DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 22, 2020


Staff Present: M. Griffith

Others Present:

Presiding Member: J. Nyden

A quorum being present, J. Leonard called the meeting to order at 2:33 p.m.

Suspension of the Rules

1. Members participate electronically or by telephone.

L. Biggs made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by S. Mangum.

The Committee voted by roll call, 11-0, to suspend the rules allowing members to participate electronically or by telephone.


Nays:

Minutes

1. July 15, 2020, meeting minutes.

S. Mangum made a motion to approve the July 15, 2020, meeting minutes, seconded by G. Gerdes.

The Committee voted by roll call vote, 7-0, to approve the July 15, 2020, meeting minutes, 4 abstentions.


Nays:

Abstentions: E. Cano, L. Biggs, I. Eckersberg, J. Hyink

New Business
1. **1800 Central Street**  
   **ZBA recommendation**  
   John Roman, applicant, submits for a major variation to reduce the required rear yard setback from 15’ to 13’, to eliminate the required stepback between 1st and 2nd floors of 10% of lot depth from the required pedestrian area, and to eliminate the required 1 off-street parking space for a 2nd story addition for a 2-bedroom dwelling unit, in the B1a Business District and Central Street Overlay District.

   **APPLICATION PRESENTED BY:**  
   John Roman, applicant  
   Matthew Kerouac, architect

   **DISCUSSION:**
   - Applicant stated the plan is to construct an addition for a live/work space that includes two bedrooms and two bathrooms.
   - S. Mangum stated the plan shows a rear deck and asked if the applicant considered flipping the plan so that the deck is at the front and the 2nd floor stepback is provided.
   - M. Kerouac stated there are no 2nd floor stepbacks on the block. He stated the stepback would alter the building wall along the street.
   - S. Mangum pointed out the Central Station building as an example of a building on the block with the stepback.
   - Applicant stated he would be willing to revise the plan if that would make the difference.
   - C. Sterling stated the proposed addition fits within the context of the existing adjacent building. He asked about the exterior brick proposed.
   - M. Kerouac stated the brick at the addition will match the brick on the 1st floor of the building.

   **L. Biggs made a motion to recommend approval to the ZBA, seconded by G. Gerdes.**

   **The Committee voted by roll call vote, 11-0, to recommend approval to the ZBA.**

   **Ayes:**  

   **Nays:**

2. **1608 Chicago Avenue**  
   **Sidewalk cafe**  
   Jerry Travlos, applicant, submits for a sidewalk cafe, Golden Olympic Restaurant, in the D2 Downtown Retail District.

   **APPLICATION PRESENTED BY:**  
   Jerry Travlos, applicant

   **DISCUSSION:**
   - Applicant stated three tables are proposed.
   - S. Mangum asked for the table size.
   - Applicant stated the 4-top tables are 30”x30” and the 2-top tables are 24”x30”.
   - S. Mangum reminded the applicant the required 6’ separation is between occupied chairs.
   - L. Biggs asked how far the table is from the alley, the table should not creep into the driveway space.
   - Applicant stated the table is 6’ from the alley.

   **L. Biggs made a motion to approve the sidewalk cafe, seconded by S. Mangum.**
The Committee voted by roll call vote, 11-0, to approve the sidewalk cafe.


**Nays:**

3. 1726 Sherman Avenue  
Lourdes Perez, applicant, submits for a sidewalk cafe, Olive Mediterranean Grill, in the D2 Downtown Retail District.

**APPLICATION PRESENTED BY:** Lourdes Perez, applicant

**DISCUSSION:**
- Applicant stated they are proposing two 4-top tables, tables are 30”.
- J. Nyden reminded the applicant the required separation is 6’ between occupied chairs.

**G. Gerdes made a motion to approve the sidewalk cafe, seconded by J. Hyink.**

The Committee voted by roll call vote, 11-0, to approve the sidewalk cafe.


**Nays:**

4. 1307 Chicago Avenue  
Jake Samuels, applicant, submits for permit to alter an existing parking lot for an outdoor dining patio, SPACE, in the B1 Business District.

**APPLICATION PRESENTED BY:** Applicant not present

**DISCUSSION:**
- L. Biggs asked where will vehicles parked on the lot currently go?
- J. Nyden stated there are not too many vehicles parking in the lot.
- L. Biggs stated the only access seems to be through the alley, dumpsters narrow the width.
- G. Gerdes stated there is access from Chicago Avenue between the buildings.
- C. Sterling stated this is a temporary use, the parking lot will return.
- S. Mangum stated the parking lot surface is gravel and asked if this meets ADA requirements.
- G. Gerdes stated the last time they put down a matted surface.
- S. Mangum asked if the music would be amplified.
- D. Cueva stated details provided by the applicant note lightly amplified music between 4:00 pm to 9:00 pm.
- E. Cano stated dumpsters are shown being moved to the alley, the alley needs to remain accessible.
- J. Nyden asked if additional dumpsters will be needed, they will need to figure it out.
L. Biggs made a motion to approve the project subject to: 1) Parking plan submitted and 2) Dumpster locations shown on the site plan, seconded by E. Cano.

The Committee voted by roll call vote, 11-0, to approve the project subject to the conditions noted above.


**Nays:**

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**Adjournment**

L. Biggs made a motion to adjourn, seconded by E. Cano. The Committee voted by roll call, 11-0, to adjourn. The Committee adjourned at 3:45 p.m.


**Nays:**

The next DAPR meeting is scheduled for Wednesday, July 29, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Respectfully submitted,
Michael Griffith