



Chandler • Arizona

2019 Architectural Review Committee Minutes

Regular Meetings

January 17, 2019

May 30, 2019

October 24, 2019

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MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF CHANDLER, ARIZONA, on January 17, 2019, in the Middle Atrium Conference Room, Transportation & Development Building, 215 E. Buffalo Street.

1. Meeting called to order at 8:25 a.m.

The following Committee Members answered roll call:

Chairman Bryan Saba
Vice Chairman Devan Wastchak
Mr. Jason Crampton
Mr. Matt Eberle

Absent:

Mr. Jeff Velasquez

Also present:

Derek Horn, Development Services Director
Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Ms. Jenny Winkler, Assistant City Attorney
Ms. Kim Moyers, Cultural Development Director
Ms. Kristine Gay, Senior Planner
Mr. Josh Ivey, Applicant – Craft 64
Mr. Niels Kreipke, Desert Viking Builders
Catherine Flores, Clerk

2. APPROVAL OF MINUTES

- a. Minutes of August 28, 2018

MOVED BY MR. CRAMPTON, seconded by MR. EBERLE, to approve the minutes of August 28, 2018. MOTION CARRIED UNANIMOUSLY (4 to 0)

3. ACTION AGENDA

- a. ARC18-003 CRAFT 64

MR. DAVID DE LA TORRE, PLANNING MANAGER, stated this request is for design renovations to an existing building that was previously La Stalla at 68 W. Buffalo Street. The applicant and building owner are at the meeting to answer any questions. Craft 64 is a restaurant that serves beer, wine, and pizza and are proposing a number of exterior changes. Some of these changes include replacing the doors on the south elevation with garage doors, replacing the main door with a modern tempered glass door, replacing the railing with a fence on the sidewalk with decorative metal panel. Part of the request on the south side includes changing the color of the

façade from the existing tan to a bluish grey color. There is a request to change the color on the west and north side as well, including the suite of the Burns Law Office next door. Also on the north side, the request includes an outdoor patio.

The previous plan included an easement for APS around the staircase. APS no longer needs that space, but would need a clear space in front of the panels, allowing the patio area to be extended. The proposal includes the same decorative panels that are on the sidewalk to border the patio and an entry trellis off the alley, two fireplaces, planters, and outdoor seating. Mr. De La Torre stated that staff is recommending approval of the modifications based on the findings that modifications compliment the historical character as well as new developments nearby.

CHAIRMAN SABA asked the Commission if they had any questions.

MR. CRAMPTON inquired how the design compliments the historical element and if any historical elements are being maintained because the design looks very modern.

MR. DE LA TORRE stated the use of metal is replicated elsewhere, and the square, which is not historical, creates the connection with the other historical spaces in the downtown area. The color is more modern but the stone veneer on the bottom of the building is more historical in the brick style.

VICE CHAIRMAN WASTCHAK inquired if the grey depicted in the photo states a light grey, but it looks rather dark and inquired if the grey would match Overstreet.

MR. NIELS KREIPKE stated he is unsure which shade of grey Overstreet uses but this grey is more of a blue.

VICE CHAIRMAN WASTCHAK stated it seems darker than what is considered a light color, but is not opposed to it, but is uncertain how it complements the grey of Overstreet. Vice Chairman Wastchak asked staff to confirm they are complimentary.

VICE CHAIRMAN WASTCHAK stated when he was looking at the brick he wanted more information how that would tie into the red brick left above the window and if there could be something added to make sure it matches. VICE CHAIRMAN WASTCHAK stated that at the back patio area there is a large masonry wall to the west and inquired what would be done with that wall.

MR. NIELS KREIPKE stated it would be the same bluish grey color.

VICE CHAIRMAN WASTCHAK confirmed, the plan does not depict the change, and asked if they would be maintaining that wall.

MR. JOSH IVEY confirmed, yes, that is correct, it does fall into the property line. They will also be changing the old trash area, which will become the storage area for the wood for the pizza ovens.

VICE CHAIRMAN WASTCHAK asked if they would also be storing kegs there.

MR. JOSH IVEY stated the space would be split between the kegs and wood with an overhead fence to ensure it will not get wet and a metal screening to make it hard to see what is inside.

VICE CHAIRMAN WASTCHAK asked if the trees shown would be the ones added.

MR. JOSH IVEY stated they are flexible, but they would like to add those to soften the area.

VICE CHAIRMAN WASTCHAK agreed with the idea and it looks like a type of olive tree.

MR. JOSH IVEY said that it was a type of olive tree, they are not as messy and they do not need very much water.

VICE CHAIRMAN WASTCHAK recommended that they look to see what Overstreet is doing to help mesh with the existing landscape. VICE CHAIRMAN WASTCHAK also inquired how they would be handling trash.

MR. JOSH IVEY stated LGE has agreed to let them use the trash bins next door and the grease interceptor will be moved to the other side of the parking lot.

VICE CHAIRMAN WASTCHAK inquired if the picture showed the grease interceptor's current location.

MR. JOSH IVEY stated it does, but they will not have a use for it, as they only use the wood burning ovens.

VICE CHAIRMAN WASTCHAK asked what the plan was for the lot or if it will remain all parking.

MR. DE LA TORRE stated he is unaware of any plans and deferred to MS. KIM MOYERS, who stated there were no plans at this time.

VICE CHAIRMAN WASTCHAK asked if this would be their parking area.

MR. NIELS KREIPKE said they would use that and any other public parking nearby.

VICE CHAIRMAN WASTCHAK asked if there could be treatment on top of the parapet to give it some kind of cap. VICE CHAIRMAN WASTCHAK inquired about the signage they plan to use.

MR. JOSH IVEY mentioned that they have been working on additional signage and how it will look. They have not decided if they will use it because of the cost.

VICE CHAIRMAN WASTCHAK said he has noticed there will be heaters for the patio and asked if there will be hanging heaters nearby.

MR. JOSH IVEY stated, yes, that is correct. They are a nicer style and sleek with a 12-foot radius.

VICE CHAIRMAN WASTCHAK inquired if they will have misters.

MR. JOSH IVEY stated, yes, we will.

VICE CHAIRMAN WASTCHAK noted that in the past these have sometimes had to require special fire code and suggested they confirm with staff.

MR. EBERLE stated he loved the concept and looks forward to eating there.

CHAIRMAN SABA wanted to clarify that the photo shows the south elevation and he does agree the color looks a little dark and suggested to lighten it slightly. Also stating, it would be fine to go a shade lighter and hoped the color would be in the grey family.

MR. NIELS KREIPKE stated that the building texture provides a lot of character and are willing to add the stone veneer around the windows to match and will work on finding a way to soften the look of the top.

VICE CHAIRMAN WASTCHAK mentioned the top does not have to be a different color but possibly some treatment to add a cap or some type of distinguishing element.

CHAIRMAN SABA stated the plan looks good and is exciting to see and will be a great compliment to downtown. CHAIRMAN SABA asked if there is a motion on this item and asked MR. DE LA TORRE to summarize a possible motion with the feedback provided.

MR. DE LA TORRE noted the proposed motion would include the condition on the staff memo, choosing a lighter color option, additional work on the stone above the canopy on the south façade, landscaping to be similar to that used in Overstreet, work with staff on a cap treatment, and finish all sides of the building.

MR. NIELS KREIPKE noted he would not like to put a cap on the building because it is not cohesive with the historical nature of the building.

CHAIRMAN SABA recommended continuing dialogue regarding the cap and input from the other committee members. CHAIRMAN SABA said that he was fine with the building the way it is.

MR. CRAMPTON stated he is concerned with an overly modern look and is supportive of anything to preserve the historical nature of the building and is fine leaving it the way it is.

MR. EBERLE stated he is not opposed to keeping the building the way it is.

CHAIRMAN SABA confirmed that the motion would not include a cap treatment.

MR. DE LA TORRE recapped the conditions.

1. Staff condition presented on the memo
2. Lighter color
3. Stone veneer or similar treatment on the south façade
4. Similar landscaping to Overstreet
5. Finish the entire building and screen wall

MOVED by VICE CHAIRMAN WASTCHAK seconded by MR. EBERLE, to approve ARC18-003 CRAFT 64, with the additional stipulations discussed

Vice Chair Wastchak – In Favor

Mr. Crampton – In Favor

Mr. Eberle – In Favor

Chairman Saba– In Favor

MOTION CARRIED UNANIMOUSLY (4 to 0).

b. Administrative Review Policy

CHAIRMAN SABA invited staff to present and stated discussion would follow.

MR. DE LA TORRE said that this item was prompted in an effort to be more business friendly and to streamline the review and approval process for minor exterior modifications within the CCD district. Staff has copied a section of the code in the memo that states if someone is doing a façade renovation it would require review and approval by the Architectural Review Committee, including enlarging the building or structural alterations. In this meeting, staff would like to focus only on façade renovations to better define what that means. MR. DE LA TORRE noted there are three options that staff has created. The first option is to continue to require all exterior modifications to come to the Architectural Review Committee for review and approval using a strict interpretation of the code. Option number two would be to create an administrative review policy allowing for some flexibility because the code does not define what a façade renovation is. This would allow for a definition to state that minor modifications are not considered façade renovations. These modifications could be a new window, door, or railing on the sidewalk. It could be written that staff could only administratively approve minor modifications if they are consistent with what the committee has approved in the past. This can also include color changes, if determined that it is a façade renovation or minor modification, in which the committee could preselect a color palette that staff could approve. The third option would be to amend the zoning code with guidance from the legal department. If the direction from the committee extends further than what the zoning code section allows, then staff would draft a proposed amendment to be reviewed by the Architectural Review Committee, Planning and Zoning Commission, and City Council for approval.

MR. DE LA TORRE clarified that staff is not asking for a formal decision, but a direction from the committee.

MR. CRAMPTON asked if MR. DE LA TORRE could share if they have received complaints from the business community about the current process and if this has affected their projects.

A comment was made from a business development perspective, the first time an applicant comes to the Architectural Review Committee they have the best intention of what they want the building to look like. However, when they begin there might be other features they want added, which brings them back into review causing a time crunch. These may or may not need to come back to the Architectural Review Committee depending on how big the change is.

MR. MAYO said this has been increasing over the last couple of years. Small businesses especially end up coming back multiple times because of some design changes once the project has started.

VICE CHAIRMAN WASTCHAK said he felt some reviews in the past that staff has been more than capable of making decisions on certain items. Because it is difficult to determine, what should or should not go to the Architectural Review Committee, VICE CHAIRMAN WASTCHAK suggested that applications should still come through, but give staff the latitude to approve minor changes from what has been approved and have staff define what is considered a major change so the committee can approve those. He also suggested a hybrid of option two to be similar to the Planning and Zoning Commission.

MR. MAYO said if there has not been a previous Architectural Review Committee approval on the façade then some of the staff conditions could set the minor changes that can be done administratively in each case.

VICE CHAIRMAN WASTCHAK said he is sensitive to the fact that sometimes staff may not be able to get the applicant to do what they want and sometimes the commission can push that forward and that process would allow those changes be escalated to the committee.

MR. EBERLE stated that being on both sides he has heard that it can take a while to get through the process. The tricky part is when the design actually starts to be put into effect there may be some changes needed and it is impossible for the committee to be there in that moment so there has to be some flexibility. MR. EBERLE said it is important to facilitate business as easily as they can because there is competition with other cities. The historical designs that they have been coming up with are amazing and is exciting when they can review a new case. MR. EBERLE agrees with VICE CHAIRMAN WASTCHAK that the committee can help get the design to the level that it needs to be.

MR. MAYO said they would work on a stipulation that allows them to go back on a case-by-case basis to have administrative flexibility. MR. MAYO noted historically there has not been a fever-paced development until the last couple of years. MR. MAYO said that he and MR. De LA TORRE have been working on the idea of putting the changes made between meetings on the agenda to make sure they are still on track with what the Architectural Review Committee wants.

CHAIRMAN SABA said he like the idea of the items being on the agenda so the committee is aware of what changes were made.

VICE CHAIRMAN WASTCHAK said if they were to approve something like this that there is flexibility and if there is to be a new business needing to make some minor changes to the already approved plan staff would be able to do it.

MR. DE LA TORRE said it sounds like it would be similar to a Preliminary Development Plan where if a new tenant comes into a previously occupied space staff reviews the changes to make sure it is in conformance with what was approved by Council.

MR. DE LA TORRE said they can add the stipulation moving forward but it would not work for those already approved in the past.

MR. SABA stated Planning staff will do work on the verbiage and will vote at a later meeting.

5. ANNOUNCEMENTS

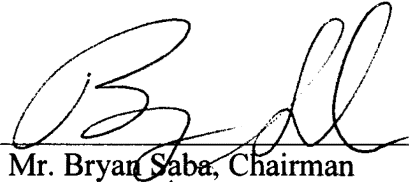
None.

6. CALENDAR

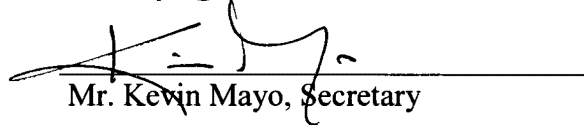
- a. Meetings scheduled as needed.

7. ADJOURNMENT

Meeting adjourned at 9:16 a.m.



Mr. Bryan Saba, Chairman



Mr. Kevin Mayo, Secretary

MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF CHANDLER, ARIZONA, on May 30, 2019, in the Middle Atrium Conference Room, Transportation & Development Building, 215 E. Buffalo Street.

1. Meeting called to order at 8:30 a.m.

The following Committee Members answered roll call:

Chairman Bryan Saba
Vice Chairman Devan Wastchak
Mr. Jason Crampton
Mr. Jeff Velasquez

Absent:

Mr. Matt Eberle

Also present:

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Ms. Kristine Gay, Senior Planner
Ms. Lauren Schumann, Senior Planner
Ms. Kim Moyers, Cultural Development Director
Ms. Natasha Stewart, Downtown Chandler Community Partnership
Ms. Debra Stapleton, Assistant City Manager
Mr. Joshua Wright, Assistant City Manager
Mr. Josh Ivey, Applicant – Craft 64
Mr. Chris Field, Applicant -Topsy Egg, The Uncommon
Mr. Niels Kreipke, Applicant - Desert Viking
Ms. Julie Kulka, Applicant - Airpark Signs & Graphics
Maritza Garrity, Clerk
Elisa Thompson, Clerk

2. APPROVAL OF MINUTES

- a. Minutes of January 17, 2019

MOVED BY VICE CHAIRMAN WASTCHAK, seconded by MR. CRAMPTON, to approve the minutes of January 17, 2019, as amended. MOTION CARRIED UNANIMOUSLY (4 to 0)

3. ACTION AGENDA

- a. PLH19-0029 CRAFT 64

MS. KRISTINE GAY, SENIOR PLANNER stated she has provided everyone with a handout. The first two pages are photos of the improvements they have made thus far to the building.

In January of 2019, ARC approved building elevations and patio plans for Craft 64 to take over space formally occupied by La Stalla Cucina Rustica on Buffalo Street. She stated they are coming back now to propose one wall sign on the southern façade on Buffalo Street. The proposed sign is 5ft wide and tall with circular wooden backing for the sign with an 1 1/2 in. tall and 2ft tall pan channeled letters. She said the 64 is the only type that is using neon lighting. She said the planning staff has recommended it for approval, subject to the recommended conditions listed on the memo.

CHAIRMAN SABA asked the committee if they had any questions.

VICE CHAIRMAN WASTCHAK asked if the request incorporated the administrative approval changes.

CHAIRMAN SABA confirmed that this would go through the regular sign review process after it has been reviewed by the ARC committee.

CHAIRMAN SABA asked if there were any further questions.

MR. NIELS KREIPKE stated he was the property owner and he was available to answer any further questions.

CHAIRMAN SABA said he thought it looked neat and confirmed there were no further discussions.

MOVED by MR. CRAMPTON seconded by MR. VELASQUEZ, to approve PLH19-0029 CRAFT 64.

Chairman Saba – In Favor	Vice Chair Wastchak – In Favor
Mr. Crampton – In Favor	Mr. Velasquez – In Favor

MOTION CARRIED UNANIMOUSLY (4 to 0).

b. PLH19-0026 THE UNCOMMON & TIPSY EGG

MS. LAUREN SCHUMANN, SENIOR PLANNER stated the request for the architectural plan review approval is for the façade renovation of an existing building and signage located in the southeast corner of Arizona Avenue & Boston Street. It was formally occupied by La Boca and Modern Margarita and said it would still remain two businesses. She said the brunch location would be along the west side on Arizona Avenue and the “barcade”, which is a restaurant bar with arcade games; would be on the north suite. She stated the handouts provided, include: the elevation, site plan, and signage.

She said The Uncommon is going to be a “barcade” that is going to be located facing Boston Street. The proposal requests to expand into the existing Brunchies and would take a portion of it. She continued that it would leave a remaining portion of Brunchies with a kitchen to allow for a future restaurant. From there the existing parapet would be expanded; Brunchies would be cut down. The parapet would be squared off and the existing parapet above the subject site would extend over.

She added that the renovation also includes paint color as well as an extension of the patio. She stated the City of Chandler and the applicant have been working together to remove parking spaces along Boston Street to expand the sidewalk. She said the column on the existing colonnade is offset by 3ft and it will be relocated to come to align with the rest of the columns. The angled colonnade will be removed, squared off to extend to the new pillar. The patio would be extended to expand between the columns. She continued that the railings proposed would be planter boxes, the storefront would be through three rolled-up garage doors and that the transom windows would remain. The new Brunchies storefront would include a rolled-up garage door. The Uncommon proposes to have live music on the patio on a small stage platform on the east side of the patio. In order to create a backdrop for that, she said they are requesting a metal louver system with wood slats. That could be pulled out in the evening hours if there is live music and when not being used it would fold back in like an accordion; up against the wall to allow the view down the wall/colonnade for the future Brunchies tenant and other businesses. She stated the request also includes the existing wood be removed and replaced with a Japanese charred wood. The front door would also be relocated from the north elevation to the west elevation and a canopy would be added as well. The patio would extend out where the existing front door is; it would be squared off and the front door would be relocated to the west.

She continued with the other side, The Topsy Egg formally occupied by Modern Margarita. She stated they proposed to repaint the building and presented the colors for the body, the awnings, and railing. She said the steel canopies would be reused, reworked to be squared off and replaced with steel. They would be painted a blue color; shown on the exhibit during the meeting. The fence is being proposed to expand out 18 inches. She continued tree grates will be placed over the tree wells to expand the sidewalk; to allow accessibility through that area. The same material of the fence would be used but would be painted the color shown; on the exhibit during the meeting. She said that by extending both of the patios it would allow them both to be usable as they are currently pretty tight. She said it was impossible to get a table out there if they have bar stools out by increasing these patios she added it would allow usable patios for both businesses. She said they are proposing blue on the canopies and the front door would be relocated to the opposite side of the patio with the steel canopy over as well. The bushes would be removed on the end of the building and replaced with stained glass windows.

She said on the south elevation, they are restoring the original Levis mural and adding additional gooseneck lighting. She said they are adding ten gooseneck light fixtures. They are going to be similar to what is on the opposite side; down the alley, on the west side of Arizona Avenue. She said the mural would be restored. The stucco would be painted as well as, the mechanical equipment would be extended to a screened-in with all new equipment further east. She said the planning staff is recommending approval for the architecture. She stated it is consistent with the existing downtown architecture. She said in regards to the signage proposed, the planning staff is looking for some direction. She stated per the code there is no max square footage per the CCD district. She said generally commercial signage is permitted 2 square feet per 1 linear foot of business frontage. She said when you measure the edge of the building along Boston Street all the way to the back end it would allow for 240 square feet of allowable signage. She said the last time they went before ARC in 2016, there was a request to increase the footage of wall-mounted signage and the projection of the signage. Planning staff is looking for some guidance in allowable square footage. She said the "exhibit 3" hand out that she provided shows the proposed square footage of these signs. She stated that when calculating/estimating, what the actual signage would be it comes

to what the applicant stated, 275 square feet of signage. The previous approval was for 246 square feet and when reviewing it she said they have two wall-mounted signs on the north side for The Uncommon, they also have two 10-12ft projecting signs along Arizona Avenue. During the last ARC approval in 2016, there was a discussion had, per our code: it allows for a 4ft projection. At that time there was a move to approve those signs to extend up to 7ft. The applicant is requesting to increase this by approximately 10-12ft. She added it was important to note there was not an original sign package as part of this submittal and the applicant requests that it will be reviewed administratively. She said the staff is looking for some guidance regarding the increase in allowable signage, projections from the wall and also wanted to discuss the content on the canopies. She said signage is content based so they can't decide on what is and is not a sign. Anything used for advertising purposes is considered a sign; on the canopies, the restaurant's name, as well as the modifiers of breakfast, lunch, and cocktails, would all be included as signage. As for maximum square footage, she said the staff is supportive of a 10% increase, which would allow for up to 268 square feet of allowable signage for both businesses. She said she was open to any questions regarding signage or the architecture.

CHAIRMAN SABA confirmed to discuss the building plan itself first and then the signage - as two different things; to make it easier as a discussion perspective. He then opened up the floor to discuss the building itself to begin. He confirmed the owner and the business owner were present to answer any questions as well.

MR. NIELS KREIPKE, APPLICANT asked to be able to give everyone a brief overview of the history of the building. He began by thanking staff: MR. KEVIN MAYO, MR. DAVID DE LA TORRE, MS. LAUREN SCHUMANN and MS. KIM MOYERS in particular for meeting with him on-site three times at least and all the phone calls. He said it has been one of the most collaborative efforts in his 22 years of experience. He said this project has been so much fun to work on with MR. CHRIS FIELD and his team. He added they have put a lot of creativity to this and it was exciting to see a property owner that has been involved in downtown Chandler's re-development effort and to see something like this come forward. The history of the building is pretty unique at the time they acquired it; the building had already had a fire. After they purchased the building, they put Coach & Willy's into the property and they struggled as the only tenant that was open from lunch through the evening on that side of the street. Brunchies was there from breakfast and lunch but that didn't help with afternoon hours and evenings. Then after Coach & Willy's struggled, they found Modern Margarita and La Boca to put a dual concept to run off from one kitchen. The initial start was a little tough, it was a unique approach to run a restaurant. To have two concepts in one kitchen. He said once they had their legs underneath them they were doing okay and then they had another fire. It happened right at their 2-year mark of running their business and that is usually when they start making money. They told him a 6-month closing would be like starting all over again and they didn't want to take that risk. They have been searching for something exciting to go into the building since then. He said they have been talking to MS. KIM MOYERS about the different things that they have had over the years. They finally settled with MR. CHRIS FIELD who has come back to downtown Chandler.

MR. CHRIS FIELD has initially helped open up Murphy's Law and make it exciting and successful. Since then, he has gone to other ventures and has a great background in running huge restaurants. The last three were 9,000 square feet and has run all of them, at the same time. He said

this location is approximately 9,000 square feet in totality and is very confident that he can pull this off. The concepts are from scratch. MR. CHRIS FIELD, his team, and the architect have worked really hard to come up with these ideas and unique experiences. He added that everything from the logo, concepts, and the finishes will be very custom, unique and fun.

He said the business itself The Uncommon is a concept that is heavily entertainment based to draw people over to that side of the street. He added that it has been very difficult to get people to cross that side of the street on Arizona Avenue; almost like it is a barrier in itself. With MS. KIM MOYERS help and other city staff; one of the exciting things that will set this project up is the concept of widening the patios. This widening will allow for double stacking tables which, gets more people sitting out there. MR. CHRIS FIELD proposes to have some live music opportunities for both inside and outside. He added that also widening of the sidewalk patio on the Arizona Avenue side with a solid colonnade overhang instead of the slatted wood that still lets sunlight in. He said they could finally get people to sit outside on that side of the building, as it does get extremely hot. He said the solid cover will protect and help that side engage. He said that one of the things as they went through all of this with the architect and the tenant: they tried to balance the elements. He understands that they want to keep the signage discussion separately from the building elevation. He shared they really tried to balance both through the process. He said, for example, the big awnings on Arizona Avenue, they thought they would be too plain not to have signage on them. He said it brings an element of design to the big structure and so they tried to balance the two out so everything is cohesive. The other fun part he said with the proposed changes with the patio on the north side on one of the columns which are hard to see, right on the corner. He pointed out and said it is in a couple of feet and not in line with the other columns so it creates a pinch point. He said MR. CHRIS FIELD and his team are proposing to move that column a couple of feet, to square the colonnade off and make it more cohesive when looking down the project and remove the site barrier. He shared that when you are looking down the street at two columns that are not inline; it actually creates a wall. The parapet changes proposed are to create a little more massing and creativity on that side to draw a little more attention to the east side of the corner. As well as, allowing the signage to come more to scale that is proportionate to the property. He said that without the proposed signage the parapet would look out of scale for example. He said the team really worked hard to figure out ways to do all these things. He continued that every time they met with city staff on-site, they pointed out things and added; the input was fantastic. He stated that this really represents everyone's comments and incorporated their suggestions.

MR. CHRIS FIELD, APPLICANT added that he was really excited to come down here. He was last here from 2007-2009 from the beginning of Chandler going forward, when it was pre-downtown Gilbert. He said Chandler has so much uniqueness, character to it and a better story with all the cool things that are happening down here. He said their emotional want is to be the catalyst that really says Chandler is better than. The aesthetics really came from wanting something modern, fun, engaging and more of a destination. He understands some of it is a big ask but he wanted to bring some of that energy back to Chandler. Part of the marketing strategy is promoting more of the restaurant community here. He said he hopes they share their vision and let them get there.

CHAIRMAN SABA thanked the applicants for sharing their information and opened the floor to the committee for discussion.

MR. VELASQUEZ asked his first question regarding the Levis mural. He wanted to know how it would be restored. He wanted to know if it would be put back together with pure paint; if it's too vivid it might not have the same characteristics of what it is now.

MR. KREIPKE responded that they have someone that operates out of Tucson that specializes in this type of work. He has a niche in the market restoring old painted signs so when it is restored it would not look like it was created today. He added they want it to look like it was created in the time period it was created and that is their goal. They have already reached out to him to get him on the schedule. They are confident and they don't want it to look new.

VICE CHAIRMAN WASTCHAK said his only question was related to this sign. He asked if they were re-doing the existing sign as far as where it says Levis Strauss or if it is getting re-done so it is not cut-off by the door; what is the intent. He added that if you look at the far right both of the Ss are cut off.

MR. KREIPKE responded that it would be restored just as it is shown, they would not put the Ss on the doors and stuff like that.

VICE CHAIRMAN WASTCHAK confirmed with the applicant that they are just putting in what it was, back to life, even though part of it is cut off by the door.

MR. KREIPKE said it was discovered covered in stucco 8 years ago. He stated that they have the pictures that were taken when it was discovered and that would be what it would be restored to. He said the double door was added because that is a utility room. He said they all like the element that this was cut into the wall, it was not original. He shared that they had cut the door before they removed the stucco and realized this sign was there.

VICE CHAIRMAN WASTCHAK asked if they would be removing the rest of the tags like the meat market.

MR. KREIPKE confirmed all that is there would be restored.

MR. VELASQUEZ said he had a question about the bottom elevation. He asked what is on the top of the colonnade. He said it looks a little beefier and the gray appears to be steel or aluminum façade. He asked if it was a raised condition on top.

MR. KREIPKE responded it was the slope of the roof and because it was a straight-on elevation, there was no other way to show it. He said it was not an added element and there were no changes other than moving that column out and taking the corner off. He said it would be all the same materials that are there currently.

CHAIRMAN SABA asked that it sounded like the slope would be removed and wanted to confirm if that was not the case.

MR. KREIPKE confirmed that there would be no changes to the slope.

VICE CHAIRMAN WASTCHAK asked if they would be keeping the lights on there too.

MR. KREIPKE confirmed that yes, it was correct.

MR. VELASQUEZ asked on the second page on the Arizona Avenue side of the plan view it shows three tree grades. He wanted to know if they would be keeping the existing trees there and just adding the grades.

MR. KREIPKE responded that they would be using the existing trees and just adding in the grades to create a more walkable experience. He stated that because the line of the patio railing is going to come out a little bit further. He confirmed it would be 6 1/2ft of clearance from the tree and extended patio.

MR. VELASQUEZ asked about the distance from the tree grade and the patio edge.

MR. KREIPKE responded that it would be about 4 1/2ft of the actual sidewalk and confirmed a wheelchair could go through. He added that ADA is only 36".

CHAIRMAN SABA asked about the metal structure that goes around the tree found on the trees across the street; intended to protect the tree. He asked if they were going to include it and match the ones that are along the street.

MR. KREIPKE responded that he was open to it.

MS. KIM MOYERS stated they would be able to provide the information.

MR. CRAMPTON asked that if they do include this protection that they make sure to allow for at least 4ft of space, 48" of clearance.

MR. KREIPKE confirmed that they would.

Discussion ensued concerning the expansion on the corner, regarding the angles and the current choke point. The applicant confirmed that the choke point would not come out and that it would just be extended south.

CHAIRMAN SABA confirmed with the applicant that it would just angle a bit further and then it would come out.

MR. VELASQUEZ asked about the wood slats on the accordion fold barrier that would be used on the Topsy Egg side on Boston Street. He asked if the wooden slats would match the charred wood effect of the architecture.

MR. FIELD responded that the original idea suggested by MR. KEVIN MAYO was to have more of natural wood. As the different bands came in, they could sign on it and just create a really cool organic experience. He said the goal would be to make the framing as black and the wood slats, natural.

VICE CHAIRMAN WASTCHAK asked about the way it would open.

MR. FIELD responded that it would pivot in position and it would be on a c-track channel and it would collapse back in. In the property owners viewpoint, we didn't want to block the suites behind us and more to the east. Then from the city standpoint MR. KEVIN MAYO and his team suggested having something behind the bands when they are playing. He said they thought this would be a compromise to satisfy both.

A discussion concerning the details of the stage and the patio followed. The stage elevation was confirmed at 12". The applicant also went over the stage entries on the exhibit, two separate step systems, and an ADA ramp. They also went through the workings of the garage door granting access to the stage and the traditional 36" door. They also went over the positioning of the turf area on the patio. It is to allow for an indoor/outdoor experience where they would offer some light games/engaging items, such as Jenga, and table chess.

MR. FIELD said the purpose of this concept is a destination fun concept. He wanted people to linger, have a good time and be family-friendly. He wanted it to be a community experience; to sit, hang out and have a good time. He shared the base inspiration for the concept in the 70s, 80s & 90s nostalgia. He added that they really want it to have an emotional experience as you walk through the front door and to tell the story of the stuff that we had growing up with. He shared the items he grew up within the early 80s, such as early Nintendo, GI Joe and fun old school things like Transformers; are all windows to his memories. He added it would be all these fun influences throughout the space. He said they have nine art installations that are going in. The art installations are a mixture of mural work, 3D work, and media wall work. He said, for example, the media wall will have hard media appliances that will produce: sounds, sights, and images of that 30-year span. It would have a really cool interactive experience, that people can sit, remember those things and tell a story, tell a friend and create a fun moment for folks. They also will have a female empowerment wall that will have a mural. He added that they really wanted to reach out to multi-generations spans. They are also will have old pinball machines, old arcade games, skeeball bowling a 1970s game, wall scrabble, wall tic tac toe, pool table, and games that kids and adults can come in and really have a good time with. He also added they will have an old photo booth and a Zoltar machine famously seen in the movie, Big. They will also be intermixing some modern games to keep both sides of the coin engaged.

MR. VELASQUEZ asked what the material of the planters facing Boston Street. He asked what the planter box or planter structure would be.

MR. FIELD responded that the fence would be steel and it would be a planter box made of plastic that holds the plants inside. He continued it would be made out of two steel slat sets and a double basin insert with plastic liners inside it.

MR. VELASQUEZ asked about the use of the color on the awnings.

MR. KREIPKE confirmed it was to bring vibrancy and spice up the streetscape. He also added the color is within the logo as well and it was to add consistency within the brand. The colors used are also to distinguish between the Topsy Egg and that way people know there are multiple things happening there.

MR. FIELD added that is one of the biggest challenges with having a dual concept in the same kitchen and that is why they have two distinct brands, two distinct front doors, two distinct uniforms, and two distinct designs. He continued that if they do their job properly guests will not know that they are in the same business morning and into the evening. They really wanted to create the separation that says, I went there and now I am going here and hopefully they identify the two as two different brands. He continued that is why their focus was on the street signage to draw attention to the two separately. He said one of the biggest fears was on the Arizona Avenue frontage and making it more highly visible.

MR. KREIPKE added that there are not any leaves on the trees right now but they can get pretty full and they want to draw attention to that side of the street. He shared that given the history of the building, neither hit a home run and both of them struggled. He continued that there is a lot of components and to answer MR. VELASQUEZ question it is the logo, visibility and the excitement of the colors to bring people to that side of the street. He also added that they removed the bush mentioned earlier that was on one side of the corner so they could add some colored stained glass windows that go to an almost private dining room in the back corner which brings a nice element as well. They also expanded the bike area, there is was spots for 3 or 4 bikes and now it can hold 8-10 and on the north side of that patio, they added an additional 8-10 bike spots. He demonstrated the bike lane and he really wanted to encourage more people to ride their bikes. He said they are really trying to shake that corner up and that is why they are going with some brighter colors there.

CHAIRMAN SABA said he was first unsure about the color. After hearing the applicants speak he agreed that the color would do that.

VICE CHAIRMAN WASTCHAK asked if the city had already approved the removal of the parallel parking.

MS. MOYERS confirmed that they would be removing a total of three spaces and it was all be part of an expansion project. She said it would allow for pedestrian view through there, will also get rid of the APS vault that is there and from a traffic perspective, those parking spots were very challenging to get in and out of if someone was turning onto Boston Street.

A discussion continued regarding the curb of the sidewalk would be. They also discussed the improvements to the crosswalk, as well as the crosswalk to the east and ADA.

MR. KREIPKE said this was a good example of a city and private sector collaboration. He said it's an ADA project that we are piggybacking on and paying for improvements as the landlord.

VICE CHAIRMAN WASTCHAK asked about the raised parapet material. His concern with the use of the material is that it would get beat up on the pedestrian level. He said likes it but would like to know a little more about it.

MR. KREIPKE responded that the type of material they will be using would be very hard to scratch and to damage. He added that it is harder than most woods so he didn't see it as a concern and would definitely meet with the manufacturer and voice the concerns before finalizing a selection. He said it was the concept that he wanted to make sure everyone was comfortable with. From a

landlord, building maintenance operator standpoint he completely agrees and wants to make sure it is a solid material that does not wear and tear easily or give someone the opportunity to etch into it. He added that the wood currently used out there is relatively soft and no one has done that with it yet. He didn't see it being an issue but they will meet with the rep and select the strongest and most durable if that means using a manufacturing product instead of real wood, they will certainly go that direction. He added because they want to make sure it stays.

VICE CHAIRMAN WASTCHAK confirmed with the applicants that the entrance to the Topsy Egg would not be relocated it would be the same as the door used previously by Modern Margarita.

MR. VELASQUEZ confirmed the clearance of the sidewalk with the all the added bike racks and bikes being parked they would have about 4-5ft of clearance.

VICE CHAIRMAN WASTCHAK asked if the two swings they are putting in would be able to be okay to add structurally with the two columns that are going across.

MR. FIELD responded that he had met with city staff, Kris Kircher onsite to look at the design they are proposing to make sure it would be okay.

MR. KREIPKE added that they will also have a structural engineer verify to make sure that it is all okay. He also said that there would be a flexible connection on the bottom of the swing to the concrete to limit how far the swings will go back and forth.

VICE CHAIRMAN WASTCHAK confirmed with the applicant that the spectre ambrosi cantilever umbrella on the exhibit was not going to be used and wanted to make sure all the fire sprinklers and patio heaters are up to fire code.

CHAIRMAN SABA asked about the bench and art features on the street next to the bike racks.

MR. KREIPKE responded that it was a city installation and a rotating exhibit run by the city's art department.

MS. MOYERS confirmed and that they had just added some new art exhibits that are not shown on the site plan. She said any of city-owned property would remain the same. The only thing that would change would be the tree grates but she added that would help with the maintenance and beautification of that corner.

CHAIRMAN SABA opened the discussion to the signage.

MR. CRAMPTON asked the staff how they would justify the deviating from the sign code. He wanted to know if the variance is built into the code due to the zoning district; where they can make modifications to the sign code approved by ARC. He was just wondering how that would be justified.

MS. SCHUMANN responded that the actual allowable signage is just typical there is nothing in the CCD sign code that states maximumly allowable. It is just taken from our signage standards but ARC has the ability to request these waivers to deviate from the existing CCD sign code.

VICE CHAIRMAN WASTCHAK said he understood the tenants' concern in regards to the trees affecting the visibility. He said he loves that tree and certainly what Chandler has done but he understands it hampers visibility. He said that they have a line over the canopy that he demonstrated on the exhibit. He suggested that where the bushes are he wouldn't put the sign for the Topsy Egg way down there by the door. He said he would put it towards that corner so as that tree grows in, it can still be seen. He added that he would put a sign over the canopy over the door and maybe add the word "entrance". He added he wouldn't have a problem with it. He said that way people can see and it would have better visibility there. He said looking at it from the other direction he said people would not be able to see it and maybe trimming back the tree would help. He said maybe on the raised parapet they could put a sign on that as he believes it would give better visibility. He just doesn't think extending the sign any further and making it large would help with the visibility.

MR. KREIPKE asked that the language he would like to see for this agreement would be to work with the sign company and come up with different locations as far as where signage would best fit. Then come back to city staff and go through this exercise with them with what would be the most logical and visible. He said there is a height difference with The Uncommon and the Topsy Egg. He said with the previous tenants that they had the trees had become an issue. He said what they realized with the tree in the corner is that they could lower the sign beneath the tree. He added that they like the trees as well but they do cause a visibility issue. He said that if they could work together with the staff in regards to signage with the parks department trimming back the trees both with elevations north, south, up and down they could work on where is best to place the signs within reason. He said working with the sign company they could give them a variety of options that they could come back to staff with.

VICE CHAIRMAN WASTCHAK agreed. He said because ultimately visibility would help the success of the business. He remembers when this came through to ARC originally and the total square footage for the signage was increased. He said he would like to stick to at least what is there because at one point it can get too big and unruly. He added that it has been increased larger to what is allowed by the sign code which is 246 total combined square footage. He said he didn't have an issue with the combined footage it was the individual sign that could get too large and projecting out more than 10ft would be his concern.

MR. KREIPKE responded and said that the logo for The Uncommon has been changed since then, they felt the scale was too big as well. He said that the logo that they see now is the final logo. He said that they shared the same concern before that the sign was getting too. The 10ft mark versus the 7ft mark has been there because of the lettering of the business, it is creating the concern. He said if the letters get too small it is not as visible so their solution to that was to shrink the diamond in the logo and move the letters past it, they changed the scale of the letters so it can be seen advantageously. He said they are certainly not opposed to limiting it to 10ft and not going to the 12 that was mentioned earlier from the outside of the letter not the outside of the diamond box. He asked if the commission was open to that and still work with the sign company on the final scale. He said if they were granted a larger square footage today, he said there would still be some pulling and tugging that the sign company needs to scale and assign sizes. He understands it is a big ask to give that flexibility to work with city staff but they are trying really hard to come up with unique with signage that competes with Gilbert that gives visibility to businesses and to really activate

that side of the street. He said they do agree with the commission that they do not need 12ft. He said they would like the flexibility to go up to 10ft and continue to work with the sign company and city staff as well.

VICE CHAIRMAN WASTCHAK asked staff if the total square footage included the sign on the canopies as well.

MS. SCHUMANN confirmed that was correct.

MR. MAYO responded that their standard sign code is 2 square feet per linear foot as their starting point. He said historically it has been intended for designs for vehicular eyes, for a long-distance to grab attention to something. He said that one thing that made him think about this is the canopies are included in this calculation. He said they need to be content-neutral, he said one of the things that made him think about that is what is considered pedestrian signage and what is considered vehicular signage. Maybe help them think about that and the totality doesn't seem as big when you think some of this is intended for more of a pedestrian level and some of it is for a vehicular level. Staff will be seeking with ARC on the tolerance of the total number. He said maybe breaking it out to how much of this is vehicular versus pedestrian would be one way to look at it and also a maximum standoff off the building and what that final number really is. He said they could flesh out the details as soon as the sign package comes in.

MR. CRAMPTON asked if the CCD is supposed to follow the commercial sign code or does it not really specify, it's just left completely up to the ARC.

MR. DE LA TORRE responded that the CCD has its own sign requirements which are the sign code but it also states that the ARC has the ability to modify those requirements to improve something that is great in size. He also said that it has been recently amended it uses words such as, to encourage the creation of a pedestrian and urban-oriented plan.

MR. CRAMPTON asked if the CCD specified numbers for maximum size or anything like that.

MR. DE LA TORRE said it was the sizes demonstrated on the table.

MS. SCHUMANN said to expand on that the numbers the sign code permits the 4ft on how much a sign could project from the wall that is from the CCD sign code. In addition, she stated that the maximum square footage for those types of signs is allowable up to 24ft.

MR. CRAMPTON asked staff if they were recommending to exceed the existing signage by 10%.

MS. SCHUMANN confirmed it was to increase the total square footage allowed 10% of the existing signage. She said that when they did all the total calculations from the last approval, 10% came up to 270 but the applicant is requesting total square footage of 275 at the ARC discretion.

CHAIRMAN SABA said he was just trying envision with all the different types of signs on the building. He said he is trying to envision how that is going to look coming 10ft off the building. He added that it is a pretty good-sized sign even with taking some of the bulk out. He said he is trying to picture it in his mind if that is going to look overwhelming or fit in. He said it just sticks

out a long way and it could just be because of the logo, you don't have a lot of options in how you do that. He asked the applicant if it was because of the letters that they have to bring it out 10ft.

MR. KREIPKE said they have even squeezed all the letters on the verbiage. He said if he remembers correctly they end up being about 12-14" letters. He added that when you are driving the 35-speed limit it is kind of a flash. He said even though the 12ft looks proportionate to the building, the 10ft is certainly livable but they might have to push it down to 9ft if they need to be at 270 square feet. He said they could squeeze a couple of feet here and there, for example, The Uncommon side of the parapet is a little small in scale. He said they are going to pull and tug a little bit on the signage to make everything proportionate correct. He said they asked their architect as far as he could with his knowledge on signage and building elevations. He said they really need to ask a sign company and come back with the planning staff to work through the tweaks. He added that they all share the same concern, they don't want something that is out of scale and that is why he agrees 12 is too much and 10 might still be too much but that is why he asking for flexibility to until they can get some experts involved on that with the background.

CHAIRMAN SABA said he appreciates that and he is on supportive on getting more attention to this corner because he knows they have had fits and starts. He said anything that brings visibility is important. He said he would be willing to go the 275, it is a little bit over staff recommendation. He would also give the flexibility to work with staff along as staff is working with you to make sure that one sign does not come out too far. He said if he could get the other signage that would be great. He said he just doesn't want the sign to completely overwhelm into the street, would be his only observation.

MR. KREIPKE said he appreciates his comments very much and he has been working with the staff for the past 3 months and they have really incorporated a lot of their suggestions. He said he is confident that they can figure it out with them for sure.

MR. CRAMPTON said he shares with the concerns specifically because the code says 4ft from the wall and we are looking at 10 and the max square footage on the sign is 24 and we are looking at up to 111. He said it is more than quadrupling what is in the code. He does like the look of it. His concern was with deviating so far from the code. He had a question on the variance on the 68 to 111 square feet for the total for the projection signs.

MS. SCHUMANN responded that the numbers provided on the memo came from the third exhibit she provided. She said it shows The Uncommon projecting sign at 111 square feet. After uploading the memo and confirming she said that there was a lot of dead space. She said that when the internal sign staff took a look, he said it was more akin to 70 square feet total when measured due to the dead space on the box. She added that the other number was taken from the Topsy Egg Sign. The previous approval was taken from the signs from Modern Margarita and La Boca and this was their proposal.

MR. CRAMPTON confirmed with staff the Topsy Egg was 67 square feet by itself and The Uncommon is 111 if you count all the dead space around it. He stated that combined its 178 square feet. He asked staff if the 24 square feet max allowed was per sign.

MS. SCHUMANN confirmed and added that the 111 is more akin to 75 square feet. She said that they had previously requested and were approved to go to close to 40 square feet.

MR. MAYO said that it sounded like the concern was regarding the projection of the sign for The Uncommon. He asked that maybe they could move forward without that sign. He asked if the sign could be mocked up by the sign company and take photos. He wasn't sure of the lead time for the sign.

MR. FIELD responded that lead time for the sign is close to two months. He added it would be a highly custom and expensive sign. He added that they were really pushing the envelope on what they could do inhouse.

MR. KREIPKE said that maybe they could do a hybrid of this by creating a mock-up but not having to go back to ARC to get the final approval but to do it with the planning staff. He added that the signs in downtown Gilbert are much larger than what they are proposing and have been very successful with restaurant sales. He said they are always trying to be competitive and trying to make sure they have the latest and greatest opportunities like other parts. He asked that maybe they could do a hybrid with staff and see which scale fits the best. He is not opposed to building something with plywood. They have spent so much time in designing that they have limited their construction time to get them open. They would like to figure out a way not to slow it down if at all possible.

MS. MOYERS added that one of the things that sign companies can do is take the existing sign and put it on google map so they can see the scale as it is today. It is not done with plywood but you can certainly see the scale and it would be a good compromise.

CHAIRMAN SABA confirmed with MR. MAYO if he would be able to handle it administratively. If they had a stipulation that it would not exceed a 10ft projection on that sign and asked the committee how they felt about that sign.

MR. CRAMPTON said he liked the look. He said his biggest concern is the deviance from the 4ft from the CCD code. He said if that is the type of look we trying to get in downtown Chandler to get more attraction to some of the restaurants there then we need to take a look at the standards in the code. He said he didn't have a problem with the look or how far it extends but how far deviance it is from the code.

VICE CHAIRMAN WASTCHAK stated he was okay with the 10ft and allowing staff to take a look and make a decision. He added that whatever is approved here that we need to know that we are setting a precedent for anybody else coming along. He said and with the applicants' point for trying to stay competitive with what is going around the valley in Arizona, he doesn't have a problem deviating.

MR. VELASQUEZ asked staff if the tree closest to the corner needed to be there. He added he was not wanting to cut all trees down just for the tree that has been problematic for 10 years be removed.

MS. MOYERS responded that it was a great question and she was willing to explore that.

MR. MAYO responded that it was a Sissoo tree that could also be thinned up and the canopy raised just to the top edge of the parapet to provide much better visibility. The ones to the south are Pistache, those have 6 years before the canopies could be locked up. The sign being on the north side of the Sissoo has great southbound visibility today. He added that even if the Sissoo went away the northbound visibility would be fairly challenged for 5 years. He said anytime we set up precedent at least with our PADs when we deviate from code, its case by case decision of why we are deviating. He added that with the conversation today with both the applicant and the commission has been that there are unique visibility issues on this section of downtown that aren't quite existing elsewhere in the same fashion. The deviation can be justified in this case scenario and not open Pandora's Box for the rest of downtown.

MS. SCHUMANN recapped the conditions.

1. Development shall be in substantial conformance with Exhibit A, entitled "The Uncommon & Topsy Egg", and kept on file in the City of Chandler Planning Division, in File No. PLH19-0026, except as modified by condition herein.
2. Total allowable signage shall not exceed 275 square feet.
3. Wall mounted signage shall not project more than ten (10) feet from building façade.

CHAIRMAN SABA asked if there was a motion to approve with the conditions as discussed.

MOVED by VICE CHAIRMAN WASTCHAK seconded by MR. VELASQUEZ, to approve PLH19-0026 THE UNCOMMON & TIPSY EGG, with the two additional stipulations.

Chairman Saba – In Favor	Vice Chair Wastchak – In Favor
Mr. Crampton – In Favor	Mr. Velasquez – In Favor

MOTION CARRIED UNANIMOUSLY (4 to 0).

4. ANNOUNCEMENTS

CHAIRMAN SABA asked MR. MAYO in what way would staff be communicating to the committee on the status of the administrative type of approvals.


MR. MAYO responded that they really haven't had the opportunity to exercise this yet and at this point in time it would be an agenda item. It would be an item added to the agenda to give the committee an update on what they have done during the meeting. He added that there might be a period of time where they don't have a meeting for 9 months to where it might be appropriate to send something out as an email blast, for example, every 90 days or 6 months. He said he would work through that but his initial thought is to add an agenda item and spend 5 minutes updating the committee on what they have done.

5. CALENDAR


- a. Meetings scheduled as needed.

6. ADJOURNMENT

Meeting adjourned at 10:05 a.m.



Mr. Bryan Saba, Chairman



Mr. Kevin Mayo, Secretary

MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF CHANDLER, ARIZONA, on October 24, 2019, in the South Atrium Conference Room, Transportation & Development Building, 215 E. Buffalo Street.

1. Meeting called to order at 2:00 p.m.

The following Committee Members answered roll call:

Chairman Bryan Saba
Vice Chairman Devan Wastchak
Mr. Jason Crampton
Mr. Jeff Velasquez
Mr. Matt Eberle

Also present:

Kevin Mayo, Planning Administrator
David De La Torre, Planning Manager
Ms. Kristine Gay, Senior City Planner
Ms. Susan Fiala, City Planner
Mr. Thomas Allen, Assistant City Attorney
Mr. John Owens, Downtown Redevelopment Specialist
Mr. Dorian Lenz, Applicant – Cheba Hut
Mr. Joshua Willett, Applicant – Cheba Hut
Mr. Vernon Anderson, Applicant – VPA Architects
Elisa Thompson, Clerk

2. APPROVAL OF MINUTES

- a. Minutes of May 30, 2019

MOVED BY VICE CHAIRMAN WASTCHAK, seconded by MR. VELASQUEZ, to approve the minutes of May 30, 2019. MOTION CARRIED UNANIMOUSLY (5 to 0)

3. ACTION AGENDA

- a. PLH19-0053 CHEBA HUT

MS. SUSAN FIALA, CITY PLANNER stated the site is located on the southwest corner of Arizona Avenue and Boston. She said that the Cheba Hut site was formally another sandwich shop that went out of business and they are requesting approval for some minor modifications. She said the modifications they are requesting are a new exterior door leading to the new outdoor patio area and the roll-up windows. She continued that it is a roll-up window with a new bar counter and she presented the site plan with the patio area with a single door. She continued that it was important to note that the previous tenant was before ARC back in 2017 and they had gotten approval for a door in the same location. She continued that it was a single boxed door and outdoor patio which were never constructed. She said those architectural elements have been

submitted for approval as well as the roll-up door. She presented the existing elevation as well as what they are proposing. She said what they are proposing for the storefront elements is very vertical nothing horizontal. She said that the proposal for the roll-up window and they are proposing a similar design/shape that will imitate and compliment the verticality of the rectangular transoms as well as the storefront and the railing additions. She said that the new single door will be matching the existing door that is at the angle of the street intersection. She said the color palette would match exactly what is out there today, no changes to the paint scheme.

CHAIRMAN SABA asked the committee if they had any questions or comments.

VICE CHAIRMAN WASTCHAK asked if the railing that was previously approved is the same as they are presenting here today.

MS. SUSAN FIALA, CITY PLANNER confirmed that the size, location, and height is fairly similar to before it is just a little bit wider patio area, further out on to the patio. She said but the same location with the same starting point at the end of the suite as well as how it comes forward to that new doorway as well as the exiting is the same from that outdoor patio.

MR. VELASQUEZ asked if the dimension on plan view is 3' 6" clearance between the open gate and the column or is it 3. He said it was hard to read.

MS. SUSAN FIALA, CITY PLANNER responded that dimension is between the railing and the column, if it is open it allows for 3' 6" for that dimension at the angle.

MR. VELASQUEZ asked regarding the transom windows on the roll-up door. He asked if the transom on the rollup should be aligned with the transom vertical windows above.

MR. VERNON ANDERSON responded it was hard to do because they are off on the ends. He said that they don't really align with the existing ones; different dimensions.

MR. CRAMPTON asked a question regarding MR. VELASQUEZ first question. He confirmed when the fence is closed there is 4' 2" clearance underneath the colonnade. He said that was important for ADA clearance. He said that needs to be an accessible route. He said in a lot of this area the sidewalk outside of the colonnade does not meet ADA crosswalk requirements so they cannot push out the accessible route out, the accessible route needs to stay under the colonnade. He continued that currently as designed it does and he wants to make sure that the minimum of 4' is maintained through any minor modifications moving forward.

CHAIRMAN SABA said he had noticed there was a planter and it looked like it had been moved a few inches. He said but it does look like it is pinching between the rails. He said the rail is in place so it looks like it might have been installed prior to the prior approval but there is a planter sitting over there and it's probably squeezing it by maybe 6", it looks like it has been moved. He said that planter would have to be relocated if they are going to keep the width otherwise from an ADA perspective he doesn't think it would work. He said at least the way it looks right now. He confirmed it's a concrete planter and it's movable. He said it appears it had been moved but not far enough and he said that the way it is, it doesn't appear a wheelchair could get through.

MR. JOHN OWENS, DOWNTOWN REDEVELOPMENT SPECIALIST responded that he knew which planter it was. He said that they are actually looking at removing them. He said that is not permanent or final, they don't think anything will be there as they are looking at getting rid of them anyway.

MR. CRAMPTON said he likes the concept, the use of the outdoor space, and activating that. He said he was very pleased overall with the proposal. He said it was just that one point he wanted to make sure they were clear on.

MR. EBERLE said he was excited about Cheba Hut coming into this space. He said he used to frequent that space for quite a while with the different businesses and he would definitely try them out.

CHAIRMAN SABA asked if there were any further comments.

MOVED by VICE CHAIRMAN WASTCHAK seconded by MR. CRAMPTON, to approve PLH19-0053 CHEBA HUT.

Chairman Saba – In Favor	Vice Chairman Wastchak – In Favor
Mr. Crampton – In Favor	Mr. Velasquez – In Favor
Mr. Eberle – In Favor	

MOTION CARRIED UNANIMOUSLY (5 to 0).

4. ANNOUNCEMENTS

CHAIRMAN SABA asked MR. MAYO when the ARC Chairman and Vice-Chairman elections are held and asked when the last one was held.

MR. MAYO responded that he would look into what the date was on that and what the charter dictates, and send them an email.

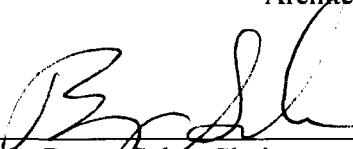
CHAIRMAN SABA said just a little note would be fine so they can get back on a schedule.

5. CALENDAR

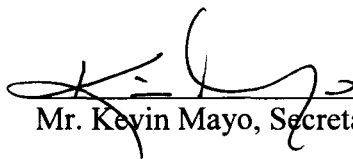
- a. Meetings scheduled as needed.

6. ADJOURNMENT

Meeting adjourned at 2:13 p.m.



Mr. Bryan Saba, Chairman



Mr. Kevin Mayo, Secretary