



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, September 3, 2015, Meeting
8:30 AM, Council Chambers
ARB Retreat to be held afterwards
in the Community Room

Call to Order

Roll Call

Present: Chair Robert Gooyer; Vice Chair Alexander Lew, Board Members Kyu Kim, Wynne Furth

Absent: None.

Staff Present: Amy French, Chief Planning Official; Diana Tamale, Administrative Associate III; Jonathan Lait, Assistant Director of Planning and Community Environment; Jodie Gerhardt, Interim Current Planning Manager; Matt Weintraub, Historic Preservation Planner

Oral Communications: None

Agenda Changes, Additions and Deletions: None

Minutes Approval: None

PUBLIC HEARINGS

ARB Findings: Discussion regarding a proposed reduction in the number of ARB findings for approval.

Amy French reported she and Assistant Director Jonathan Lait had reviewed the Architectural Review approval findings as part of the larger omnibus. The ARB would discuss the possibility of reducing the number of findings from 16 to 5.

Jonathan Lait indicated staff was bringing the findings forward in response to comments made by the Council and community members regarding the quality of findings. Some findings were no longer relevant or were duplicative.

Board Members expressed concerns regarding consolidated findings could reduce the ARB's discretionary powers; the lack of concrete nouns; the lack of applicant focus on pedestrian, bicycle and transit access to sites; applicants' failure to address anticipated climate change impacts to the project; proposed findings did not adequately address issues of parking and surrounding context; and not retaining some specific language. Board Members suggested a finding to emphasize green buildings, combining Items 2 and 3, and retaining language regarding the project enhancing the quality of residential life.

Mr. Lait advised that the reduction of the number of findings was not intended to minimize the Board's authority, but to allow the Board maximum discretion to impose conditions or require project modifications. He was reviewing application materials to ensure the Board and the public received the

kinds of information they needed to have a thoughtful review of a project. Staff would include language from existing Finding 11 regarding "appropriately preserve natural features" and would consider adding a finding to capture green buildings. Parking issues were a matter of policy, and findings should reflect policy set by the City Council. He proposed returning at the next ARB meeting with a revised version of the proposed findings.

Board Members and staff discussed using the term "sustainable" versus "green" and integrating sign design from the beginning of a project.

Retreat Topics:

A. Board Business:

1. Director and Council Decisions Post-ARB – Discuss communication of decisions back to ARB.
2. ARB v Staff Recommendation – Discuss modifications of projects via findings and conditions.
3. Signs – Discuss 'wall sign' v 'roof sign' definitions, projecting signs, and exception findings.

- B. ARB 2015 Design Awards:** ARB members will discuss projects eligible for the 2015 ARB Awards to arrive at a short list.

Board/Staff Announcements, Updates, Reports, and Comments:

Subcommittee Members: Alex Lew and Wynne Furth

SUBCOMMITTEE ITEMS: None.

STAFF ARCHITECTURAL REVIEW: None.