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DRAFT Legal Action Report – Meeting Minutes
Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, February 24, 2023, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call 7:34 AM

Paige Anthony	Absent
Rosemary Bright	Absent
Caryl Clement	Absent
Susannah Dickinson	Present
Nathan Kappler	Present
Grace Schau	Present
Chris Stebe	Present
Nancy DeFeo	Present

(Sunshine Mile District [SMD] only, Sam Hughes Neighborhood Association)

Marie Yonkers	Present
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(SMD only, Sam Hughes Neighborhood Association)

Corky Poster	Present
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(SMD only, Design Professional)

A quorum was established.

2. Review and Approval of the 12/16/2022 LAR and Meeting Minutes

Action Taken

Motion was made by Vice Chair Stebe to approve the LAR and draft minutes of December 16, 2022. Motion was duly seconded by Chair Kappler. All in favor. Motion passed 4-0.

3. Call to the Audience

No speakers were present.

4. Case # [SD-1222-00009](#) – Zemam’s 2731 E Broadway Blvd
[2719 E BROADWAY BL](#), [2725 E BROADWAY BL](#), and [2731 E BROADWAY BL](#)
Parcel #s: 12509106A, 12509107A and [125091080](#)
Associated Activity #s: [DP22-0181](#), [T22CM05457](#), [T22CM05446](#)
C-1 Zoning; Sunshine Mile District (SMD), Mid-Century Subdistrict
SMD Review

Action Taken

Staff introduced the project and the applicant presented, and the design professional provided an overview of SMD requirements and indicated the proposal meets required SMD standards.

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

- a) Business owner is willing to place bike parking on the east side of the Zemam’s restaurant;
- b) The proposed gates are for security but will not impact the openness of the site; and
- c) The parking lot to the west of the site drains into a tree-lined basin, which provides shade to park under and there is landscaping around the rest of the parking lot.

Staff provided the following clarifications in response to DRB questions:

- a) The applicant has provided a parking and refuse collection agreement between the project’s site and the adjacent parking lot to the west. If the parking lot site was to be redeveloped, a revised design package would need to be submitted and reviewed for new parking and refuse collection alternatives to meet parking requirements; and
- b) Revisions to the development package would be required to add bike parking on the east side of the project’s site.

Motion was made by DRB Member Dickinson to recommend to the PDSO director approval, finding the project in compliance with the standards and guidelines set forth in SMD Sections III and IV. The motion was duly seconded by DRB Member Schau. Motion passed by a voice vote of 6-0. Motion passed unanimously.

5. Staff Announcements

Informational

Staff indicated the Sol Block redevelopment is being discussed with applicant as anew SMD project, which will require the review by the SMD-DRB.

6. Adjournment

Meeting adjourned at 9:00 AM.