

**3. MULTI-FAMILY RESIDENTIAL PROJECT AT THE NW CORNER OF MAIN GATE ROAD AND “C” STREET (ED)
P2013-040; DESIGN REVIEW
APN 157-980-05; MAIN GATE ROAD AND “C” STREET**

Conduct a Design Review hearing on the conceptual site plan, architecture, and landscaping for a proposed 31 unit townhome residential development at the corner of Main Gate and “C” Streets. CEQA Compliance: Pursuant to Section 15063, an environmental review will be prepared based upon the recommendation by the Design Review Commission on the site plan and conceptual architecture. This review will be brought to the Planning Commission for a recommendation and City Council for action.

Planner Dunn gave a brief update on the proposed plans, and reminded the Commission of the previous meetings on this proposal, and the last meeting, where four potential site plans were reviewed by the Commission. Staff recommended approval of the site plan before the Commission, as well as the conceptual architecture, and landscaping.

The project sponsor, Rob Davidson of Thompson Development, Inc., gave a brief presentation. The site plan for review has three points of access, and reduced hardscape, and two units near the green have been oriented towards the green. This realignment not only creates a ring of buildings around the park space area, but opens up the alley way behind these buildings.

The Chair opened the public hearing. As there were no public comments, the Chair closed the public hearing.

Commission Comments:

Vice Chair Farrell: He’s in favor of the project. The layout addresses the issue of having some units face the street, and most units face the green, as well as flaring out the distance between the buildings and alleyway.

Commissioner Telfer: He concurs with Commissioner Farrell as well as the mass of the buildings, and the reference to the alley; the low wall that links to the buildings facing the streets is good, but will need the details for this wall (colors, materials); good open space; strong architecture is proposed, and will need to know more of the elevations of the garages of the buildings.

Commissioner Radovanovich: The alley looks much better; she also needs to know what the low site wall means, and looks like; she likes this proposal.

Chair Barber: He likes the elevations; and the change in the location of the mail pavilion; this feature is now more of a gathering place.

M/s Barber/Farrell, Ayes 4 (Barber, Farrell, Radovanovich, Telfer), Noes 0, Absent 1 (McLeamy), to recommend approval of the site plan, conceptual architecture and landscaping.