1. **CALL TO ORDER**  
7:05:50 PM

2. **ROLL CALL**  
**PRESENT:**  
Barbara Coffman  
Kevin Daly  
Barbara Kaplan  
Therese Kelly, Acting Chair  
Joshua Rosen  
Patrick Tighe  

**ALSO PRESENT:**  
Stephanie Reich, AIA LEED® AP, Design & Historic Preservation Planner  
James Combs, Liaison to the Board, Associate Planner  
Russell Bunim, Liaison to the Board, Associate Planner  
Scott Albright, Senior Planner  
Melissa Zak, Staff Assistant III  

**ABSENT:**  
Craig Hamilton, Vice Chair

3. **ELECTION OF ARCHITECTURAL REVIEW BOARD CHAIRPERSON AND VICE-CHAIRPERSON**  

The election of Chair and Vice Chair was deferred to a future meeting when all Board members are present.

In the absence of Vice Chair Hamilton, Board Member Tighe made the motion to appoint Board Member Kelly as Acting Chair. The motion was approved by voice vote.

4. **SECRETARY’S REPORT**  
7:07:05 PM

James Combs, Associate Planner and Liaison to the Board, provided the report and confirmed that no public input was received for this meeting’s agenda items. Mr. Combs asked Board members to confirm their schedules ahead of the upcoming holiday season. The emergency exit plan was reviewed.
Stephanie Reich, Design and Historic Preservation Planner, added that staff would like to pull the minutes from this meeting's agenda instead of seeking approval.

5. **APPROVAL OF MINUTES**
   
a. September 17, 2018

   ACTION: Continued to the next agenda

6. **PUBLIC HEARINGS AND INPUT:**

   None.

7. **EX PARTE COMMUNICATION:**

   Board Members Tighe, Rosen, and Acting Chair Kelly received correspondence from the architect for item 8.1 but did not speak. Board Members Daly and Coffman spoke briefly with the architect on item 8.1.

8. **REVIEWS:** Public input permitted.

   A. **CONSENT CALENDAR**

      a. **Resubmissions:** None.

      b. **New Submissions:** None.

   B. **REGULAR CALENDAR**

      a. **Resubmissions:** None.

      b. **New Submissions:**

         8.1 16ARB-0287: 1415 5th Street: Mixed-Use
         Review building design, colors, materials, and landscape plans for a new six-story 52,454 square-foot mixed-use building with 64 residential units.
         
         **7:10:19 PM**
         ACTION: APPROVED WITH CONDITIONS
         
         Russel Bunim, Acting Senior Planner and ARB Liaison, presented the staff report. He presented the Development Agreement process that occurred prior to the required ARB approval.
The applicant team asked for 10 minutes to present. Acting Chair Kelly motioned to grant six minutes instead and the motion was approved by voice vote.

Dave Rand, attorney, and Michael Folonis, architect, presented for the applicant. Mr. Folonis requested removal of Condition #1 in the staff report which required reconfiguration of the landscape planters at the podium courtyard. He also explained the process for creating the void space in the center of the building.

The Board members discussed potential modifications to lighting in the void feature, as well as concerns with the level of privacy offered at the private terraces that face circulation spaces. They expressed appreciation for the proposed cable vines. Use of the courtyard space and podium deck configuration was discussed and found to be sufficiently covered in Condition #1. Overall, the Board was supportive of the project, approving it with additional conditions and considerations.

CONSIDERATIONS:

A. Consider breaking up the walkways at the upper levels with seating.
B. Consider flipping the units for a more functional relationship.
C. The corrugated metal appears rather sterile; a warmer color is recommended.

CONDITIONS:

1. Applicant shall work with staff on further enhancements to the second floor (first residential floor) courtyard space to ensure a design that promotes communal gathering space for residents of the building.

2. A height or datum should be created to control signage for uniform effect and improve scale for pedestrian orientation.

3. Provide details regarding the size of the corrugation and visible portion of the corrugation. The visible portion of the fixture shall be 1 inch or less, and all fixtures shall be dimmable.

4. Provide a detail for the outdoor dining railing.

5. The upper level walkways and decks appear too close to the private balconies and decks. Consider addressing the
privacy issue created by the close proximity of the private decks and walkways on the upper level.

6. The courtyard appears somewhat sparse; consider additional landscaping.

7. The perforated metal material shall be painted after perforation and/or a warranty shall be provided from the manufacturer.

8. Materials and details identified in this application, such as aluminum windows, glass railings, and perforated metal of heavy gauge to ensure appropriate stiffness, shall be used.

   i. Details of perforated metal shade/fins at the front shall be dimensioned prior to building permit issuance.

   ii. All planters shall be dimensioned to ensure proper depth for plant materials to thrive prior to building permit issuance.

9. This approval shall expire when the administrative or discretionary entitlements, not including any Subdivision Map approvals, previously granted for the project have lapsed. If no such entitlements have been granted, this approval shall expire 24 months from its effective date, or 30 months if in the Coastal Zone unless appealed.

10. Prior to the issuance of a building permit, the applicant shall demonstrate landscape and irrigation plan compliance with the City’s Green Building Ordinance standards (SMMC 8.108) subject to staff approval. Modifications to the landscape plan that effect less than 150 square feet of area may be reviewed and approved by the Staff Liaison to the Board.

11. Prior to the issuance of a building permit, a hydrozone matrix shall be included in the landscape and irrigation plans that describes for each hydrozone the following: the square footage, percentage of total landscaped area, plant type and plant form, hydrozone basis, hydrozone description, exposure or micro-climate, irrigation method, irrigation devices (including manufacturer, make and model), zone pressure, precipitation rates, zone gallons per minute and controller station numbers.
12. Prior to the issuance of a building permit, the applicant shall demonstrate that the plans are consistent with the plans approved pursuant to Development Agreement 16DEV-0287. Significant changes to the project’s design shall require review and approval of the Architectural Review Board. Minor changes may be approved administratively pursuant to all applicable guidelines.

Acting Chair Kelly made the motion to approve with conditions and considerations as read by staff, seconded by Board Member Tighe, and approved by roll call vote.

Ayes: Coffman, Daly, Kaplan, Kelly, Tighe, Rosen
Noes: None
Abstain: None
Absent: Hamilton

8.2 18ARB-0187: 1318 Lincoln Boulevard: Mixed-Use
Review building design, colors, materials, and landscape plans for a new five-story, 33,703 square-foot mixed-use building with 43 residential units.

8:14:49 PM

ACTION: CONTINUED

Scott Albright, Senior Planner, presented the staff report and described the program and building design.

Jesse Ottinger of KFA Architects presented the project for the applicant. He outlined the comments received from the Board at the Preliminary Review and noted changes and improvements to the plan.

The Board was complimentary of the massing and courtyard design. While there was general support for the clarity of the idea as expressed on Lincoln Boulevard, there were numerous design concerns:

- The project appears too self-referential. A light building and dark building in relationship to each other appears weak.
- The front of the project has a certain level of design integrity but needs sufficient development to carry out the design intent.
- GFRC should continue up the recessed form of the stair.
- Reconsider the configuration of the ground floor units vis a vis light and air.
• The concept present on the façade at Lincoln should be carried throughout the building.
• The streetscape appears to be overly dominated by bicycle parking.
• Outdoor dining is proposed in the rendering, the barrier design is necessary.
• The Palo Verde tree is not in the right place.
• Remove the Greenscreen at the north wall and/or provide a more meaningful design in this location.
• The window spacing and size of windows at the Lincoln Boulevard elevation are too randomized. The openings should have some underlying system with variation on that system.
• The blank wall of the retail area may be problematic against the courtyard.
• There was concern regarding the lack interaction with the courtyard for most of the units because of the double-loaded corridor. Opening the courtyard further would create a much more generous project. If the circulation somehow engaged the courtyard it would benefit the entire project.
• Refining the one-bedroom unit at the north may be helpful.
• The standard parapet cap should be redesigned to complete the minimal look. The details must be refined and revised to support the project design.

The applicant asked for a continuance.

Acting Chair Kelly made the motion to continue the project, seconded by Board Member Tighe, and approved by roll call vote.

Ayes: Coffman, Daly, Kaplan, Kelly, Tighe, Rosen
Noes: None
Abstain: None
Absent: Hamilton

** 18ARB-0231: 1650 Lincoln Boulevard: Mixed-Use
Review building design, colors, materials, and landscape plans for a new five-story 69,896 square-foot mixed-use building with 98 residential units.

ACTION: CONTINUED

Mr. Albright presented the staff report and described the program and building design. He also presented the design modifications made in response to the ARB and Planning Commission
comments, including revisions to the courtyard, materials and balconies on the exterior, in addition to other design changes.

Mr. Ottinger presented the project for the applicant team. He stated that if the bridges were reduced an additional stair would be needed, and this may impact number and/or size of units. He also noted that a previous iteration had wood proposed, and now the upper levels are all stucco. He also clarified that the base is vertical board-form concrete.

The Board members expressed support for the massing, and in particular the forms skewed in plan, and for the improvements in the courtyard design. Numerous concerns were expressed about the design, including the following:

- The Board agreed that this site represents a true gateway project in the City, and must be well-designed to be successful
- The project appears busy; too many elements are employed and the project would benefit from some simplification.
- The streetscape is a missed opportunity.
- The green roof that appears left over could be an interesting idea.
- There was concern expressed that the details do not appear to be sufficiently refined.
- Removal of one of the bridges would make the project simpler and perhaps hold together better. Re-organization of the project should enable the bridges to be removed.
- Trading the secondary cut at the south with a cut at the west for cross ventilation through the courtyard is recommended.
- The base of the building appears too tall. Provide canopies for some pedestrian scale.
- Consider introducing a more special material to reduce the amount of stucco and metal.

The applicant asked for a continuance.

Acting Chair Kelly made the motion to continue the project, seconded by Board Member Rosen, and approved by roll call vote.

Ayes: Coffman, Daly, Kaplan, Kelly, Tighe, Rosen
Noes: None
Abstain: None
Absent: Hamilton
9. PRELIMINARY REVIEW:

None.

10. DISCUSSION: Public input permitted.

1. Reports from Board members regarding community and/or public meetings they have attended.

None.

2. Reports from Board subcommittees or discussion regarding the creation of a new subcommittee.

None.

11. FUTURE BOARD AGENDA ITEMS: Public input permitted.

Ms. Reich mentioned that staff is working on a discussion item regarding the Promenade’s retail identity and will bring the discussion to a light agenda night in the future. Board members were asked to confirm their availability for the 11/19 meeting, and it was mentioned that a new meeting calendar would be provided on that date.

12. REFERRALS TO STAFF

None.

13. ADJOURNMENT

9:46:07 PM

Acting Chair Kelly made the motion to adjourn, seconded by Board Member Rosen, and approved by voice vote.