I actually liked the use of the form liner. I think it looks great. I think it meets the intent of giving it some more textures. So that's my comments.

Boardmember Astle: Maybe I'll just keep mine going. In that case. I don't have concerns with the project either. The lighting one was a great comment. I appreciate the integration of the design into the site elements, like covered canopies and the actual proposed signage for the project. I love that all those integrate, it's nice when they're not an afterthought. So, I appreciate it. Good project.

Chair Banda: Okay, same thing. I think the lighting is going to be crucial to this. That bit of accent, I actually really like the color blue too. I think it plays really well there and would be really kind of fun on this whole industrial project, kind of give it a little bit of extra flavor and whimsy to the overall site. But I think it's well done. I do like all the articulation that's being placed on here and the diversity in materials and the use of the form liner. So, I have no other additional comments.

Staff Planner Cassidy Welch: We'll follow up with the color paint samples and deliver those to Jeanette so you can see if there's any further comments that you'd like to make in regard to the color, but the comments that I'm getting so far are generally supportive. The main comment that I got was in regard to the lighting, using that to kind of accent or frame those elements. So, we'll look at getting maybe some nighttime renderings that show how that lighting will display on that building a little bit better. That was the only real comment that I got.

- 3d DRB21-01091 - District 4.** Within the 1000 block of South Country Club Drive (west side). Located north of Southern Ave and on the west side of Country Club Drive. (0.66± acres). Requesting a review of a drive-thru restaurant. Holly Keilman, Eegee's, applicant; Red Mountain Asset Fund I, LLC, owner.

Staff Planner Chloe Durfee-Sherman presented the case.

Chair Banda invited the applicant to speak.

Applicant Holly Keilman: We just opened our first restaurant of the prototype design that you saw on the renderings in Mesa. It is at 1460 South Crismon Road, so if anybody wants to see it in person, it's very similar to that building.

Chair Banda: Okay, I do have a question for you Holly. The rendering here is showing like the unmasking signage, which I know is not necessarily going to be on a separate permit here. But I guess the sign here is kind of a major part of this. I remember we did the review on it. We were talking about having that cut off on that same kind of sign we're going to be doing here on the rendering, because it was showing a kind of box sign on one of the renderings, I was looking at somewhere else.

Applicant Holly Keilman: Yes, no, it'll be the end. I have my architect, Ian, on the phone. But it is a channel letter sign. It's not just a flat pan face sign. And I don't believe we'll have this many. I don't think that's what's allowed.

Chair Banda: Okay. Well, I appreciate you clarifying that and open it up for discussion.

Boardmember Astle: I could make a couple of quick comments overall, just fun, fun project. Some uniqueness going on some nice materials, a good blend of materials. The only one thing that I feel like could enhance it a little bit for me personally, is maybe to bring the tower element forward, even just about a foot more so that it's not so flush on the front. It's pretty flat right now, even though there are some openings underneath. Giving that just a little more articulation, I think would just help the building just a little bit more. Otherwise, you know, fun colors. I see that we're theming it and it's a good project.

Chair Banda: And that tower element as a clarification, material showing it to be a cement board?

Boardmember Astle: Is that the thin brick?

Staff Planner Chloe Durfee-Sherman: It is the teal thin brick.

Vice Chair Johnson: I had just one question for the applicant. The elevations show the roof drains flanking the columns at the drive thru, but the renderings don't appear to show that detail. I'm just curious what the intent is in that area.

Applicant Ian Brown - 222 S Mill Ave Tempe: When we did the original concept renderings, we were still working out where we were going to put the roof leaders, we settled on the two internal columns so that they you know, they're kind of the least away from you. But we've also looked at alternative location with Eegee's. It's kind of like design one, two, they were working through different design concepts. The renderings are just meant to give you a good idea of the massing and materials. But obviously, we're open to any comments you guys have.

Vice Chair Johnson: Yeah, I mean, I would shoot for something a little more integrated to the architectural kind of details when it comes to the roof leaders, especially how they kind of like bump out around the concrete base of the columns. I just think it's going to look like a little bit of an unthought through detail when it's all said and done. But aside from that, I agree with Dane's comments. I think you got a really nice little building here so I don't have any other issues.

Applicant Ian Brown: The alternative location was run them down where the drive thru pop outs are on the inside underneath the canopy, we would solve the roof back that way. And then we would build out those drive thru window pop outs and hide them within there and they would just skip around with the flat cover. So that's the alternative method.

Vice Chair Johnson: Are they draining to like an underground drain? Or would you get wash of water across the drive thru?

Applicant Ian Brown: You will get washed of water across the drive thru. So there's one roof drain that would be back on the lower left side on that elevation that was just up and it's comes out with that little flat scupper, we avoided the lambs tongue just because that could be a knee knocker. Somebody happens to try and scoot through there or something. The other option is to do it there, it would hit the drive thru under the canopy and then grade out. So that's the reason we pushed them out where we did. And the original, I guess, Holly can speak to this a little bit. But the original form and shape of the building is something we inherited, we've kind of worked through, you know, it's the SIPs building, rather than the old container inspiration that you may have seen on the news and marketed around. So the roof drainage wasn't necessarily something that was worked out, we were trying to push it beyond the envelope. So but we don't disagree with your assessment on the columns, they are sized to a three inch pipe, and the columns are eight inches, so they won't, you know, look as big, but it is definitely not the most architecturally smooth finish.

Vice Chair Johnson: Yeah, I'll leave the comment in your court and you guys can deal with it how you see fit, but I think there's a number of ways whether you clad it in their current location or you maybe look at ways to kind of push them to the outermost edges of the driveway, drive thru and back on that the wall with the drive thru windows in it. But I think it's workable, you just need a little thought,

Boardmember Astle: Maybe they come straight down and perforate the little wainscot and just kind of go straight out at the bottom.

Vice Chair Johnson: Really, it's that move, the double move with a double 45. That's just clunky. So I'm not sure if that wainscot detail is structural, or if it's more aesthetic, and your foundation for the columns is below grade, but maybe there's a way that you just run them straight down.

Applicant Ian Brown: If we can pull the rendering up. Let's see, yeah, that one there, it'll be that lower right, you'll see the columns there, those columns, bases are concrete. So you know, the, the alternative would be to take the posts all the way to the ground, and then encapsulate them in that piece. There are a few things to that, just the sizing. And then if we do that, we should probably do it for the other ones. And then they're not as durable material we figured that since it is a drive thru, the concrete bollard base was better. The other thing was just what the time period of the building, you know, the exposed leaders wasn't totally far off from what people did with that design. But again, I you know, the alternative that we came up with was to slope it back toward the interior envelope and run them down inside that exterior wall piece next to those windows, you know, we would actually expand the window pop outs, and then it would be clean. It's just that it introduces all that water underneath the canopy.

Vice Chair Johnson: Yeah, I would lean towards this solution, but I'll leave it with the comment.

Boardmember Thomas: I mean, even if you're concerned about running it out, and it'd be in underneath the canopy. I mean, you got a retention basin right there, you can pipe over to that pretty easily underneath your drive thru and dump it straight into that basin. It's not that hard to run the extra, what is that 12 or 14 feet of pipe underneath there, and it will look so much cleaner, and then you don't worry about the water underneath the canopy.

Applicant Holly Keilman: I just wanted to comment on that. That would be very nice. It's just it's going to increase the cost of the project and force us to underground retention. And this is, you know, an existing development. We're trying to do infill development in the existing shopping center. So would take a lot more.

Boardmember Thomas: Holly, just to be clear on that. I'm not stating underground retention. I'm stating that if you push the pipe back so you sloped back toward the drive thru windows and run down internally, instead of putting a cow tongue on the outside so that that dumps into the drive thru area. Just run that pipe down and put it underground underneath your drive thru lane. You've got a retention basin directly to the south there. You can dump it straight over to there. And you're talking about an extra 14 feet of pipe that you're going to have to run a six-inch line maybe two of them. It's not a lot of cost that's involved with that. But it is a much cleaner look, with your drainage not coming down the columns like that the cost you're going to save on that it's going to be close to a wash, you're probably only talking about a couple, maybe \$2,000 extra, it's not a lot of cost there to the piping. It is done at the same time that your drive thru is being put in.

Applicant Holly Keilman: I would have to check with my civil engineer on that type of system or addition and he's not on this call right now.

Boardmember Green: Sure, I'll just add that I think the only concerns I had was downspouts I was going to ask with this being pavement all around? Are they required to do retention on their site? Do you know?

Staff Planner Chloe Durfee-Sherman: I am not entirely sure at the moment what the code requirements but we could follow up after the fact with you to provide that.

Boardmember Green: Sure, I guess into the comments that were made. It looks like there's riprap here

Staff Planner Lesely Davis: In these shopping centers, there's often cross drainage agreements for the overall shopping center to drain that water to central locations and so on.

Boardmember Green: Got it. Okay. I just was looking to say it looks a appears that there's riprap there for some retention. So to the comments, it looks like this is a depressed area and in the landscaping. You know, we'll leave it with you to work out with the applicant in terms of that. But I think the overall feel is, if we can internalize those downspouts, I think that's in line with what we want to do. They should be integrated somehow. And I think those two 45's are don't play nice in this particular situation. Other than that, I don't have any other concerns. I'm excited for this.

Boardmember Knudsen: I would like to say thank you for the renderings. I find them very helpful. I think it's a great job of repurposing an existing building. And I think your color palette is fun. And I did see your new building that just opened up here over the weekend. It's very nice.

Chair Banda: I'm going to agree with Vice Chair in the comments heard here. I think that I understand it's period correct. But I think as you're doing and kind of created that modern look, but capturing some of that period, I think it doesn't look right to just kind of have the drains coming down off the columns right there. I think there's a solution there. I'll let the architect and engineering or else in the construction contractor figure it out. But I think there's an opportunity there to really kind of get rid of that and to really enclose that and encapsulate that. So that being said, I have no other comments for anybody else. And we're ready for a summary.

Staff Planner Chloe Durfee-Sherman: Thank you chair and board. Currently the only major comments we have other than support and excitement for the elevations and site are the fact that the tower element should be brought forward a little bit and just to clarify that it is forward towards Country Club and these renderings right here. Is that correct?

Chair Banda

Let me before I say yes. Let me look at the site plan. Yes. Extend it towards Country Club, if it's that tower element we're looking at here on the right. To bring that out towards the street side. Yes, extended out and get a little more oomph to the column there your pillar.

Staff Planner Chloe Durfee-Sherman: Thank you Chair. Is there any guidance on specific distance or just to pop out?

Boardmember Astle: I hate to give specific dimensions I mean, I just feel like if the pop out dimension increased maybe similar to where the roofs popping out there, it would just help give a bit more articulation to the front of the building. It's fairly flat right now. Those material changes I feel like want a little more than they're given.

Staff Planner Chloe Durfee-Sherman: Okay, thank you Boardmember Astle and Chair. Our other major comment was just to internalize the roof drains coming down and work with the applicant and their team as well as internally with staff to figure out the best way to do so.

- 3-e DRB21-01121 - District 6.** Within the 10000 block of East Southern Ave (south side). Located east of Crismon Road on the south side of Southern Ave. (1.39± acres). Requesting a review of two restaurants with a drive thru. Chuck Wurl, Kimley-Horn, applicant; V J Crismon, LLC, owner.

Staff Planner Chloe Durfee-Sherman presented the case.

Chair Banda invited the applicant to speak.

Applicant Chuck Wurl: Boardmembers I'm here to answer any questions that you may have. But we also have the developer on the phone as well. If you would like to add anything else that Chloe may have missed, but she did a good job.

Chair Banda: All right, I appreciate it, Chuck. So that being said, I'll leave it open to the Board for discussion.

Boardmember Thomas: I'll jump in with my comments real quick. The front has quite a bit of, shouldn't say quite a bit, but it does have articulation ins and outs and I like that. It's unfortunate that the other three sides of the buildings don't with the material that is used, it's still completely flat around there. So, to have something that bumps in and out a little bit in there would be extremely helpful to help carry some of that or at least that'd be my recommendation. It looks very flat on the other three sides. Even though they do have some different materials in there. If you can bring some of those out a little bit, but also when you look at that roof line from the top it's not just extended up it carries back and gives a little bit more depth than those columns or the tower elements there because right now they just go straight up so other than that I I'm okay with the color palette, or at least the way it looks for the renderings. Jeanette can comment more on that.

Chair Banda: Thank you Boardmember Thomas. Other members the board?

Boardmember Astle: Yeah, I have a real hard time when a material changes and it doesn't have a difference in plane and just exactly as we just heard it once it transitions to the roof. Naturally that really slender rise and the roofline, it just looks a little silly because it's not bumping out like it should. I wouldn't be very comfortable with this without those materials, having some kind of a depth to them. Doesn't need to be a major depth, but some kind of a depth and that follows all the way around any place where material transitions and is still flush with another material. I think it's hard for me to

get comfortable with that. And then let me get back to the other comment, the Jamba if we look and I don't know what elevation it is, let's go to the drive thru side. Yep. So the Jamba swirl. I've no idea what it's called. But the little swirl on the back there as it's transitioning there and turning the corner to the back of the building. I do understand this is the back of the building. I don't feel like any material should have a hard edge transition. I think it should probably wrap around that and butt into the new protruded brick, so that you'll have it pop out a little bit right there. You know, otherwise, I like where it's going. I feel like this can all work together with just a few more bumps and these don't need to be expensive, just enough to bring this building to be more marketable.

Chair Banda: You know that there's a saying I used to use when I was doing a lot design reviews a long time ago, it's the truth of materiality. So when you're creating these materials, it's kind of creating that the truth on the actual depth of the material. And this particular case, we all know that on commercials, a lot of it is a façade, is really how it's treated. And one of the things I don't like is the Western facade, so when you have it just like an old Western, you know, movie sets, you'd see just that little skin deep in creating depth. Even simple little moves can make a big difference on this. I'm not a huge fan of how even it is and people who've been here with me a while know I'm not a fan of the battlements. I'd rather have meaningful or define better parapets that create something a little bit different, but I think can work here. I just think it needs to be addressed a little bit differently. And that's how I would look at it. I think there's an opportunity there. So, leave it at that.

Boardmember Green: I appreciate this. I won't add anything or detract anything from what what's been said. This is probably the engineer in me coming out. I'm going to, I want to call them caps. It's on the upper towards the upper end of the roofline, you have these black squares are those lighting fixtures or are those just decorative stucco features or something?

Applicant Chuck Wurl: I believe those are just kind of end caps. Not the light, it is probably a metal parapet cap.

Boardmember Green: The only comment, they change how they interact with the relief. From what I'm seeing, it looks like we have some that are splitting, what I'm seeing is at least according to the renderings on this left, we take this on 17, the two caps on the left side interact at the cut lines of the face with the relief lines here. And then the one over the drive thru is centered. And then if you go to the front elevations on 16. It changes where it's at relative to those. And like I said, it's probably the engineer in me but I feel like there should be some consistency, whether they're centered between reliefs or on the cuts, I don't know that it matters, but that's one thing. And then the other is bring the detail all the way around, it's a four sided building, bring it all the way to the left side. Anyway, that's just a thought.

Boardmember Knudsen: I would like to say that the color palette is acceptable. Good job.

Chair Banda: You know, with Seth missing, I feel we should all comment on planting to some degree but I don't know enough about landscaping

Vice Chair Johnson: I did want to chime in and I think I'm on the same page as everyone else as far as the movement of those materials, but I would be curious to hear the applicant's response to that, in particular because of this fiber cement panel material and if you look at the detail of the stucco wall or each wall coming down, and then meeting that fiber cement material if that does indeed have a plane break there, then how does that work? Do you introduce a new material as a cap to create the jog? Or do you have some kind of Schluter? Metal reveal? What is going on there, is the question and what was the original intent? Maybe how we can affect it with these comments.

Chair Banda: You know, Vice Chair, I think you bring a good point, and we're going to start seeing that, especially when you're coming around that corner. You don't want to slam stucco into this Nichiha panel.

Vice Chair Johnson: It feels like a rain screen application is almost right, so there's no real top piece to it other than maybe metal flashing?

Chair Banda: I would even stay away from the flashing and go more into that Schluter, which actually has a finished material on it and or with the type of materiality that they are providing, even if it was some sort of concrete capping on it. Something to create something. I guess the best person probably even look at that is Boardmember Thomas.

Staff Planner Chloe Durfee-Sherman: Can I just clarify what we're specifically referring to?

Chair Banda: Yeah, if you're looking at the screen here, we're talking about how the stucco goes right into the Nichiha panel and how those materials are going to meet.

Boardmember Thomas: I guess my recommendation on that would be a small thin kind of flashing, and I'd recommend that it was installed after the Nichiha panel was and it was an integral color, you can get a prefinished metal that will have that slight little break in it and carry from behind that stucco. Because you're going to want, probably some sort of relief behind the stucco anyway. But in case you have to weep, any moisture or anything, but it'd be typical to do a standard flashing at the bottom of stucco anyway.

Boardmember Green

I was just going to say to the applicant, is there any detail you can provide to us? In addition? I mean, I think you're right. But is there anything you would want to add to that in terms of how you picture that looking or in terms of that overall interaction?

Applicant Chuck Wurl: Yeah, so I'd have to defer to the architect on that. I'm the civil engineer so I don't have too many things to throw at the building elevations here but back to the drawing board and kind of look at some alternatives and kind of what you guys are recommending.

Chair Banda: I think the comment we're going to make is to come up with a meaningful transition between the materials there. And then to clarify for Chloe, the other thing we were talking about is to create a return on some of these parapets so that doesn't have just that skin deep look, because it's planular, to actually have the material kind of pop out a little bit so you actually have some relief on the elevations themselves.

Boardmember Green: Chair because we don't have our landscape designer here. I do have to say one comment and Chloe this is something I think the applicant might want to take a look at, is right now you've got the petite pink oleander that's near the walkways and the outdoor seating area and from my understanding those are still poisonous bushes. And that may be something you might want to consider moving to a different location. You have it in other places, they grow like weeds, they grow super-fast. So they're always going to be trimmed because you know, they're going to get what's the word melon balled, that's all. But just having something like that you may want to move that a little bit further away from pedestrian areas, something to consider.

Chair Banda: Yeah, and to that same point about landscaping. It talks about the granite being two inches in depth, but make sure it's a screen material anytime you do that. The DG is not specified on size. You know, I'm talking about doing at least quarter inch screened. You can do half inch screen but it kind of disappears after time and I hear him say that a lot too. But make sure it's quarter inch screen. And then as far as screening, is this going to conflict with the drive thru the headlights. Make sure we're not playing to that as far as coming around the corner because we had one drive thru restaurant where we forgot that pony wall and people complain about it.

Staff Planner Chloe Durfee-Sherman: We do have the walls in there. If you can take a look at the site plan, they are there.

Chair Banda Yeah, I'm trying to pull it up. So thank you. That's all I had. Anyone else? Okay, hearing nothing Chloe ready for your summary?

Staff Planner Chloe Durfee-Sherman: So there were a couple of different comments. A major one was encouraging wall articulation, especially with some of those material changes as well as something is needed to be done between where different materials meet. If there was any particular guidance you had, I'd be happy to take it or if that was something that you would like us to work out internally with the applicant, we can do that as well.

Chair Banda: Yeah, what do you think?

Boardmember Astle: I mean, I don't think we need to get too specific. So as long as these materials, I mean, it's obvious that these vertical transitions need to bump out a little bit, right? So those we should have in there, but the transitions between materials like this, this board to the stucco, I think that can all be taken care of.

Vice Chair Johnson: I'll just point out one area, if you look at the front elevation back on page 11, you see how that that Nichiha panel or the fiber cement panel in front of Jamba Juice becomes a wainscot and then jogs up and becomes a taller wainscot. There is just a question of how is that move working, integrating with the stucco, it looks like maybe just on the elevations, there might have been a missing reveal line or somehow there's some kind of piece of metal that that creates the transition between the two material types. But it's that type of detail that I think we need to make sure that applicants paying attention to.

Staff Planner Chloe Durfee-Sherman: So, it does pop out where that material does jump up. If you look at the angled view of the front elevation, you can see that there is an elevation pop out.

Boardmember Astle: Yes. But it doesn't pop out between the lower portion and the upper portion, which is where that transition is occurring. Right.

Chair Banda: And that's what we're saying. It's very planular

Chair Banda: We're just trying to make sure it does everywhere. Because of the way Nichiha cement board, when it's cut, you're going to see that unfinished edge. And that's what we're trying to say is to have some sort of a finish between I think it's all we need to say is a finish.

Staff Planner Chloe Durfee-Sherman: I definitely have as a recommendation to include the flashing and then we want to be consistent on some of those caps. I think the one that is that making sure whether they're on the corners or in the center, or in the rear, they are over the doors. So kind of having some sort of consistency for those caps.

Boardmember Thomas: I want to correct that because I misunderstood Boardmember Green. So that is not the flashing that is not the parapet caps, those are actual wall pack lights. So what he is talking about if you go back where you can see the ones above the pickup sign. Yeah, those are actual wall packs, and that's what he's referring to.

Boardmember Green: The wall caps which are towards the upper ends. So basically anywhere you see those reliefs in the stucco, that's what I'm talking about. But what I mean by that is consistency in terms of their placement relative to those reliefs in the stucco, right? I don't care if they're on the center's or if they're on the corners of the reliefs. Just find some consistency there.

Staff Planner Chloe Durfee-Sherman: And then I think the last three comments I have are making sure to bring the details all the way around the entire building and especially on this left elevation underneath the Jamba Juice tornado, the smoothie tornado bringing that material all the way around the corner, making sure that their parapets have some depth and are wrapping around as well as maybe moving the oleanders away from the walkways.

4 Discuss and take action on the following Design Review cases: None

5 Planning Director Update: None

6 Adjournment

Boardmember Astle moved to adjourn the meeting and was seconded by Boardmember Green. Without objection, the meeting was adjourned at 6:20 PM.