



Chandler • Arizona

2018 Architectural Review Committee Minutes

Regular Meetings

January 8, 2018

April 20, 2018

August 29, 2018

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MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF CHANDLER, ARIZONA, on January 8, 2018, in the Middle Atrium Conference Room, Transportation & Development Building, 215 E. Buffalo Street.

1. Meeting called to order at 9:04 a.m.

The following Committee Members answered roll call:

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

Absent:

Ms. Patti Bruno

Also present:

Jodie Novak, Senior City Planner
Julian Wright, Las Palmas Cantina
Jeremy Lear, Evolution Design

2. APPROVAL OF MINUTES

- a. Minutes of September 15, 2017

MOVED BY MR. CRAMPTON, seconded by MR. EBERLE, to approve the minutes of September 15, 2017. MOTION CARRIED UNANIMOUSLY (4 to 0)

3. ARCHITECTURAL REVIEW COMMITTEE ELECTION OF CHAIRMAN

Election

- a. Chairman

MR. WASTCHAK nominated MR. SABA for Chairman, seconded by MR. EBERLE, MOTION CARRIES UNANIMOUSLY (4 to 0)

MS. NOVAK stated that since the Vice Chair is now the Chairman, an election for Vice Chair is needed.

CHAIRMAN SABA nominated MR. WASTCHAK, seconded by MR. CRAMPTON, MOTION CARRIES UNANIMOUSLY (4 to 0)

4. ACTION AGENDA

a. ARC17-008 DOWNTOWN CHANDLER CAFÉ AND BAKERY

CHAIRMAN SABA recuses himself from this agenda item and VICE CHAIR WASTCHAK presides as ACTING CHAIRMAN for agenda Item a.

MS. JODIE NOVAK, SENIOR CITY PLANNER stated this application previously came through architectural review back in November of 2016. This request is for the approval of minor modifications to the paint colors that were originally represented in that November application. The construction at 40 S San Marcos Place is almost near completion and they have decided to utilize different paint colors on the rear elevation of the building that would be along the city's public alley way and parking area. The request is to maintain the colors on the front of the building but to go with a color that is different than what was previously approved in the original request on the rear side of the building. Instead, they want to do more neutral colors which are shown in the attached exhibits. She stated she highlighted the two specific colors in question. The primary color is called "A Touch of Sand" which is a beige neutral color. They are also proposing a 24 inch accent band in the color "Java" which would occur on the upper portion on the back of the building. While the elevation only shows the one side, that band would actually wrap around the south and west sides of the building. She also stated that to eliminate any confusion, the back of the building and the west and south may look like they were recently painted but were not. The contractors used a stucco to prepare the building for painting and that stucco happened to have an integral color in it. The property owner, Mr. Saba, explained to her that those are not their colors and those will get painted over with the colors requested in the exhibits. She stated that Planning staff is recommending approval and finds the request of these colors to be complimentary to the rest of the buildings that are in the vicinity and surrounding area. She stated that staff is supportive of their request for the accent band as they find it to add definition to the back of the building. The recommendation of approval also includes the two standard rezoning conditions to be in conformance with the exhibits and if any changes were to be made in the future that they come back through this board.

VICE CHAIR WASTCHAK asked if there are any questions from the board.

MR. CRAMPTON asked if there is a lot of public use of the parking space in the back of the building.

MS. NOVAK stated it is predominately where the employee's park so it is not to take up parking spaces in the back in the building, but there is nothing that says the public cannot park there. The main goal would be for the public to park in the front along San Marcos Place.

VICE CHAIR WASTCHAK stated he thinks changing the colors is fine but wants to understand the thinking from the applicant's view and their thoughts about some correspondence received from a property owner saying everything in the area is white.

MS. NOVAK stated the correspondence received was from a previous commission member and the main goal of their input is to help implement the best things for Downtown Chandler. They

did have conversations with the property owner to discuss what the addition was and they were hoping for something different. They were disappointed that the addition got designed the way it did. The correspondence received did have valid points but it is up to the Architectural Review Committee to decide where they want to set the tone and where they want to go with the buildings in downtown. As far as paint colors and whether or not there should be something unique as well as increasing the standards for developers, is really up to the Board on what they want to do. She stated staff officiates the zoning code and leaves it up to the property owners to come in with their suggestions. Staff tries to make it as best as possible to where the Board would be comfortable. If the Board would like to schedule a separate public meeting to discuss the direction they would like to go, that can be done. Another item there has been discussion about is art work and murals. When this falls under CCD zoning, it is very specific in that if there is a request for any paint color change, an applicant needs to come through this Board. The idea and nature of wanting artwork and murals is an open suggestion on whether or not the Board wants to entertain those ideas. From a City standpoint, there is no determination on what constitutes as artwork. However, the Board has the authority to approve paint colors, so artwork would fall into that category and that is something the Board could have another discussion about.

VICE CHAIR WASTCHAK stated he appreciated the feedback but would like to hear some feedback on the paint color choices discussed with the applicant. He stated he thinks the addition cleans up what is in the back alley way.

MR. SABA stated the building owner to the north is the one who requested not keeping the existing colors. He and his architect looked at the other buildings in the surrounding area and tried to think of what would integrate well and that is how they came to the color scheme proposed. He and the property owner to the north also discussed about doing a mural on the south wall. He wanted to share that the property owner to the south has said he intends to build back fairly soon. Therefore, it really depends on trying to balance the needs of the different property owners which can be challenging.

JEREMY LEAR, EVOLUTION DESIGN stated they wanted the colors to be in conjunction with the rest of the buildings. They felt their building was high, so in order to bring it down they added the band across the top to level it, giving it a different eye sight to someone looking at it compared to just being a tan building. He stated they understand it is just a back alley so they do not want to spend a lot of money but they do want to address all of the elements to make it complementary to the rest of buildings in the area.

VICE CHAIR WASTCHAK stated he wanted some clarification on the dark color "Java" which is the color of the band and if that band is going to wrap around the back of the building as well.

MS. NOVAK confirmed the band will wrap around the back of the building.

VICE CHAIR WASTCHAK stated he appreciated the feedback and it makes a lot of sense to why the color change was prompted by the property owner to the north.

MR. EBERLE stated he liked the color change and that this building is one of his favorites in the downtown area. He stated he appreciated MS. NOVAK's explanation in terms of the design of the downtown area.

MR. CRAMPTON stated he is in agreement with the color change. He stated although a mural would look nice, it is in the back of the building so the color change is a good solution.

MOVED by MR. CRAMPTON, seconded by MR. EBERLE, to approve ARC17-008 DOWNTOWN CAFÉ AND BAKERY, subject to the conditions recommended by Planning staff.

Vice Chair Wastchak – In Favor Mr. Crampton – In Favor
Mr. Eberle – In Favor

MOTION CARRIED UNANIMOUSLY (3 to 0).

b. ARC17-009 95 W. BOSTON STREET

MS. NOVAK stated this request had originally come through back in September of 2017 and it was called "Haus." They have since changed the name to "Las Palmas." The architecture firm and business owner are the same. Their proposal includes some minor changes to what they originally requested in September. One of the main things that needed to come back through this committee was the rear patio, which is on the south side of the property. Historically, this building has always had an outdoor dining area. They had intended to have this patio as an additional outdoor bar area, but it was not fully designed until now. The addition is architecturally integrated and painted to match the rest of the building. It does have a metal awning that provides shade and covering. Another element is a raised floor, so there will be two levels to the patio creating a deck that will separate dining and other activities. The overhead steel awning is proposed as a blue green color in the exhibit, but staff would prefer it be an oil-rubbed bronzed finish, which would be the same color as the framing and roll up doors. In addition, there is some wood paneling being added into the back area, which staff likes. However, staff wants to bring some concerns of natural wood to the committee's attention. Overtime natural wood can deteriorate over time with the heat, rain etc. Staff would like wood to be treated with some kind of protective paint or sealant. Another element is the applicants desire to paint over some historical exposed brick on the northwest and south sides of the building. Staff has concerns because it would be all white and then that building could look like any other building in the City or valley, which is concerning to staff as it does not maintain the historical 20th century look of downtown. Overall, staff is supportive of the applicant's request subject to the conditions of treating the wood and doing a white wash over the brick instead of solid white or just leaving the natural brick.

CHAIRMAN SABA asked if there are any questions from the committee.

VICE CHAIR WASTCHAK asked what the decking of the patio is made of.

JULIAN WRIGHT, LAS PALMAS CANTINA stated his preference is to use real wood with a Japanese design effect (which includes toasting the wood that brings out a grain contrast), staining, and finishing with a sealant. He stated they are trying to do something organic with

their concept and when you use fake materials it can look contrived and not as real or organic as their concept. Even on the inside, they have completely gutted the space and have brought back the old wood trusses that are above. They want to shed some skin and do something fresh instead of just throwing up paint. Part of the design motive is to be as organic as possible and let the building speak for itself. That is why they want to use natural wood instead of faux wood that is more durable.

VICE CHAIR WASTCHAK asked about the rendering in which shows the wood also going up the walls in the back. He also asked what material is going to be placed in the lower portion of the deck.

MR. WRIGHT stated they are going to be doing tile on the walls and stated there is going to be gravel where VICE CHAIR WASTCHAK was referring to in the rendering. He explained that the idea of the deck, which is 14 inches above ground level, is to be casual and the lower portion of the deck is a bit more formal for dining.

VICE CHAIR WASTCHAK asked for clarification on what they are approving. He asked if they are approving this request without paint color, material, etc.

MS. NOVAK stated based on what the architect provided, some of what is being presented is new information. She stated that they would need to specifically call out what area on the exhibit they are talking about and what the material would be. She stated that when discussing with the architect, in order to avoid coming back for multiple hearings, he should gather any possible new changes to present so the Board could act upon them in this hearing.

CHAIRMAN SABA asked for clarification of the overhanging element and patio height. He also wanted clarify what was approved in the original request and what is being requested today.

MS. NOVAK stated the image located in the last page of the exhibits was part of the original request which had the roll up doors and the entrance/exit door. It also showed an awning with a little building but the building part of what was happening was not represented, so that it was caused them coming back to this committee. The applicants then brought up that they had other changes to be requested, so she advised them to present all of the changes they were requesting today to avoid coming back for more hearings.

CHAIRMAN SABA asked if it would be possible to approve something and give Planning staff some leeway in interpreting the specifics or does the Board have to be specific in their approval.

MS. NOVAK stated that the Board would have to be specific. There has to be clear direction in all elements of the request.

MR. WRIGHT stated he would be fine coming back for another hearing to get other specifics approved so long as the awning could get approved today because they have to start building.

VICE CHAIR WASTCHAK stated he preferred to approve specific elements today. He stated the applicant should then bring back something so they can understand exactly what was it is

going to look like, because from looking at the exhibit, the deck looks like it is going to be completely white.

MS. NOVAK stated there is an exhibit on the attachments that shows it will be a gray color, but they would definitely need to discuss the white on the walls of the building.

MR. WRIGHT stated they are trying to do a sort of weathered color, giving their space a Tulum feel. He stated he doesn't think it is really visible from the outside of the building. He also showed pictures of the tile he was going to be doing on the inside that will probably continue to the outside of the building.

VICE CHAIR WASTCHAK stated that because the applicant is providing pictures, he is willing to approve the specifics with the applicant giving clarification so they could get it taken care of now.

CHAIRMAN SABA stated he agreed with VICE CHAIR WASTCHAK and the pictures being shown by the applicant are pretty specific so if it is okay with the rest of the Board and staff, he would like to approve the specifics as well with clarification from the applicant.

MS. NOVAK stated that was fine and asked the applicant to clarify the type and size of the tile he was referring to in the pictures he was providing which were a light blue/white color.

MR. CRAMPTON asked if the blue/green color of the tiles is the same color he intended for the patio overhead.

MR. WRIGHT stated no, they are going to keep it dark which is what Planning staff has recommended.

MS. NOVAK stated the dark color is not represented in the exhibits but it was in a written narrative from the architect. The narrative described the columns would have the bluish-green color but was not represented on the exhibits so she mentioned it in the staff report. She recommended that they keep the dark, oil-rubbed bronze finish to maintain the historical look of downtown.

MR. CRAMPTON asked if the oil-rubbed bronze finish is the color that is shown and mentioned it is not the same color that would match the awning over the sidewalk.

MR. WRIGHT stated they are just trying to mimic what is already there. They are just going to be extending the size of what is currently there.

CHAIRMAN SABA asked if there were any more questions from the committee.

MR. EBERLE stated he loved the designs, the awning concept and recommended they move forward with it.

CHAIRMAN SABA asked about the awning. He asked if it was going to keep the existing angle it currently has.

MR. WRIGHT said no, they are trying to keep everything flat and horizontal.

VICE CHAIR WASTCHAK asked if MS. NOVAK will add clarification in regards to the vertical surfaces for the tile as part of this approval.

MS. NOVAK stated yes she will be adding conditions to the approval but before she does they need to discuss if the Board is in support of the recommendation of staff on conditions four, five, and six and if they wanted to modify or delete them.

CHAIRMAN SABA stated that he would like to hear from the applicant and his view on the whitewash for the brick wall.

MR. WRIGHT stated when using whitewash, it is hard to make something look vintage and a good example of it is the walls inside Chop Shop. To him, this makes whitewash look faux and not of quality. He is fearful of maintaining a vintage look but it not looking high quality. The other thing is there is huge "Vintage" signage on the back of the wall and it is hard to whitewash it without those words showing through. So his opinion going completely white will keep it consistent with the rest of their concept.

CHAIRMAN SABA said he noticed the front is currently white brick.

MR. WRIGHT stated it is off-white, so in order to make it look faux it would not match the rest of the building. He stated the front will be a flat white regardless and he would run the risk of making it look very fake. He mentioned he has had his painter out to discuss the issue, and that is why he wanted to readdress it now because he feels strongly that it would better all white.

CHAIRMAN SABA asked if there is any feature on the west wall on Oregon St. the applicant feels needs to be covered up. He mentioned that part of the building is all natural brick, which he likes, and asked if the applicant thinks he can achieve the look he wants with doing covering on all other sides of the building besides that one.

MR. WRIGHT stated he thinks it can be done, but he does not personally think it would look great. He then showed a picture to the Board of an example. He also stated that since the brick comes around, it would look off if there were different colors to the brick. Ultimately, he thinks the all-white look will look best and freshen up the building as well.

CHAIRMAN SABA asked if there were any more questions from the committee.

VICE CHAIR WASTCHAK stated he thinks the whitewash would freshen up the building and maintain a vintage look. He also thinks they would have to sandblast the "Vintage" signage on the back of the building.

MR. WRIGHT said they are nervous to do that because the brick is very brittle.

VICE CHAIR WASTCHAK stated the brick does look very soft. He stated they could either do the sandblasting or paint over the lettering with a white or cream and then faux over that.

MR. WRIGHT stated they had talked about that but feels it would still look like a sponge job. He stated he would need to spend \$30,000 to hire Italian painters to come out and make it look good. He just feels very nervous to do something like that over the entire building because he feels it will not look high quality.

MR. EBERLE asked if the applicant is suggesting that it is cost prohibitive to go with something other than the white color he is suggesting.

MR. WRIGHT stated yes and no. He stated that he could do the whitewash but there is not a lot of talent that would be able to make it look of quality without spending money to hire outside of the country.

MR. EBERLE then asked if the computer renderings showing the outside of the building are therefore unrealistic.

MR. WRIGHT stated they are very unrealistic. He stated they are also going to be doing other things with planters and lighting to make it not look like a blank white canvas on the outside. He mentioned he was interested in doing some artwork on the west facing wall. He said if the art was done tastefully, it could really enhance the building. He said they could discuss his interest of doing artwork at a later time.

MR. EBERLE asked if they could defer to MR. WRIGHT in regard to the look because of the cost impediments and then get the opinions of the Board.

VICE CHAIR WASTCHAK stated while cost is definitely an issue, he is torn between the whitewash and approving the all white color the applicant is requesting. He asked if he could get some clarification from staff on why they are sticking to the recommendation of whitewash.

MS. NOVAK stated when the applicant first came in with the request for "Haus" it had a completely different concept compared to what they are asking for today. The building was all white, but even then, it was staff's opinion that there was no uniqueness to the building and it did not hold the Downtown Chandler character. When they came back with the request, they looked at it and the front elevation of the building on Boston St. is already completely white. The only other white building is the Original Chop Shop building. When this case originally came forward, they didn't want it looking exactly like Original Chop Shop. She stated these buildings are on the main streets of downtown (Oregon and Boston) and the view of multiple City staff is that they want to encourage people to see that there is more past those streets. So from that standpoint they wanted to have a true presence that the building is part of the historical square. Furthermore, she stated, the request for this building when it was "Vintage 95" took a lot of effort to get the exposed brick to create the vintage and historical look. Also, since it is a corner property, they want to retain that and no one would know that it is a historical building if it gets painted completely white. The applicant suggested the whitewash as a compromise with staff but there could be more suggestions that have not been discussed.

MR. WRIGHT stated the brick is old and crumbly so if they did go with the solid white, overtime with weathering the brick may come back giving it the rustic look.

VICE CHAIR WASTCHAK asked what it was before the "Vintage 95."

MS. NOVAK stated they were originally retail stores. The original owner would paint the exterior, so there were layers of different paint colors. There were elements put on the building that were not historical, such as the arch windows, which were added on to give it a French theme when "Vintage 95" came in.

VICE CHAIR WASTCHAK stated he wanted to know because after removing layers and layers of paint, it can weaken the brick even more. Therefore, when you go a faux over or whitewash it may not turn out. He asked if CHAIRMAN SABA had any thoughts.

CHAIRMAN SABA stated he was really excited about the whitewash look. However, the brick is soft so he understands the challenge, especially with the "Vintage" signage on the back of the building. He stated if they were to sand blast that area, they could end up with a huge mess. He thinks the white would look fine and he does agree with staff's view that the whitewash would preserve the historical look, but he wants to be practical for the business owner, so he thinks the solid white would be acceptable. He mentioned he was struggling with the big wall on Oregon St. because it is a really big wall with a very raw look and wants to know if the applicant can leave it alone. However, he does not know how the transition would look from the paint to raw brick. He mentioned the current transition from the front looks okay because it is actually a transition of different material and different types of brick.

VICE CHAIR WASTCHAK asked if they could paint the back and do the whitewash on that wall.

MR. CRAMPTON stated he liked the idea of painting the back white and doing whitewash or leaving the exposed brick on the west wall. He mentioned he agrees with staff's view of trying to maintain the historical look of the building. He stated the applicant mentioned maybe doing some sort of mural and if the applicant had any more ideas in relation to that.

MR. WRIGHT stated he did not have anything specific in mind. He said that the main inspiration for that idea was the colony he spoke about in Downtown Phoenix.

MR. CRAMPTON stated that some type of unique feature on the west wall would look great.

VICE CHAIR WASTCHAK stated that he requests for the applicant to paint the back of the building and do a whitewash on the west wall, while they approve everything else in the request.

CHAIRMAN SABA stated he agrees and asked if the rest of the committee agreed. They did. He asked MS. NOVAK to read the conditions of the approval.

MS. NOVAK stated the recommendations are the standard one, two, and three. On number four, the applicant agreed to have treatment on the wood accents. On condition five, staff will recommend it to be modified based on the committee's suggestions. Therefore, it will read exterior wall color paint on the north and south elevations shall be white with the west elevation on Oregon St. being whitewashed. On condition six, the applicant agreed to keep the steel beam

an oil-rubbed bronzed finish and there was a recommendation to add a condition regarding the proposed tile. The rear patio bars and walls are to be designed with 10- 12 inch tiles in a blue/green white diamond pattern.

VICE CHAIR WASTCHAK asked if there can also be clarification on the whitewash for the decking, unless the committee is fine with what has been submitted.

MS. NOVAK stated she thought the decking was mostly a greywash or weathered look and we can add that as condition eight.

MR. CRAMPTON asked if that was within the committee's reach to recommend material that is not in view of the public because that may be getting into the design of the interior.

MS. NOVAK stated it is flooring outside on the patio, and the Board focuses on the exterior of buildings. The Board also reviews building additions and this is connected to the bar addition so there is a possibility it could be visible.

MR. SABA asked if there was a motion to approve with the conditions explained by MS. NOVAK.

MOVED BY MR. EBERLE, seconded by MR. WASTCHAK, to approve ARC17-009 95 W. BOSTON STREET, subject to the conditions recommended by Planning staff.

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

MOTION CARRIED UNANIMOUSLY (4 to 0).

5. ANNOUNCEMENTS

MS. NOVAK stated she would like wish everyone a Happy New Year.

CHAIRMAN SABA stated he wanted to see if they could start calendaring meetings on a monthly basis and cancel if the meeting is not needed. He wanted to see if the committee had ever operated in that way and get feedback from the committee as well as staff.

MS. NOVAK stated it has always been a fluid calendar system because the bylaws do not specifically state they have to have a meeting scheduled monthly. They may need to talk about that with legal if they do decide to amend it. Also, most of the cases have to be scheduled quickly due to the applicant needing quick approval and legal advertising. She stated she believes it may be more difficult to schedule it routinely because a specific number of members would need to appear for a quorum to cancel any meeting they may not end up needing.

MR. CRAMPTON stated he liked the idea of scheduling the meetings because they would be able to place it on the calendars ahead of time. He stated depending on the bylaws it would be more flexible this way and they would have more success in getting a quorum.

MS. NOVAK stated she can look at the bylaws but it sounds like there is preferred date that the Board would like to meet and we could use that as a suggestive date for applicants.

CHAIRMAN SABA asked if the rest of the committee was okay with moving forward with a set day.

VICE CHAIR WASTCHAK stated he is okay with it as long as they do not have to formally cancel a meeting.

MR. EBERLE asked if there was a huge downside to impeding business as they are trying to get open.

MS. NOVAK stated she does not think it will be too different from what they do now because they already have a three week timeframe for scheduling and legal advertising.

CHAIRMAN SABA asked if MS. NOVAK could look more into this to see what would be best for the committee and business owners.

6. CALENDAR

- a. No additional meetings scheduled at this time.

MS. NOVAK advised the Committee she is not aware of anything in the works right now.

7. ADJOURNMENT

Meeting adjourned at 10:23 a.m.



Mr. Bryan Saba, Chairman



Mr. Kevin Mayo, Secretary

MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF CHANDLER, ARIZONA, on April 20, 2018, in the Middle Atrium Conference Room, Transportation & Development Building, 215 E. Buffalo Street.

1. Meeting called to order at 8:35 a.m.

The following Committee Members answered roll call:

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

Absent:

Ms. Patti Bruno

Also present:

Jodie Novak, Senior Planner
Julian Wright, Las Palmas Cantina
Chelsea Plumb, Clerk

2. APPROVAL OF MINUTES

- a. Minutes of January 8th, 2018

MOVED BY VICE CHAIRMAN WASTCHAK, seconded by MR. EBERLE, to approve the minutes of January 8th, 2018. MOTION CARRIED UNANIMOUSLY (4 to 0).

3. ACTION AGENDA

- a. ARC18-001 95 W BOSTON STREET (LAS PALMAS)

MS JODIE NOVAK, SENIOR PLANNER stated this case has come through ARC a couple of times before. She mentioned the request today is to make some modifications to the building but primarily for signage. The application for this property is on the southeast corner of Boston and Oregon streets. It has two façades that are along the public streets downtown. From a visibility and advertising standpoint, they are coming forth asking to make adjustments to what was previously approved. One of those is along Boston Street. The original request had a double door and they would like to make it a single door. Planning staff does not have any concerns with that. She mentioned in addition, on the west side of the building along Oregon Street, the original approval included a window area with a door system and they would like to add some yellow paint color that highlights that corner which provides more visibility for people because of the colonnade. Planning feels it is a nice added feature and fits with character of downtown. The other request is to get signage. A lot of businesses tend to have the actual standard signage that is

bolted onto the building wall above and below the colonnade; they are projecting signs that are panel board signs. They are requesting signage that is painted on. That is not necessarily a new concept to this building, when it was Vintage 95 it had a painted on sign. She mentioned the application materials in the development packet represent their two signs, one on Boston and one on the rear elevation. She mentioned she does not have the details of how it is applied but it is either stenciled or hand painted. She mentioned the exhibits provide the dimensions and the sizes of the lettering is very consistent in what they have done with other signage in downtown as well as the signage that was there before. She stated Planning staff recommends approval with the standard zoning conditions. She would like to add something that is not necessarily pertinent to this request, but staff had gone by the building to see where they were at with construction. She mentioned there are some items that are not consistent with these exhibits and there are items that have already been completed. It just came to their attention late yesterday so they have not had the opportunity to address it with the business owner but she wanted to be upfront and explain that the sign is already painted along Boston Street. She mentioned the historic glass windows that were supposed to be maintained are no longer on the front or west facade of the building. She mentioned the single door is already on the front as well. She stated the west elevation along Oregon Street, the Board had agreed it could be the whitewashed. It is currently in its natural state of brick, which she thinks the Board was okay with but she did not know if they still intended to do the whitewash. She mentioned the rear patio area, the patio railings are being developed and the representation was that there would be horizontal wood elements on the side and those are not currently on. She stated the patio cover which was the main element of the last application in January currently has an air conditioning system running to it that is very visible and a huge pipe that runs up the side of the roof. She stated she does not remember seeing this in the original construction plan and needs to speak with staff to see if this was added in later plans. She stated she had made the City Attorney aware as there may be substantial conformance issues. She mentioned depending on what the applicant says, they may need to come back through after this hearing but today's hearing is in regards to the signage and door.

CHAIRMAN SABA stated the City has a different approval process for signage in addition to this process and wanted to know if the applicant was doing both.

MS NOVAK stated that is correct. She mentioned the signage would come through ARC to get the approval and then they would separately go through the site development team and submit for a sign permit. The applicant would need to pay the necessary fees associated with it and the permit would be issued and a sign inspection would follow.

MR CRAMPTON asked if this was the only signage they intend to have. He mentioned every other store front has a hanging sign and wanted to know if there was a plan to do that as well.

JULIAN WRIGHT, LAS PALMAS CANTINA stated there is not.

MR CRAMPTON asked if that is inconsistent with downtown. He mentioned it looked like every other storefront has a hanging sign.

MS NOVAK stated it is not a requirement to have hanging signs. She mentioned there are standards in the materials, design, etc. for signage. She stated there is also a program through

Economic Development that assists them with the fees for them to be able to put the signs up. She mentioned it is up to the applicant and they recommend it but it is up to the applicant.

MR CRAMPTON asked the applicant if they intend to put up a hanging sign.

MR WRIGHT stated they wanted a clean and unique look. He mentioned he is not a big fan of the hanging signs.

VICE CHAIRMAN WASTCHAK stated the only question he has for the applicant is when he looks west on Boston, being under the canopy, there is not a lot of visibility so he wants to understand why he wanted the sign below instead of above.

MR WRIGHT stated it is unconventional but he thinks with the plants on the patio and the big garage door, people are going to find it.

VICE CHAIRMAN WASTCHAK asked if they can have a sign below and above the colonnade.

MS NOVAK stated she believes they can. She mentioned the challenge is the overall amount of signage you can have.

MR WRIGHT stated they have a lot of frontage compared to the other inline shops but he still would not want a sign above.

MR EBERLE stated he drove by the building this morning and the sign that is painted on the front looks great. He stated the semi-gloss white is a nice contrast to the natural brick side.

MR WRIGHT stated his artist was booked for the next couple of weeks so he had to risk putting the sign up. He also mentioned the brick was whitewashed and came out really good. He stated he was envisioning something that would have looked fake but it turned out really well and it's hard to notice. He stated he does not think they are going to the orange on the front door. He mentioned it is going to remain black like it was before.

MS NOVAK stated if the Board does vote to allow this and the applicant does want to do the orange door, he can do that as long as it matches what has been represented.

CHAIRMAN SABA asked if there were any more questions. There were none.

MOVED BY VICE CHAIRMAN WASTCHAK, seconded by MR. CRAMPTON, to approve ARC18-001 95 W. BOSTON STREET (LAS PALMAS), subject to the conditions recommended by Planning staff.

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

MOTION CARRIED UNANIMOUSLY (4 to 0).

5. ANNOUNCEMENTS

6. CALENDAR

a. No additional meetings scheduled at this time.

7. ADJOURNMENT

Meeting adjourned at 8:50 a.m.



Mr. Bryan Saba, Chairman



Mr. Kevin Mayo, Secretary

MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF CHANDLER, ARIZONA, on August 28, 2018, in the East 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:

Erik Swanson, Senior Planner
Jenny Winkler, Assistant City Attorney
Julian Wright, Las Palmas Cantina
Chelsea Plumb, Clerk

2. APPROVAL OF MINUTES

- a. Minutes of April 20, 2018

MOVED BY VICE CHAIRMAN WASTCHAK, seconded by MR. CRAMPTON, to approve the minutes of April 20, 2018. MOTION CARRIED UNANIMOUSLY (4 to 0).

3. ACTION AGENDA

- a. ARC18-002 95 W BOSTON STREET

MR ERIK SWANSON, SENIOR PLANNER stated this case is no stranger to ARC and there have been various iterations and modifications to the west side of the building. He stated his memo shows what has been approved in the past and what is proposed. He mentioned he was able to approve some modifications administratively but he could not approve the steel canopy that is shown in the renderings and that is what the request is for today. He stated he is happy to go more in to detail but that is the nuts and bolts of this request. He also mentioned there are a few other business in the surrounding area that do have steel canopies, so it is not a foreign concept.

CHAIRMAN SABA asked if there were any questions.

VICE CHAIRMAN WASTCHAK stated he noticed the door on the right used to be the main entry but now it has been moved off to Boston and asked if that was approved administratively.

MR SWANSON stated as he is familiarizing himself with ARC, his understanding is that when it comes to things that are not attached to the building, they could do that internally.

VICE CHAIRMAN WASTHCAK stated his other comment that may not be related to this case, is the duct work on the canopy on the back. He noticed it was raised and wanted to ask the applicant if it was raised with a parapet to hide the pipes at the top.

JULIAN WRIGHT, LAS PALMAS CANTINA stated they did do a parapet on the bar roof.

MR CRAMPTON stated it looks like the canopy is already there and the only thing that has not been done is the yellow paint around the door.

MR WRIGHT stated they are not sure if they are going to do the yellow paint.

MR VELASQUEZ asked if the color is going to remain existing to what is already out there.

MR WRIGHT stated it is just going to remain the black.

CHAIRMAN SABA asked if anything was going to be inside of the canopy or if it is just going to stay open like it is.

MR WRIGHT stated right now they do not have anything planned and will keep it the way it is and wait to see what happens with their first rainfall. He mentioned there is just a community table.

VICE CHAIRMAN WASTCHAK asked if this was mainly for the support of the window.

MR WRIGHT stated yes and they wanted to have an architectural element as there is a lot of parking and people along that street that will be walking this way.

CHAIRMAN SABA stated his only other comment is that in the future they would like to get ahead of the work already being done. He mentioned they will take a vote on this today but he wants to make sure in the future it has a chance to go through the process before being completed.

MR WRIGHT stated there are times when guys are going to be out of town and he took the financial risk to make it look good to get approved but he appreciates CHAIRMAN SABA'S comments.

CHAIRMAN SABA stated he thinks what he has done with the building is great and does not want to discourage anything but would like to go through the process. He asked if there were any more comments. There were none.

MOVED BY MR. CRAMPTON, seconded by VICE CHAIRMAN WASTCHAK, to approve ARC18-002 95 W. BOSTON STREET (LAS PALMAS), subject to the conditions recommended by Planning staff.

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

MOTION CARRIED UNANIMOUSLY (4 to 0).

5. ANNOUNCEMENTS

MR SWANSON stated this is MR VELASQUEZ'S first time on the board and welcomed him to ARC. He asked if he wanted to give a brief introduction.

MR VELASQUEZ stated he is a landscape architect and has done a lot of work with the City of Chandler and in the downtown area. He mentioned he is a Chandler resident and happy to be here.

MR SWANSON stated he also wanted let the board know he wants to schedule a meeting in the future to discuss substantial conformance and the Administrative Review policy.

6. CALENDAR

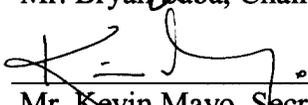
a. No additional meetings scheduled at this time.

7. ADJOURNMENT

Meeting adjourned at 8:42 a.m.



Mr. Bryan Saba, Chairman



Mr. Kevin Mayo, Secretary