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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, September 15, 2023, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

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|--|----------------|
| 1. Call to Order / Roll Call | 7:32 AM |
| Paige Anthony | Present |
| Rosemary Bright | Present |
| Caryl Clement | Absent |
| Susannah Dickinson | Present |
| Nathan Kappler | Present |
| Grace Schau | Present |
| Chris Stebe | Present |
| Rick Gonzalez | Present |
| (Design Professional) | |
| Marie Yonkers | Present |
| (Voting member from Sam Hughes Neighborhood Association) | |
| Mary Pflibsen | Present |
| (Sam Hughes Neighborhood Association) | |

A quorum was established.

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|--|---------------------|
| 2. Review and Approval of the 6/16/2023 LAR and Meeting Minutes | Action Taken |
| Motion was made by Member Bright to approve the LAR and draft minutes of June 16, 2023. Motion was duly seconded by Member Dickinson. All in favor. Motion passed 6-0. | |
| 3. Call to the Audience | |
| No speakers present. | |

4. Case # [SD-0623-00069](#) – Solot Plaza

2545-2635 E Broadway Bl

Parcel #: [12509012A](#)

Associated Activity #s: [TD-DEV-0423-00202](#), [TC-COM-0823-01925](#)

C-1 Zoning; Sunshine Mile District (SMD), Mid-Century Subdistrict

SMD Review

Action Taken

Staff introduced the project and the applicant presented. The design professional went through his written review, indicating the submittal is in compliance with the SMD and recommended approval.

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

- a) The space for the proposed pathways were previously occupied by former retailers;
- b) There is ADA-compliant access from sidewalk to the east, the sidewalk to the west does have a few steps. Access from the north parking lot is ADA-compliant;
- c) The pre-existing roof allows water to flow into the area behind the building, the proposed project would direct the water to proposed landscaping;
- d) Held neighborhood meeting in March 2023;
- e) Tenants will be locking pedestrian passthroughs at night; will provide Design Professional with elevations showing gates;
- f) The proposed lighting is compliant with the Outdoor Lighting Code. There are some lights for safety, but all exterior lighting is code compliant;
- g) The tenant businesses will mostly operate during normal day-time business hours, and the restaurants will close at 9 or 10 pm;
- h) The project will include neighborhood-oriented establishments, not geared towards the college students;
- i) Parking will be shaded by trees, except at the northwest side, where the existing solar shade structure will be relocated to;
- j) The palm tree on the south side of site will not be removed, and is included in the elevation drawings;
- k) The U-shaped parapets of eastern building will remain;
- l) The alley will be utilized to allow vehicles maneuver in and out of most northern parking spaces;
- m) Planning daily trash collection;
- n) The existing concrete retaining wall along Broadway Bl. will be reused with steel and mid-century elements, and railings replaced with landscaping to create a pedestrian access area;
- o) Existing right-of-way landscaping is impacted;
- p) Rainwater will flow from the roof into a 5' landscaping strip that follows the building. Excess water in the parking lot will flow through curb cuts.

Motion was made by DRB Member Dickinson to recommend to the PDSB director approval, finding the project in compliance with the standards and guidelines set forth in SMD Design Criteria. The motion was duly seconded by DRB Member Bright. Motion passed by a voice vote of 8-0. Motion passed unanimously.

5. Staff Announcements

Informational

There are some projects preparing to present to the DRB, one of which is the expansion of a downtown restaurant called La Chingada Cocina Mexicana.

6. Election of Chair and Vice Chair

Action Taken

Member Bright entered a motion to nominate Vice Chair Stebe as DRB Chair. The motion was duly seconded by Chair Kappler. All in favor. Motion passed by a voice vote of 6-0.

Member Kappler entered a motion to nominate DRB member Bright as DRB Vice Chair. The motion was duly seconded by DRB Member Anthony. All in favor. Motion passed by a voice vote of 6-0.

7. Adjournment

Meeting adjourned at 8:39 AM.