

2. Applicant: Magnuson Properties Partnership
 Location: 816 E. Sherman
 Request: A proposed 12-unit three story apartment complex. Also included are two-duplex two-story structures. A total of 16 units are proposed and will be located in the C-17 zoning district.
 (DR-4-22)

Ms. Stroud provided the following statements:

- Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership is requesting a First Meeting with the Design Review Commission for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site.
- The subject property is in the Infill Overlay District (DO-E) with the Commercial Limited (C-17L) zoning district as the underlying zoning district, and must adhere to the DO-E Guidelines and Standards.
- The subject property is located at 816 E. Sherman Avenue, with frontage on both Sherman Avenue and Front Street. There is an existing building on the site that was built in 1963. It has been used primarily for commercial office space.
- The applicant is proposing a 12-unit three story apartment building with approximately 14,764 SF of living area along Sherman Avenue, and two (2) duplex structures (two story) with approximately 4,384 SF along Front Street. There are a total of 16-residential units including 13 – single bedroom units and 3 – two-bedroom units. 21 surface parking stalls will be provided for the apartment project. Garages will be provided for the duplex units.
- The proposed project replaces an older commercial office building which will be demolished. The maximum height allowed in the DO-E in the commercial zone is 38'. The height of the proposed apartment project is 38". The maximum height of the duplexes is 24' 11". The subject property is in the DO-E (Downtown Overlay East) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

The project summary includes an F.A.R. bonus allowed for the following:

- Streetscape features - Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving- 'stamped concrete/pavers' provided at building entrances to the building façade.
- Upgraded building materials – Stone veneer masonry provided along patio walls and deck façade along Sherman Avenue.
- The applicant has requested a Design Departure for the Design Guideline requiring a minimum slope of 4:12 pitch and has requested the approval of a combination of varying sloped roofs ranging from 2 5/12, 3/12, 4/12, 6/12 and a few parapets for the proposed apartment complex and duplex structures.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Lemmon inquired if the requirement for the roof pitch is just for the DOE. Ms. Stroud answered that is correct. Commissioner Priest if there was a rationale for the roof pitch criteria. Commissioner Lemmon explained originally, they wanted to match all the architecture and through the years that has changed for different roof pitches. Ms. Stroud cited this as something the commission needs to look at in a future workshop for some changes.

Tim Wilson, applicant representative provided an overview of the project including the design guidelines for the

project and discussed the materials used for the project.

The applicant concluded his presentation.

Chairman Messina inquired if a fence will be provided on the side of the existing house. Mr. Wilson explained that we don't have plans for a fence at that location stated but will mention it to the owner if that could be a consideration. Chairman Messina inquired if there will be additional buffering added between the building and the residential homes to shield headlights etc. Mr. Wilson explained that we have a recessed entries with a covered porch and that there are some massive trees on Front Street. Ms. Stroud explained that buffering isn't a code requirement but it is required to retain the character of an existing structure by providing plants to provide screening.

Commissioner Lemmon inquired what are the materials used on the building. Mr. Wilson explained that when reviewing this with staff we had a weathered barn wood look which was changed to a color. Ms. Stroud explained that the Planning Director makes the recommendation if the proposed materials meet the level of brick/stone and if there is something the commission needs to be added up to the commission. Commissioner Lemmon that weathered wood is appropriate without adding color.

Commission Comments:

Commissioner Lemmon stated he likes the parking that is in the middle and the roof pitch is fine.

Commissioner Priest questioned if there are any limitations on the homeowner next door for building a fence on their property. Ms. Stroud stated that is correct there are no limitations.

Motion by Periera , seconded by Lemmon , to approve Item DR-4-22 Motion approved.

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Priest	Voted	Aye

Motion to approve carried by 4-0 a vote.