CITY OF ORANGE DESIGN REVIEW COMMITTEE MINUTES – FINAL

November 7, 2012

Committee Members Present: Tim McCormack

Carol Fox

Robert Imboden Craig Wheeler Joe Woollett

Committee Members Absent: None

Staff in Attendance: Anna Pehoushek, Principal Planner

Lucy Yeager, Contract Staff Planner Robert Garcia, Associate Planner Doris Nguyen, Associate Planner Sandi Dimick, Recording Secretary

Administrative Session – 5:00 P.M.

Chair Woollett opened the Administrative Session at 5:06 p.m. and asked if there was anything to discuss.

Principal Planner, Anna Pehoushek, asked if the Committee Members had received the roof plans for the BJ's project? The Committee Members had received the additional information.

Committee Member Fox asked about the letter they had received and was it something that was for discussion during the Administrative Session?

Chair Woollett stated it was something that was just passed on.

Ms. Pehoushek stated it was for information only and it appeared it was not a DRC issue.

Committee Member Imboden asked if the author of the letter had an application with the City?

Ms. Pehoushek stated no, there was not an application received; it was information only.

Chair Woollett stated the DRC's decision on the Colgan residence that had gone before the Planning Commission had been upheld.

Ms. Pehoushek stated the denial was upheld unanimously.

Associate Planner, Robert Garcia, stated the appeal to the Planning Commission had been assisted by Mayor Cavecche and she had waived the fee. He was not certain if in another go-around that the fee would be waived; staff was waiting to hear.

Committee Member Wheeler stated he understood that the America's Tire project had been approved.

The Committee Members reviewed the meeting minutes of October 17, 2012. Changes and corrections were noted.

Committee Member McCormack asked if they could get an update on the Street Tree Master Plan?

Ms. Pehoushek stated yes, she had just received a copy of the outline prepared by the City's consultant. The City's internal staff team would be meeting before the holidays to discuss.

Committee Member McCormack stated he would want that to be brought before the DRC for discussion as it was an urban design issue and not just cutting trees.

Ms. Pehoushek stated she had relayed information to Public Works that there had been an interest from the DRC to be involved in the process.

Ms. Pehoushek also mentioned that the City's Preservation Element in the General Plan had been recognized with a Governor's Award for historic preservation. It was part of the General Plan that had been adopted in 2010.

Chair Woollett asked if it was being revised?

Ms. Pehoushek stated the Old Towne Design Standards were being revised. That project was creeping along; it was slow, but they were working with a consultant to develop graphics for the document. Dan Ryan, Historic Preservation Planner, was working on the text. When there was something to bring forward, it would be brought to the DRC.

Chair Woollett asked if there was a process whereby revisions to Standards could be suggested. As they went along and found something that was inconsistent or needed clarification, they should be able to make a recommendation for clarification. Was there an amendment procedure?

Ms. Pehoushek stated it was something they could revisit on a regular basis and they were doing that with the General Plan; to check in with the implementers of the document and identify issues that needed to be refined or resolved. When the Old Towne Design Standards update was initiated quite some time ago, staff met with the DRC, Planning Commission, OTPA, and solicited input from other groups and looked at recurring issues or points of conflict and they had a pretty extensive list of items that they were addressing.

Chair Woollett stated he would not want to wait five years to change something and thought it would be useful during an Administrative Session to discuss a particular concern, something that was repetitive or a recurring issue, to make a recommendation to Staff. The DRC would want a response to the request and any amendment would need to be approved probably by the Planning Commission.

Committee Member Imboden stated if it was something they would need to take formal action on, it would probably require agendizing. Could the Chair twice a year or however many times it was deemed necessary ask for a discussion session agendized and everyone could come with a

list of things to be discussed. The DRC was an advisory board, and could Ms. Pehoushek ask that their request be forwarded to the City Council for consideration and action?

Ms. Pehoushek stated that the first of the year in an SRC meeting they would distribute the sections of the General Plan to the appropriate departments for their review and feedback to keep the document current. Something similar could be done with the DRC and Old Towne Design Standards.

Chair Woollett stated they had run into the issue with plastic lettering and if vinyl was considered plastic or was it paint and they had gone around the issue and it was an issue that required an amendment. With lighting they were dealing with LED. Things changed.

Ms. Pehoushek stated maybe it was an appropriate time to check into those things.

Chair Woollett stated now that the Old Towne Design Standards were being updated it would be appropriate. He presumed that they could decide on an issue and ask for consideration through an amendment.

Ms. Pehoushek stated that may be a better way of approaching it.

Committee Member Imboden stated the items they were discussing were not big philosophical subjects. Such items were straight forward issues and they could get that down in black and white and make changes that were appropriate; little things that kept coming up.

Committee Member Imboden stated he would be recused from Item No. 2, the Chapman University agenda item.

Committee Member Fox made a motion to adjourn the Administrative Session of the Design Review Committee meeting.

SECOND: Craig Wheeler

AYES: Tim McCormack, Carol Fox, Robert Imboden, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED.

Administrative Session adjourned at 5:25 p.m.

Regular Session - 5:30 P.M.

ROLL CALL:

All Committee Members were present.

PUBLIC PARTICIPATION:

Opportunity for members of the public to address the Design Review Committee on matters not listed on the Agenda.

There were no speakers.

CONSENT ITEMS:

(1) APPROVAL OF MINUTES: October 17, 2012

Committee Member McCormack made a motion to approve the minutes from the Design Review Committee meeting of October 17, 2012, with the changes and correction noted during the Administrative Session.

SECOND: Craig Wheeler

AYES: Tim McCormack, Carol Fox, Robert Imboden, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

AGENDA ITEMS:

Continued Items: None

New Agenda Items:

(2) DRC No. 4592-11 - CHAPMAN UNIVERSITY-CENTER FOR THE ARTS-DETAILED EXTERIOR LIGHTING PLANS

- A proposal to consider detailed exterior lighting plans with conditions to the Community Development Director, which has final consideration of the project relative to previously approved MJSP No. 0679-11, VAR No. 2217-12, and said referenced DRC No. 4592-11.
- 415 N. Glassell Street, located on the Chapman University Campus
- Staff Contact: Lucy Yeager, 714-744-7239, lyeager@cityoforange.org
- DRC Action: Recommendation to the Community Development Director

Committee Member Imboden recused himself from the item's presentation due to his involvement with a Chapman University non-profit program.

Committee Member Wheeler provided a handout of his concerns to the applicants.

Contract Staff Planner, Lucy Yeager, presented a project overview consistent with the Staff Report.

Applicant, Ken Ryan, KTGY Group, address on file, stated he was accompanied by other members of his team and representatives from Chapman University and they were available for questions.

Public Comment

None.

Chair Woollett opened the item to the Committee for discussion.

Committee Member Fox asked how far below street level was the main entry off of the promenade?

Applicant, Kris Olsen, Chapman University, address on file, stated at the front door for the Center for the Arts it was approximately 9' below the grade of Glassell.

Mr. Ryan stated there was a rendering that showed the relationship to Glassell and the stepping down with the landscape and there was the accurate elevation of the building as it related to the currently built Chapel.

Committee Member Wheeler stated on the drawings there was a statement "shown for City reference only." He asked what the notation referred to?

Applicant, Tom Ruzika, address on file, stated the comment was to note that the fixtures were being shown to the City.

Committee Member Wheeler stated on sheet LT-1 there were down lights that appeared to wash the columns and what concerned him was would the ring of the Tempietto be dark?

Mr. Ruzika stated there were the wash lights inside that would provide for a glow. They had looked at placing up lighting into the ground, however, there was the glare factor and there was a question of if straight up lights would be allowed. It was all with an internal glow. On the outside with bollards and other lighting on the outside, those would also have a glow and not a pure silhouette. The emphasis was more of light just emanating out.

Committee Member Wheeler stated what about the signage that was on the entablature?

Mr. Ruzika stated that would be lit with the glow.

Committee Member Wheeler suggested using channel letters.

Mr. Olsen stated maybe not; they were wanting a more subtle appearance. They were working on the signage package and they had used a similar approach on the library. The letters were filled with a material that was reflective, a liquid metal, and the lights would make the letters reflective.

Mr. Ryan stated the sign program would return before the DRC for their review.

Committee Member Wheeler stated on note 12, there was a call out for up and down lighting and he could only find down lighting shown on the drawings.

Mr. Ruzika stated there were lights at the base shooting up from the columns. He reviewed the lighting areas with the Committee Members. The lights would be installed at the base and away from any walking surface. There were eight up lights and ten down lights.

Committee Member Wheeler asked if they would consider up lighting on an area he pointed to on the drawings.

Mr. Ruzika stated there was a glare factor to consider and there was also the modesty issue with ladies in dresses using the area.

Committee Member Wheeler stated on the inside of the ring there were four sconces and there were eight columns. The sconces would be between every other column. With classical design the treatment should be the same all the way around and having the lights every other column appeared cheap.

Mr. Ruzika stated the lights were not supposed to be for column lighting, but column accents and the lights had a bit of a curve to them. The idea was to glow the area and it was not a column accent light and mounted inside; it was a wall mount and a simple sconce.

Committee Member Wheeler stated the light fixtures would be visible during the daytime hours and he wondered if it would not be better to have eight of them.

Mr. Ruzika stated they had not wanted to have an impact of light fixtures and wanted less visibility. They had not wanted a statement of light fixtures.

Committee Member Wheeler presented a sample of lighting that might work for the area.

Mr. Ruzika stated he had not wanted to compete with the columns.

Committee Member Wheeler stated he would think having lights between every column would be better.

Chair Woollett stated the lights would silhouette the columns. Would the lights be on every night, all night?

Mr. Olsen stated the lights would not be on all night.

Mr. Ruzika stated the lights would be on a "bar closing" schedule and with patrons coming out from a late show they would want to maintain the lighting.

Chair Woollett stated it was a symbolic piece of architecture for the community and if the lights were on every night, driving by, it would be visible.

Mr. Olsen stated they had not yet figured out the timing for the lighting.

Committee Member Fox asked if all the lights being presented would be on every night or only when there were performances?

Mr. Olsen stated those lights that were not security-oriented would probably shut off around midnight.

Committee Member Fox stated the up lighting was a concern to her. In attempting to count how many lights there were in the area and she respected how many of the lights were shrouded and the pathways would glow. She was concerned with one of the areas noted on the plans; it was having the feeling of a landing strip with so many up lights. Since they were related to the trees and were up lighting the trees, she asked if the trees were deciduous?

Mr. Olsen stated the trees were Crape Myrtle.

Committee Member Fox asked if the foliage on the trees would be supported by the up lights?

Committee Member McCormack stated in looking at both sides of the promenade there were lights in the corner and on the other side the lights were pushed back. On the planting plan he looked at what areas would have up lighting. There was an area with roses and those had a potential to block the light. To have the light right in the center on the tree could be a solution. With the three Magnolias, some were lit, and there were shrubs that would get to 24" tall and there were lights available in a sleeve with a riser and the lights would not get buried.

Mr. Ryan stated they had that situation in another area on campus and it was as if the lights were in canisters.

Committee Member McCormack stated he would suggest they do that in those areas with the shrubs. He pointed out some other areas on the plans that the lighting installation might need to be adjusted depending on the planting areas.

Mr. Olsen stated some of the trees were on a different level and part of another system and part of the street tree area.

Mr. Ryan stated with the Crape myrtle they had great structure whether there were leaves or not and their thought was that it would create drama with the tree structure.

Committee Member Wheeler asked would it create light pollution when there were no leaves?

Committee Member Fox stated with the scale of the area being so residential she had thought there was a lot of lighting.

Mr. Ryan stated with the elevation change there should not be an issue.

Committee Member McCormack stated on one of the fixtures he sensed some glare to people walking in that area and he asked if there was a frosted lense or a louvered lense?

Mr. Ruzika stated they could look into a louvered lense, but with using an LED light they had to balance how much light they would actually get when they used a different lense.

Committee Member McCormack stated in transitioning to the pole lights he asked if they had looked into cut offs on that side? They were 12' tall and it was 9' below and the lights would probably be visible from the street at eye level or car level.

Committee Member Fox stated the grade changed and the lights would be marching down below street level.

Mr. Ruzika stated they were trying to have a uniform pool of light and in using cut offs they would lose the nice round pool of light. He was not certain if it would make a difference on the street side.

The Committee Members reviewed the plans and placements of the lights.

Committee Member McCormack stated having cut offs was just something to think about.

Mr. Ruzika stated there would be areas of darkness if they used cut offs. The street lights hardly put out any light, those were the existing lights.

Committee Member Fox asked Committee Member McCormack if the amount of light on the Crape Myrtle was sufficient?

Committee Member McCormack stated it was well done and would be beautiful.

Mr. Ruzika stated it was also a matter of attempting to find what direction would work and where the lights needed to be installed to direct the light appropriately in the trees. They attempted to get the light as far away from the root ball of the tree and this was the reason they placed the lights in the corner.

Committee Member McCormack stated the lights were square and there was an aluminum flange. He personally liked the lights aligned with the tree.

Committee Member Wheeler asked if there had been any thought of adding a sculpture at the Tempietto?

Mr. Olsen stated there had been a lot of discussion about that and the thought was that the area would be a gathering place and functions would happen there and the ultimate decision was to keep the area clear.

Chair Woollett stated they looked over the work presented with a lot of detail because they appreciated it and it was beautiful work and they felt that they were part of it.

Mr. Olsen stated they were part of the process.

Chair Woollett stated the DRC was the eyes of the City and they appreciated the work that Chapman University was involved in.

Committee Member McCormack asked if there had been a soil analysis at the site for soil that had not seen the light of day for centuries; he was concerned about whether there was any organic material 9' below grade?

Mr. Olsen stated that was a good point and he hoped that was something that was in their landscape plan.

Committee Member Fox made a motion to recommend approval to the Community Development Director, DRC No. 4592-11, Chapman University-Center for the Arts Detailed Exterior Lighting Plans, subject to the findings and conditions contained in the staff report.

SECOND: Tim McCormack

AYES: Carol Fox, Tim McCormack, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

RECUSED: Robert Imboden

(3) DRC No. 4640-12 – BJ's RESTAURANT & BREWHOUSE

- A proposal for a new 8,376 sq. ft. restaurant, including a new 1,718 sq. ft. patio area, at the former Firestone Tire building site at the Outlets at Orange.
- 460 S. The City Drive
- Staff Contact: Robert Garcia, 714-744-7231, rgarcia@cityoforange.org
- DRC Action: Recommendation to the Planning Commission

Associate Planner, Robert Garcia, presented a project overview consistent with the Staff Report.

Applicant, Jamie Knollmiller, address on file, stated they used a rich color palette with natural stones and slate. They had a rose lime stone that would be used around the entry and was a prominent feature. The wainscot was amber gold. There was also an outdoor dining area. She shared photos with the Committee Members. Mr. Garcia provided the material samples to the Committee Members.

Ms. Knollmiller went through the samples and pointed out where the materials and colors would be used. They discussed the lighting. There were three murals that would be used on the project; one would be inside and two would be on the exterior elevations. The mural inside would be on a stretched canvas on a frame. They used a 3M fabric and they had not had any issues with it fading or tearing. The series of murals was a "turn-of-the-century" depiction of migrant workers in the field during a harvest and that connected to BJ's core values of the restaurant being a family restaurant. The restaurant had a comfortable price point average of \$13.00 per guest check. They knew people worked hard for their money and it was discretionary money; they recognized that people worked hard and the murals were that "turn-of-the-century" feel.

Committee Member Wheeler asked if the murals would count as signage?

Mr. Garcia stated yes, they would look at them as signage. The Outlets of Orange had a very generous sign program and allowed for different things.

Ms. Knollmiller stated there was no signage in the murals, no lettering or advertising. They considered the mural pieces as art.

Committee Member Wheeler commented on the parapet that returned and stopped; the DRC generally asked that the corners be mitered, the corner of the cornice.

Applicant, Joan Leguay, address on file, stated one thing that was probably not clear about the parapet was that there was not a stop in the parapet. It had a back side and when looking at the back side the stone actually wrapped all the way around.

Committee Member Wheeler stated that appeared not to be the case. He pointed out the area he spoke to on the drawings.

Ms. Leguay stated Committee Member Wheeler was correct, it was lower. They would miter those.

Committee Member Wheeler stated that same thing had been required on the Tuskatella Center at Tustin and Katella; however, it either did not get on the drawings or the contractor didn't notice it and they were required to go back and fix it. Also, he presented a Frank Lloyd Wright photo and pointed out the horizontal banding on the building. Each of the different elements came up to a module on the band. That was not being done in the proposal before them. He suggested that the cornice heights be adjusted.

Ms. Leguay stated they would take that suggestion to think about.

Committee Member Imboden asked how many stores were they currently operating?

Ms. Knollmiller stated they had 130 stores and they had been very fortunate to have the ability to grow. It was a tough operating environment and they had been attempting to come to Orange for a long time and had been working with the City for three years.

Committee Member Fox asked if the flagship shop was still in Balboa?

Ms. Knollmiller stated that was one of the locations that they called their beach and college locations. Their first site was in Santa Ana but it was not there anymore. Two guys from Ohio had opened that location.

Committee Member McCormack asked if there was a landscape theme or concept? There were the grasses and he was not certain if there was a concept and he was curious if there was.

Ms. Leguay stated they generally attempted to use what would be successful in the area that the restaurant was and suitable for regional conditions.

Committee Member McCormack stated he had a few concerns about the plant selections, such as the "Rosemary Huntington Carpet" was noted at 12" spacing and that plant would get 18" high and 8' wide. The edge was arbitrary in terms of its line; he had thought the shaded area was grass that would grow to the edge, but it was actually where the Rosemary was being planted. It almost appeared as a boundary. He asked how that evolved? On the site plan there was a walkway, but it was not reflected on the landscape plans and that needed to be resolved. Some plants could be spaced closer together and turn into a hedge just in maintaining them. He was okay with that if that was the design intent. With the Flaxes those would not work as well; they had not done well with a crew cut given to them. Those plants would grow to 4' to 5' high and as wide and it was spaced at 18" apart and after two years it would appear odd as they would have been planted too close together. Whatever the concept was there appeared to be some areas that would be problematic with maintenance and appearance issues. He suggested that the landscape plan be reviewed for spacing and plant choices. Maybe have it be a condition that the landscape plan be looked at again.

Chair Woollett stated when the project was built the City would enforce what was proposed.

Committee Member Wheeler asked if they would want to see a landscape plan return to the DRC?

Committee Member McCormack stated yes, he felt strongly about that.

Committee Member Fox stated there were a lot of Chinese flame trees in there; she was not an expert with a lot of trees, but she was familiar with that tree and every single flower would create a tree. When planted in grass those would get mowed down and never developed, but in planters they would come up everywhere.

Committee Member McCormack stated to solve that would be to understand where the plants would be two years out and when shrubs covered the soil it would be difficult for the flowers to seed without the light, the light would be so low. The intent would be not to see dirt in that area. It all depended upon the maintenance program. There was some edge shown that would be turf. It was overall at the Block; he designed the Block's landscaping, and the landscaping should flow from one area to the other. Another issue he was interested in looking at was the irrigation.

The Committee Members discussed with the applicant and Staff when they wanted to have the landscape plan return to the DRC.

Committee Member McCormack made a motion to recommend approval to the Planning Commission, approving DRC No. 4640-12, BJ's Restaurant & Brewhouse, subject to the conditions and findings contained in the Staff Report and with the following conditions:

- The rear parapets where they passed over the top of the building shall have the corners mitered.
- The landscape plan shall return to the DRC prior to building occupancy.

SECOND: Craig Wheeler

AYES: Carol Fox, Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

(4) DRC No. 4645-12 – CHILI'S RESTAURANT-FAÇADE REMODEL

- A proposal to repaint the exterior façade, replace the awnings, and install a LED rope border on the exterior of the building.
- 1411 W. Katella Avenue
- Staff Contact: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
- DRC Action: Final Determination

Associate Planner, Doris Nguyen, presented a project overview consistent with the Staff Report.

Committee Member Fox asked if there was a detail for the rope lights?

Ms. Nguyen stated there was a photo.

Applicant, Cheree Naes, address on file, stated it was some type of plastic with the light inside. The name of the color was orange, but it was actually a red light at night.

Committee Member Wheeler asked what a dark member on the drawings was; he asked if it was a trim band or something else?

Ms. Naes stated that was a paint band and not anything new being added.

Committee Member Wheeler stated he had a problem with that; he had a couple of problems with the proposal. The building had so many different types of materials; there was horizontal siding, vertical siding, stucco, brick, and now there was a painted band being added and it was getting so terribly jumbled. The original building had the appearance of several small buildings that had been put together and turned into a restaurant. They were getting away from that idea of separate buildings with their own color and own theme. The horizontal band of paint would be very weak.

Chair Woollett stated they could use a fiber cement band.

Committee Member Wheeler stated it was getting more jumbled.

Committee Member Fox stated a photo of another location had a before and after photo. She asked if there was a material board to look at?

Ms. Nguyen stated there was a color board.

Committee Member Wheeler stated the other photo was a better presentation and there was not so much added.

Ms. Naes presented another building photo at another site.

Committee Member McCormack stated that location had stone that was left in its natural state. He was only a fan of painting brick if it was an Eichler home; if that was the only brick in the center it might be acceptable. King's Fish House had brick and there were other brick elements in the center and they were losing an integral thread of that center.

Committee Member Fox stated she had not seen brick throughout that center.

Ms. Nguyen stated there were some smaller brick areas in the center.

Committee Member Wheeler stated there were stone elements.

Committee Member McCormack stated maybe his initial thought was for the natural elements that existed.

Ms. Nguyen stated there were other elements but they were all natural in color.

Committee Member McCormack stated he would not want to lose that natural element, that natural feel. The other locations that were presented had a warmer feel to them. What existed at that location with the natural brick was better and the painted brick was more for a Winchell's or Denny's; not that those were bad, but he had seen some Chili's Restaurants that were warm and inviting. It was a good thing to save.

Committee Member Imboden stated on a lot of levels he agreed with the comments made and he understood the need to re-brand, but to some degree the Center had a brand and the City had a brand with feel and color. The elevations had a lack of approach to the existing materials and took a quality material and cheapened that. The other photos that were presented he was more in favor of.

Chair Woollett stated there were other ways of applying the re-branding.

Committee Member Fox stated she had thought the painted brick was more of a re-branding, but after reviewing the other photos that was not the case. The colors presented were great; she liked the freshening up and the boldness with a small use of the green, that was really great. The application of the colors in one of the other photos had much more clarity.

Chair Woollett stated the brick that was out there now was not actual brick, or maybe a thin brick on stucco and simulated a used brick and quite artificial as far as he as concerned.

Ms. Nguyen stated on the King's Fish House there was brick that was actually broken and the color that was on that brick was actually stained and not the natural brick color. A color had been added to cover that brick.

The Committee Members reviewed the proposed drawings and the photos of other locations.

Chair Woollett stated when the brick was painted the joints were painted too and much was lost. They had run into that on an old building in Old Towne; it was glazed brick and they ended up re-glazing the brick with an epoxy. What had been on there had been glazed brick and they used an epoxy coating instead. The comment about painting the brick and having the building lose

some of its intrinsic qualities made him think about the building near City Hall on Chapman and Shaffer. The brick on that building had been painted over and it was a big mistake, as the building had gone from a 1960's style to a renovation that failed. The Chili's was on a very prominent corner of the City and they had to be careful that it would not slide downhill. The idea of painting that stripe was part of that too. The building that was there was a big mistake and not designed very well; there was now an opportunity for improvements.

Committee Member McCormack stated the material that was there now had a texture to it, and to just flat paint it gave it a tilt-up appearance without the texture. The contrast gave it interest and he would not want to see the brick painted.

Committee Member Wheeler stated he would suggest that that applicant restudy the use of the paint, brick, and the painted band.

Committee Member Fox stated she would suggest that they follow one of the other locations as presented in the photos, with the colors as depicted in the photos presented.

Committee Member Imboden stated at the end of the day what he felt was that the scheme that was presented had not worked to improve the existing architecture, but chose to ignore it and it also did that to the other buildings in the center. There was a collection of buildings there and the proposal before them bore no relationship to the other buildings.

Committee Member Wheeler stated as the buildings had been initially built as more separate buildings that were put together, although fiction, it was what the original architect attempted to do. He would want that detail not to be ignored.

Committee Member Imboden stated as it appeared they were moving to a continuance. With the lighting product he would want to see the detail of how it was attached and he would not want to see it become a garland in a few years down the road. He would want it to be as tight and crisp as when it was installed.

Committee Member Imboden made a motion to continue, DRC No. 4645-12, Chili's Restaurant and Façade Remodel, to allow the applicant to return to the DRC with a revised proposal and incorporate some of the suggestions and directions offered by the DRC.

SECOND: Craig Wheeler

AYES: Carol Fox, Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

Chair Woollett stated they needed to speak about the schedule, as the next DRC meeting was scheduled the day before the Thanksgiving holiday. He asked who would be available if they had a meeting on that date, November 21, 2012? There were currently no items on that agenda.

Committee Member Fox stated she had out-of-town guests coming in that evening.

Committee Member Imboden stated he would prefer not to meet, however, he could make it if needed.

Ms. Pehoushek stated she would advise them if there would be a meeting on that date and it depended on the items that would be brought to them. It appeared that they would have a quorum.

Committee Member Imboden stated he was fine being notified by email.

Ms. Pehoushek stated there were two meetings scheduled for December.

ADJOURNMENT:

Committee Member Fox made a motion to adjourn to the next regular scheduled Design Review Committee meeting on Wednesday, November 21, 2012.

SECOND: Craig Wheeler

AYES: Carol Fox, Robert Imboden, Tim McCormack, Craig Wheeler, Joe Woollett

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED.

Meeting adjourned at 6:58 p.m.