



Legal Action Report - Meeting Minutes
Design Review Board (DRB)
Date and Time: Friday, December 20, 2024, at 2:32PM
Location: Meeting was held virtually using Microsoft Teams

1	Call to Order/Roll Call	2:32 PM
	Gabriel Sleighter	Present
	Paige Anthony	Present
	Rosemary Bright	Present
	Carol Clement	Present
	Harold Clement	Present
	Cade Haynes	Present
	Grace Xiao	Present
	Chris Stebe, Chair	Present

A quorum was established.

City Staff Present:

Gabriel Sleighter (Presenter)
Nicholas Ross (Presenter)
Michael Becker (Architect, SWAIM Associates)
Eric Beard (Landscape Architect, ARC Studios)

Applicants: Jose Ceja, representing X Architects (Applicant for DeNovo Market).

2. Review and Approval of 11/8/2024 Meeting Minutes

The motion was made by DBR Chair Chris Stebe to approve the LAR and previous draft minutes of November 8, 2024.

Minutes from previous meeting were amended and approved (correction of tree name from ("Multa to Mulga")

3. Call to the Audience

No speakers present.

4.a SD 112400112 Expansion of De Novo Market at 177 N. Church Avenue

The applicant presented and provided the following clarifications in response to DRB questions:

- a) Proposal includes an outdoor serving area and with a 10 - foot high shade structure with guardrails surrounding the area and additional landscaping. Landscaping plans included screwbean mesquites in existing planters and other improvements. Board agreed that the shaded area under the awning outside the building envelope should be counted in shaded structure calculations.
- b) The site is outside historic zones but adjacent to significant areas, with a placard marking historical relevance.
- c) Highlighted improvements to pedestrian accessibility, landscaping, and shading. Addressed placement of screw bean mesquites for landscaping, shade structure design, and minimal impact on existing hardscapes. Screwbean mesquite may grow too large for the proposed planters Discussion on selecting trees that better match the scale and architecture of the building. Suggestions to adjust tree placement to maximize shade coverage on sidewalks.

- d) Lack of clear plans for lighting under the shade structure raised concerns about safety and evening visibility. Board members suggested adding lighting, especially given the semi-enclosed nature of the space.
- e) Discrepancies between renderings and construction plans, renderings showed light-colored steel structures, while plans mentioned black-painted steel. Clarification needed to match proposed colors with the building's modernist architecture.
- f) Concern about the removal of previous public seating (benches and tables) Recommendations to coordinate with the city to add additional benches in the public right-of-way to activate the plaza space.
- g) Applicant confirmed the project met the 50% shade requirement when including areas under the shade structure, though there were challenges due to site orientation.
- h) Noted ongoing review of an Individual Parking Plan (IPP), with public comment closing January 2, 2025.

A motion was made by DRB Chair Stebe to continue this case and requested the applicant to return to the DRB with a revised resubmit plans addressing. Accurate placement and species of trees to improve shade and compatibility. Retain the current shade structure design to align with the building's established color scheme. Incorporate thoughtfully designed lighting to enhance safety and foster a more inviting and vibrant atmosphere during evening hours. Confirmation of materials and colors consistent with renderings. Coordination with the city to add public seating in the plaza area. Clearer integration of proposed and existing elements in updated plans and elevations. Motion was seconded by DRB Chair Chris Stebe . All in favor. Motion passed 5-0.

4b. Carrillo House Renovation Proposal

Presented by Nicholas Ross and provided the following clarifications of the restoration and adaptive reuse of the historic Carrillo House. The Carrillo House Renovation project aims to preserve and restore the historical and architectural significance of the house while making it accessible and functional within the TCC campus. Carrillo House, built circa 1850, is listed on the National Register of Historic Places.

- a) Proposal includes internal modernization, ADA compliance upgrades, and a small annex for community events
- b) Emphasis placed on maintaining historical authenticity while creating functional spaces for public use.
- c) Refinements to ensure all materials and designs match both renderings and historical significance.
- d) Detailed plans for the annex, designed to blend with the original architectural style.
- e) Property is listed on the National Register of Historic Places.
- f) Renovations must adhere to preservation guidelines, including consultation with state and federal historical offices
- g) Board Members supported the use of period-appropriate materials and techniques. Suggested consulting local historians for additional input on design features.
- h) Adjustments to planting choices and their placement.
- i) Recommended the inclusion of sustainable practices, such as energy-efficient systems and water-saving landscaping.
- j) Limited coverage in the shade study (36%) due to historical constraints on planting near adobe walls.
- k) Need to balance modern functionality with preservation of historical elements
- l) Choice of plant species and alignment with historical authenticity.
- m) Ensuring adequate drainage without compromising adobe integrity.
- n) Preservation of historical lighting styles while incorporating modern safety measures.
- o) Adjustments to shade tree placement and type to enhance public usability.

The Design Review Board has reviewed the applicant's project for compliance with Rio Nuevo area design criteria and recommends to the planning Development Services director. Additional approval finding the project. In compliance with the building standards set forth UDC did. With the following conditions. Number one. A conditional requirement of 50% shade is met on the paved circulation sidewalks, as delineated by the applicant's project boundaries. By the applicant's project boundaries. And or refer to the red line drawing submitted by the applicant. Motion to approve with the following conditions: Detailed plan for ADA compliance to be submitted. Review of annex design by a historical consultant before final approval. Incorporation of sustainable building practices. Motion seconded and passed unanimously.

4. Staff Announcements

None

5. Adjournment

Meeting adjourned at 5:32pm