



CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
May 27, 2020 – VIA TELECONFERENCE ONLY
Del Mar Town Hall
1050 Camino Del Mar, Del Mar, California

The minutes set forth the actions taken by the Design Review Board on the matters stated. Audio/video recordings of the Design Review Board proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Design Review Board, including Red Dots (materials provided to the Design Review Board after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Administrative Services Department at (858) 755-9313.

CALL TO ORDER

Chair Levine called the Regular Meeting to order at 6:00 p.m.

ROLL CALL

Present: Chair Beth Levine, Vice Chair Glenn Warren, Board Members Jason Dempsey, John Goodkind, Julie Maxey-Allison, Amy Isackson, Phillip Szymanski, and Ed Yuskiewicz

Absent: None

Staff Members Present:

Principal Planner Matt Bator, Associate Planner Evan Langan, Associate Planner Jean Crutchfield, Assistant Planner Adriana Jaramishian, and Assistant Planner Afshin Atapour

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of April 22, 2020

IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY MEMBER GOODKIND, TO APPROVE THE APRIL 22, 2020. (VOTE 7-0).

Ayes: Chair Levine, Vice Chair Warren, Board Members Dempsey, Goodkind, Maxey-Allison, Isackson, and Yuskiewicz

Abstain: None

Absent: None

UPDATES

1. Principal Planner Bator stated there were no updates for the board.

HEARING FROM AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (ORAL COMMUNICATIONS)

None.

DESIGN REVIEW BOARD/STAFF DISCUSSION

None.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the items on the agenda, indicating that Item Nos., 3 and 4 were eligible for the Consent Calendar.

CONSENT CALENDAR

ITEM 3

DRB19-009

LC19-015

APN: 300-143-50

Location: 1241 Umatilla Street

Owner/Applicant: David and Kimberly Mullarkey

Applicant's Representative: Greg Miller Designs and RJS Planning Consultants

Zone: R1-10

Overlay Zone: None

Environmental Status: Exempt

Contact Person: Jean Crutchfield, Associate Planner

Description: A request for a Design Review and Land Conservation Permit to remodel an existing two-story, single-family residence and detached garage to include: removal of 54 square-feet of floor area from the garage; removal of 146 square-feet of floor area on the first level and 89 square-feet of floor area on the second level of the home; construction of 25 square-feet of floor area on the first level and 171 square-feet of floor area on the second level of the home; grading and construction of new site retaining walls located at the driveway, front entry and rear yard; modifications to windows, doors and skylights; modification of roof structures of the garage and residence; removal of one chimney; construction of a new exterior spiral staircase; modification to covered deck areas; installation of new exterior light fixtures; new AC condensing unit, gas fire pit; spa unit with self-containing mechanical equipment; and new landscape/hardscape improvements.

IT WAS MOVED BY VICE CHAIR WARREN, SECONDED BY MEMBER YUSKIEWICZ, TO APPROVE ITEM 3 ON THE CONSENT CALENDAR. (VOTE 6-0-1, BOARD MEMBER DEMPSEY IS RECUSED).

Ayes: Chair Beth Levine, Vice Chair Warren, Board Members Isackson, Goodkind, Maxey-Allison, and Yuskiewicz

Absent: Board Member Dempsey

ADMINISTRATIVE APPLICATIONS:

ITEM 1

AMOD20-003

APN: 300-171-03

Location: 119 10th Street

Owner/Applicant: Chris Huber

Applicant's Representative: Bokal and Sneed Architects

Zone: R2 (High Density Residential)

Environmental Status: Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the City's adopted CEQA Supplemental Regulations, staff analyzed the project for its potential to cause significant impacts to the environment, with specific emphasis on

potential impact to cultural or historic resources. An Initial Study and Draft Negative Declaration (SCH No. 2017021063) were prepared and circulated to the public between April 18 and May 18, 2018. The draft Negative Declaration concluded that the site and structures do not qualify as historic resources under CEQA. No comments were received during the 30-day circulation and comment period. The Design Review Board adopted the Negative Declaration at its June 27, 2018 meeting.

Contact Person: Matt Bator, AICP, Principal Planner

Description: The applicant is requesting an Administrative Modification (AMOD) Permit to: modify the project description of DRB15-036 to allow for the removal/relocation of the original home from the site; and to amend previously approved project development plans to: increase the basement floor area 636 square-feet; shift doors and windows; the add one (1) new light well at the southeast elevation, install two (2) new enclosed A/C units at the building's south elevation, and construct a new trash enclosure.

Principal Planner Bator discussed the procedure for how the meeting will be conducted.

Principal Planner Bator gave a staff presentation including project site, background on prior Board consideration, project description, applicant's plan, correspondence, and staff recommendation.

The Board provided disclosures.

Chair Levine opened the public hearing.

Jim Sneed and Paul Vaughn, Bokal and Sneed Architects, provided a brief history of the property and thanked staff for making a great presentation to the Board Members and that he would be happy to answer any questions.

Principal Planner Bator read a red dot from Dave Druker into the record.

Chair Levine closed the public hearing.

Board Member Yuskiewicz stated that he had no real issues with the project if the applicants were to keep the original house, in terms of the house as approved at the previous hearing.

Principal Planner Bator addressed Board Member Yuskiewicz question regarding if the house is being moved or not on site.

Board Member Dempsey stated that he would like to hear from other members of the board at time of approval at the previous hearing.

Board Member Goodkind, raised the question of what will happen to the house if it is moved.

Principal Planner Bator addressed Board Member Goodkind's question regarding if the house is being moved or not. Principal Planner Bator also, stated that if the house is being moved would be brought to the board as a new project.

Board Member Isackson asked if there are any timelines with the Historical Society to get the project approved.

Vice Chair Warren stated that he would be in support of the project.

Board Member Dempsey asked for clarification regarding the house being moved.

Principal Planner Bator addressed Board Member Dempsey questions. Principal Planner Bator stated that if the scope of the work of the project remains the same, that approval would be the same as the previous approval.

Board Member Dempsey discussed his opinion with Council Members Drukers red dot letter and agreements Vice Chair Warren.

Chair Levine stated she was in agreement with the other Board Members and would be in support to approve the project subject to conditions.

Principal Planner Bator stated that any motion made, should be to approve staff's recommendation and the red dot amendment.

Board Member Isackson discussed her opinion with Council Members Drukers red dot letter.

Principal Planner Bator called the role for the vote for this item.

IT WAS MOVED BY BOARD MEMBER YUSKIEWICZ, SECONDED BY MEMBER ISACKSON, TO APPROVE AMOD20-003 SUBJECT TO CONDITIONS. (VOTE 6-0-1, BOARD MEMBER MAXEY-ALLISON IS RECUSED).

Ayes: Chair Levine, Vice Chair Warren, Board Members Dempsey, Goodkind, Isackson, and Yuskiewicz
Absent: Board Member Maxey-Allison

CONTINUED APPLICATIONS:

ITEM 2

DRB19-006

CDP19-005

LC19-005

TRP19-002

APN: 300-030-80

Location: 429 Carolina Road

Owners/Applicants: Troy and Sherri Williams

Applicant's Representative: JDF Design and Drafting, LLC (Jim Frisbee)

Zone: R1-10

Environmental Status: Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)

Contact Person: Evan Langan, AICP, Associate Planner

Description: Proposed demolition of an existing residential unit and detached garage, construction of a new, two-story residential unit with attached garage in conjunction with grading and the performance of associated site improvements and landscaping. The project also includes removal of five Monterey Cypress Trees from the public right of way.

Associate Planner Langan gave a staff presentation including project site, background on prior Board consideration, project description, applicant's plan, correspondence, and staff recommendation.

Board Member Dempsey asked for clarification regarding the trees on the project site.

Associate Planner Langan addressed Board Member Dempsey's question.

Board Member Goodkind asked for clarification in regard to view blockage.

Associate Planner Langan addressed Board Member Goodkind's view blockage concerns and limiting impacts.

Board Member Dempsey asked a question in regard to view blockages referencing letters from neighbors from the previous hearing.

Associate Planner Langan addressed Board Member Dempsey's question stating that he has met with the neighbors who had expressed concern of view blockage.

Board Member Dempsey asked a question in regard to privacy referencing neighbors from the previous hearing.

Associate Planner Langan addressed Board Member Dempsey's question stating that he has not spoken to the neighbors who had concerns from the previous hearing.

The Board provided disclosures.

Chair Levine opened the public hearing.

Jim Frisbee, JDF Design and Drafting, LLC, thanked staff for all their hard work and gave a presentation to discuss the project proposal.

Chair Levine asked questions in regard to the proposed windows of the project.

Jim Frisbee addressed Chair Levine's questions regarding windows.

Board Member Goodkind, asked for clarity in regard to the tree on the property in terms of location.

Jim Frisbee addressed Board Member Goodkind's question of the tree on site.

Board Member Yuskiewicz asked a question in regard to the location of the chimney.

Jim Frisbee addressed Board Member Yuskiewicz question of the chimney on site.

Associate Planner Langan read a red dot from Bernadette and Jeff Moore into the record.

Associate Planner Langan read a red dot from Troy and Sherri Williams into the record.

Jim Frisbee provided responses to the red dot letters in terms view blockage, setbacks, privacy, and building height.

Chair Levine closed the public hearing.

Board Member Isackson stated that she would like to hear from other members of the board at time of the previous hearing.

Board Member Yuskiewicz stated that he had concerns with the new design of the home. Also, that the current changes to the home from the previous hearing are better.

Board Member Goodkind stated that the board does not legislate view blockages but can provide insight on neighborhood compatibility. Board Member Goodkind, also raised concerns of view blockages in terms of trees.

Vice Chair Warren stated that view blockages were not of any concern to him in regard to the project and that any view blockages now are within the guidelines.

Board Member Isackson stated that she needs to observe view blockage and privacy issues when it is safe to do so in regard to COVID-19.

Board Member Isackson also stated her concerns in regard to community character, building height, trees, and bulk and mass of the project.

Board Member Isackson stated that she would like one Monterey Cypress planted on the site as well as an updated arborist report.

Board Member Goodkind stated that he believes the project plans have dramatically improved. However, the house still proposes a massing issue.

Board Member Goodkind also stated that screening should take place for the second story.

Board Member Dempsey stated that the new plans have shown improvement. Also, that he acknowledges there is still some disagreement with the neighbors and the applicants.

Board Member Dempsey stated that at this point he believes the right process would be to observe the project from the neighbor's primary living areas when it is safe to enter their homes. As a result, it would be difficult for Board Member Dempsey to be in support of the project.

Board Member Dempsey raised a question in regard to the tree on site.

Principal Planner Bator addressed Board Member Dempsey's question in terms of the tree.

Ex-Officio Szymanski stated his concerns of the project and asked a question in regard to the proximity of the neighbor's homes.

Board Member Maxey-Allison brought issues of the tree, windows, and neighbors privacy. And that stated that she believes the entire project has made sufficient changes.

Vice Chair Warren stated that he agrees that the board should have an opportunity to view the property from the neighbor's homes.

Board Member Yuskiewicz stated that he agrees with Vice Chair Warren and that he is not satisfied with the design of the second story of the project. Also, that he does not feel comfortable making any decision without observing the view from the neighbor's home.

Chair Levine agreed with the other board members that they need to visit the neighbor's home and would not be comfortable in approving the project without doing so.

Chair Levine also, raised an issue with tree mitigation.

Board Member Goodkind stated that he tried to visit the neighbor's home back in January but wasn't able to get in contact with the property owners.

Board Member Isackson agreed that to assess the project completely, neighbor visits would need to be involved.

Board Member Yuskiewicz stated that he agrees with the other board members.

Board Member Maxey-Allison asked if there is any way to expedite the process during the COVID-19 pandemic.

Principal Planner Bator addressed Board Member Maxey-Allison question.

Principal Planner Bator provided clarification and guidance for members of the board when visiting the neighbor's properties in terms of the project.

Board Member Yuskiewicz stated that he agrees with Principal Planner Bator's comments.

Vice Chair Warren stated that he also agrees with Principal Planner Bator's comments and that he would support the decision making of staff.

Chair Levine stated that Board Member Isackson concerns should be voted on by the board.

Board Member Yuskiewicz agreed with Board Member Isackson.

Board Member Maxey-Allison disagreed with Board Member Isackson in terms of scale.

Vice Chair Warren disagreed with Board Member Isackson in terms of scale.

Principal Planner Bator stated the straw polling could be a good idea under the current situation.

Board Member Yuskiewicz stated that in terms of scale, he has concerns.

Chair Levine stated her concerns in terms of massing of the project. And that she is in agreement with other members of the board in terms of the view issues caused by the tree.

Principal Planner Bator provided clarification that a show of hands by the board to straw poll for moving the project forward in terms of making changes to the landscape percentages.

Chair Levine, Vice Chair Warren, Board Member's Goodkind, Isackson, and Yuskiewicz are in agreement.

Board Member Dempsey and Maxey-Allison are not in agreement.

Principal Planner Bator stated that staff will come back with a different recommendation in terms of the tree removal.

Chair Levine asked for a straw poll vote in terms of the alley.

Chair Levine asked for a straw poll vote in terms of the overhangs of the first floor.

Chair Levine, Vice Chair Warren, Board Member's Goodkind, Isackson, and Yuskiewicz are in agreement.

Board Member Dempsey and Maxey-Allison are not in agreement.

Principal Planner Bator stated that any motion made to continue the item, would be subject to the applicant to agree.

Jim Frisbee provided his response to the continuance of the item and agreed to the terms.

Principal Planner Bator called the role for the vote for this item.

IT WAS MOVED BY BOARD MEMBER YUSKIEWICZ, SECONDED BY MEMBER GOODKIND, TO CONTINUE DRB19-006, CDP19-005, LC19-005, AND TRP19-002 UNTIL MEMBERS OF THE BOARD CAN VISIT THE PRIMARY LIVING AREAS OF THE NEIGHBORING PROPERTIES. (VOTE 7-0).

Ayes: Chair Levine, Vice Chair Warren, Board Members Dempsey, Yuskiewicz, Maxey-Allison, Isackson, and Goodkind

ITEM 4
DRB19-016
CDP19-012
LC19-007

APN: 300-074-05
Location: 1205 Stratford Court
Owners/Applicants: Baron Randall and Kandace 2004 Trust
Applicant's Representative: W. Dean Meredith, AIA
Zone: R-2
Environmental Status: Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)
Contact Person: Evan Langan, AICP, Associate Planner
Description: Demolition of an existing residential unit and detached garage; construction of a new, two-story residential unit with attached garage and subterranean basement, in conjunction with grading and the performance of associated site improvements and landscaping.

Associate Planner Langan gave a staff presentation including project site, background on prior Board consideration, project description, applicant's plan, correspondence, and staff recommendation.

The Board provided disclosures.

Board Member Isackson wanted to confirm with Associate Planner Langan that all correspondence has been heard.

Chair Levine opened the public hearing.

Dean Meredith thanked staff for all their hard work and gave a presentation to discuss the project proposal.

Board Member Isackson asked a question regards to the color of the proposed home.

Dean Meredith described the color to Board Member Isackson.

Board Member Dempsey asked a question in regard to the guidelines and the project.

Dean Meredith provided clarification to Board Member Dempsey's question.

Chair Levine asked a question regarding the entry gate and the front door in terms of size.

Dean Meredith provided clarification to Chair Levine's question.

Chair Levine closed the public hearing.

Board Member Yuskiewicz stated that he has the same questions as Board Member Dempsey's and would like other board members thoughts. However, he felt that Dean Meredith addressed those questions.

Board Member Isackson had issues in regard to floor area ratio, color scheme of the home, and second story deck because of bulk and mass.

Vice Chair Warren stated that he has nothing more to add and is okay with the project as is.

Board Member Dempsey stated that he would like the architect to consider being consistent with the guidelines in terms the floor area ratio by trimming away the storage area of the project.

Board Member Maxey-Allison stated that her only concern is the floor area ratio.

Board Member Goodkind addressed his thoughts on craftsman style homes and that the rules of the guidelines should be enforced for all projects.

Board Member Yuskiewicz stated he agrees with Board Member Isackson's suggestion in regard to the second story deck and also agrees with Board Member Dempsey's floor area ratio concern.

Chair Levine also agreed with Board Member Isackson's suggestions and that entry way to the homes could be tweaked.

Chair Levine asked for a straw poll vote in terms of the floor area ratio.

Board Member Dempsey brought up his thoughts on where to bring the floor area ratio down.

Chair Levine asked for a straw poll vote in terms of the second story deck.

Chair Levine asked for a straw poll vote in terms of the color scheme.

Chair Levine stated that the recommendation made by staff is good

Board Member Yuskiewicz stated that if a sub-committee would be a good idea.

Principal Planner Bator stated that a sub-committee works only when there is clear direction for the applicant.

Vice Chair Warren asked if the applicant can address the board now.

Dean Meredith asked to condition the approval with a 152 square foot of floor area ratio to be removed.

Principal Planner Bator stated that a sub-committee would be needed.

Principal Planner Bator called the role for the vote for this item.

Sub-committee for the item will be overseen by Board Member's Dempsey and Isackson

IT WAS MOVED BY BOARD MEMBER YUSKIEWICZ, SECONDED BY CHAIR LEVINE, TO APPROVE DRB19-016, CDP19-012, AND LC19-007 WITH THE CONDITION THAT A SUB-COMMITTEE OVERSEE A 152 SQUARE FOOT REDUCTION OF FLOOR AREA FROM THE PROJECT. (VOTE 7-0).

Ayes: Chair Levine, Vice Chair Warren, Board Members Dempsey, Yuskiewicz, Maxey-Allison, Isackson, and Goodkind

NEW APPLICATION(S):

ITEM 5

DRB19-022

CDP19-017

LC19-008

APN: 300-261-06

Location: 722 Amphitheatre Drive

Owner/Applicant: Anthony Dubreville

Applicant's Representative: John Jensen Architects

Zone: R1-10

Overlay Zone: Wildland Urban Interface (WUI)

Environmental Status: Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Contact Person: Evan Langan, AICP, Associate Planner

Description: Demolition of an existing residential unit, and the construction of a new, two-story residential unit with attached garage and subterranean

basement, in conjunction with grading, and associated site improvements and landscaping.

Associate Planner Langan gave a staff presentation including project site, project description, applicant's plan, correspondence, and staff recommendation.

Board Member Yuskiewicz asked a question regarding the forest on the renderings of the project.

Associate Planner Langan addressed Board Member Yuskiewicz's question.

Board Member Goodkind expressed concern in regard to the staff recommendation.

Associate Planner Langan addressed Board Member Goodkind expressed.

The Board provided disclosures.

Vice Chair Warren opened the public hearing.

John Jensen, John Jensen Architects, gave a presentation to discuss the project proposal.

Ex-Officio Szymanski had questions in regard to the redesign of the home.

John Jensen addressed Ex Officio Szymanski in terms of design of the home.

Board Member Maxey-Allison asked if all the elevations of the home were accurate.

John Jensen addressed Board Member Maxey-Allison's questions.

Associate Planner Langan read a red dot from Donald Mosier into the record.

Associate Planner Langan read a red dot from Valerie Dufort and Sudepto Roy into the record.

Associate Planner Langan read a red dot from Beth Levine into the record.

Associate Planner Langan read a red dot from Thomas Hollander and Delene St John into the record.

John Jensen provided responses to the red dot letters.

Vice Chair Warren closed the public hearing.

Board Member Yuskiewicz expressed his thoughts on the project and that impacts raised by the neighbors would need to be properly observed by the board in order to make a decision.

Vice Chair Warren asked for Board Member Yuskiewicz thoughts on the scale of the project.

Board Member Yuskiewicz provided his thoughts on the scale of the project.

Board Member Isackson had many concerns in regard to the project. Concerns regarding the size, scale, privacy, view issues, design, location, proportions, lighting, and air conditioning units.

Board Member Isackson stated that she would be in favor of denial of the project.

Board Member Goodkind expressed his agreement with Board Member Isackson.

Board Member Maxey-Allison expressed her concerns with the project and that a continuance would be suitable so neighboring properties can be assessed.

Board Member Dempsey stated that he would be in favor of denial of the project.
Board Member Dempsey stated multiple concerns with the project and its consistency with the Community Plan. As well, as numerous concerns with the design review guidelines.

Vice Chair Warren stated that he does not have much to add to the discussion.

Board Member Yuskiewicz stated that he is in agreement with all of the other board members. Also, that because of the projects lack of consistency with guidelines that ground for a denial of the project is suitable.

Principal Planner Bator stated that if the project is going to be denied that the motion has to very specific on the grounds of denial.

Board Member Dempsey asked for clarification from Principal Planner Bator to deny a project.

Principal Planner Bator suggested that the motion include the stated issues with the project.

Principal Planner Bator provided clarification for the board on grounds for the denial.

Vice Chair Warren stated that Board Members Yuskiewicz, Dempsey, and Isackson would be in favor of denial.

Board member Goodkind stated that he would be in favor of a denial.

Board Member Maxey-Allison stated that she would be in favor of a continuance.

Vice Chair Warren stated that he would be in favor of a continuance.

Board Member Isackson made a motion to deny the project on the terms of the following Design Review Ordinance guidelines: 23.08.072 (A), 23.08.077 (C), 23.08.077 (D)(2), 23.08.077 (E), 23.08.077 (I), and 23.08.077 (J).

Board Member Dempsey seconded the motion by Board Member Isackson.

Board Member Goodkind expressed his concern on continuing the item.

Ex-Officio Szymanski addressed his concerns of possibly starting from scratch to design the project.

Board Member Maxey-Allison asked for clarification between a denial and a continuance.

Principal Planner Bator provided clarification between a denial and a continuance.

Board Member Maxey-Allison addressed her concerns with denying a project.

Board Member Yuskiewicz stated the project proposal is too far off from the design guidelines and the project should be denied.

Board Member Dempsey stated the project proposal has not addressed concerns raised in the letters of opposition submitted.

Board Member Isackson stated her concerns with the project and neighbors and stands by the motion to deny the project.

Principal Planner Bator called the role for the vote for this item.

Board Member Yuskiewicz asked Board Member Goodkind for clarification on his vote.

Board Member Goodkind stated his reasoning for his vote.

Board Member Yuskiewicz asked for clarification on what happens when an item that is denied and goes to City Council.

Board Member Goodkind recalled a project that and the decision process during that time.

Vice Chair Warren asked for clarification on what happens when an item that is denied and goes to City Council.

Associate Planner Langan clarified what happens to project when it goes to City Council.

Vice Chair Warren expressed his concerns with denying a project rather than a continuance.

Board Member Yuskiewicz expressed his concerns and thoughts on the process of project that is denied.

Board Member Maxey-Allison expressed her concerns and thoughts on the process of project that is denied.

Board Member Yuskiewicz expressed his concerns again on the grounds of denial.

Principal Planner Bator provided clarification between a denial and a continuance and what happens when a project that has been denied goes to City Council.

Board Member Isackson asked for clarification on the City Council process with the plans provided to the Design Review Board.

Principal Planner Bator provided clarification for Board Member Isackson.

Board Member Goodkind expressed his concerns with loading on a project to City Council.

Board Member Yuskiewicz stated that his concerns about time and quality of projects should set a precedence for projects moving forward.

Principal Planner Bator provided clarification for the Board Members on what happens when a project gets a denied.

Vice Chair Warren asked that discussion be made between the board to discuss policies on grounds of denial.

Board Member Isackson asked for clarification on what a discussion would do.

Vice Chair Warren provided his thoughts and concerns.

Board Member Isackson expressed her concerns about the project being continued.

Board Member Yuskiewicz expressed his concerns about the project being continued.

Principal Planner Bator called the role for the re-vote for this item.

John Jensen expressed his concern with the vote and taking the item to City Council.

Principal Planner Bator addressed John Jensen's concerns.

IT WAS MOVED BY BOARD MEMBER DEMPSEY, SECONDED BY MEMBER ISACKSON, TO DENY DRB19-022, CDP19-017, AND LC19-008 BASED ON DESIGN REVIEW ORDINANCE

GUIDELINES 23.08.072(A), 23.08.077(C), 23.08.077(D)(2), 23.08.077(E), 23.08.077(I), AND 23.08.077(J). (VOTE 3-3-1, CHAIR LEVINE IS RECUSED).

Ayes: Board Members Dempsey, Isackson, and Yuskiewicz

Noes: Vice Chair Warren, Board Members Goodkind, and Maxey-Allison

Absent: Chair Levine

ADJOURNMENT

Vice Chair Warren adjourned the meeting at 11:16 p.m.

A handwritten signature in blue ink that reads "Afshin Atapour". The signature is fluid and cursive, with the first name "Afshin" and the last name "Atapour" clearly distinguishable.

Afshin Atapour, Assistant Planner