

CITY OF LITCHFIELD PARK

DESIGN REVIEW BOARD

Regular Meeting
Thursday, January 7, 2021
7:00 p.m.
On Line Meeting

IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL FURTHER NOTICE.

NOTICE IS HEREBY GIVEN PURSUANT TO A.R.S. §38-431.02 THAT MEMBERS OF THE DESIGN REVIEW BOARD WILL ATTEND BY AUDIO/VIDEO CONFERENCE CALL.

I. Call to Order

Zoom Conference

- a. Computer: <https://us02web.zoom.us/j/84785446086> Meeting ID: 84785446086
- b. Telephone: 1 669 900 6833, 1 253 215 8782 or 1 346 248 7799 Meeting ID: 84785446086
- c. YouTube Stream: <https://youtu.be/sk-M3ezM3tk>

II. Business

A. Design Plans for an Addition/Exterior Remodel Proposed for 950 E. Liebre Circle **Information Action**

Discussion and possible action on the design plans for an addition/exterior remodel proposed for 950 E. Liebre Circle.

B. Design Plans for a New Home Proposed for 14535 W. Hidden Terrace Loop **Information Action**

Discussion and possible action on the design plans for a new home proposed for 14535 W. Hidden Terrace Loop.

C. Minutes **Information Action**

Possible approval of the minutes of the November 5 and October 3, 2020 Meetings.

III. Staff Report on Current Events **Information**

IV. Boardmembers Reports on Current Events **Information**

This is the time Boardmembers may present a brief summary on current events. The Commission may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R. S. § 38-431.02.

V. Adjournment **Action**

Susan Charnetsky, Chairman

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
November 5, 2020**

I. Call to Order

The meeting was held online via Zoom and called to order by Chair Charnetsky at 7:07 p.m.

Present: Chair Charnetsky; Vice Chair Ledyard; and Boardmembers Dudley, O'Connor, and Clair.

Absent: None.

Staff Present: Jason Sanks, Planning Consultant; Pam Maslowski, Director of Planning Services; Rosa Juarez, Accounting Specialist; and Stephanie Irwin, Accounting Specialist.

II. Business

A. Design Plans for an Addition/Exterior Remodel Proposed for 1114 N. Oro Vista

Mr. Sanks stated that this applicant is seeking approval for additions to an existing home to add a new bedroom, office, laundry and closet to the rear of an existing residence. He displayed copies of the site plan and elevations for the project, noting that the additions are proposed for the rear of the residence and will not be facing the street. The elevations indicate that the roofline, window fenestrations and scale will be maintained. There is a note on the elevation that the stucco finish and exterior paint colors on the additions will match the existing residence. Staff finds that the additions will add value to the residence and the overall neighborhood, and approval is recommended with the condition that the colors, building materials and finishes shall match the existing residence.

Elisa Bayha, of Run Run Design and representing the applicant, stated that these are standard additions to the residence, and she had nothing further to add.

Boardmember O'Connor **moved** to approve the application based on Staff's recommendation and with the condition that the colors, building materials, and finishes match the existing residence; Boardmember Dudley **seconded; unanimous approval.**

B. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 310 N. Cloverfield Circle

Mr. Sanks stated that this is a request for approval of solar electric panels on the flat roof of an existing residence. He then read the Zoning Code requirements for the placement of solar panels on a flat roof. He noted that it appears on the exhibits provided by the applicant that there is a parapet roof on all four sides of the roof. However, the parapet wall is the shortest on the front of the home. The applicant did provide an illustration and photo noting that the panels at the highest point will be about 1'2" off the top of the roof, but the parapet wall at the front is only about 7" tall. The concern is that the panel array closest to the front of the home will be about 6" to 7" higher than the parapet wall. Staff would suggest that the pitch be reduced to lower the height of the panels for the array closest to the front so it will not be as visible. In the past, the Board has allowed an inch or two to pop up above the parapet because that is not quite as visible from the street.

It was noted that the applicant was not present.

Chairm Charnetsky noted that she had a questions for the applicant such as which direction the panels would be tilted. She believes this should be continued so the applicant can be present to provide more information.

Boardmember Dudley **moved** to continue this item; Boardmember Clair **seconded**; **unanimous approval.**

C. Site, Landscaping, Lighting, and Architectural Plans Proposed for 15.5 Acres of the Orchard at Rancho La Loma – Residential Senior Living Development, Generally Located at the Northwest Corner of Camelback and Litchfield Road

Mr. Sanks stated that Council recently adopted the rezoning ordinance for the Planned Area Development Rezoning case which allows the applicants to move forward with their Design Review Board application which includes the site plan, landscape plan, grading and drainage plans, and building elevations for 15.5 acres of the overall project. The 15.5 acres is included within the 82 acre conceptual development plan that was approved by Council. This 15.5 acre plan presented tonight will also move forward to Council for possible approval as a final development plan. It was Council's choice to add this additional layer of scrutiny on the project to ensure compliance with the rezoning ordinance and the development agreement. He displayed an exhibit providing a "bird's eye" view of the project and explained what is being proposed. The applicant is proposing three housing types – casitas, terraces, and villas. The casitas will be lower density single level duplex units with about 2,500 to 2,700 square feet for each unit. The Terrace units will located in two story buildings that will include five units with garages on the lower level. The Villas are proposed to be more of a stacked living type dwelling with 16 units per building. It is anticipated that there will be 60 to 76 units at buildout. One parking space per each unit will be provided for all units, which exceeds the City's requirement of .7 spaces per unit. The requirement is less due to this being an age restricted community. Sun Health has proposed phasing within the project where they will start with building some of the buildings first as they build out this 15.5 acres. Then, their sales success with each of the different types of units could drive the reallocation of lower or higher density units with one another. However, the footprints of those units have been designed so that they can be inter changeable. So, it will not be 100% known what will go on each parcel. It is somewhat like a standard plan. Sun Health is asking for approval of the architecture, site plan, and landscaping in concept, with the understanding that they are asking for some flexibility for those building units. Mr. Sanks displayed and reviewed the site and landscape plans. He stated that his understanding is that Sun Health would like to build one of the 16-unit buildings now and build the second building in a later phase. One of Sun Health's overriding design idea is to cluster their buildings around a significant amount of open space. They are required by their zoning ordinance to provide a minimum of 15% open space, and they have provided about 60% open space with this particular phase of their project. There is some surface parking, but not a lot because garages will be provided. There will be a series of sidewalks and pathways that will connect to the park space and between buildings. Mr. Sanks reviewed the building elevations. He noted that the casitas will offer a couple of different elevation styles, with one being a more contemporary style. The Terrace units will be located in a stacked two-story building. There will be five units per building with garages located on the first floor. The Villas units will be located in a three-story building. The Villas style is more of a condominium stacked living style with the garages on the first level and a series of units and balconies on the second and third levels. Sun Health has noted they plan to build one of these buildings at first, with the second built later.

Mr. Sanks reviewed the list of conditions included in his Staff Report and what has taken place since the report was written.

- The City Engineer has reviewed this application and there are several items that are being actively followed up on by Sun Health. Their engineer has provided information as late as

today. The final development plan will require a traffic impact study which will be processed by the City Engineer prior to this going to Council for approval of the final development plan. That study will drive the required roadway improvements.

- The City is expecting to receive approval from the City of Goodyear Fire Department. Access to the development is like one big loop. It does not punch through to an access on Litchfield Road. That will be a future phase of development. For now, all of the access will be through Denny Boulevard to Camelback Road.
- It has been confirmed that the number of units being proposed for this portion of the conceptual development plan is at, or less, than what is allowed with the Planned Development rezoning ordinance.
- It has been confirmed that they have met the 15% open space requirement.
- The request for flexibility by using interchangeable housing pods was addressed earlier.
- Council made it clear when they were approving the rezoning application that they wanted to make sure this project and the rest of the campus buildout would include a pathway network. A pathway is defined as being a 10' wide sidewalk in the Code. The intention of having a sidewalk that wide is to have it in specific locations so that residents that choose to own and maneuver about on golf carts can do so. The cart paths are intended to connect people and places, like parkways with other units. They should also meander through the parks in the project. The pathways should not be relegated to just the streets in the project. He would like Sun Health to address this. If the application is approved, the Board could place a condition on the approval that prior to approval of their building and civil plans, their cart path plans must be approved by the City Engineer.

Staff finds this next phase of development is consistent with their campus vision of a continuum of care oasis-like environment in Litchfield Park. The landscaping is consistent with the existing campus and their more recent approval of a Community Center. The architecture intent here is to take the existing medical plaza and bridge it with more contemporary architectural trends. They are trying to bring the architecture forward. Approval of The Orchards at Rancho La Loma application is recommended, subject to exhibits included in the application and the following conditions:

- Prior to City approval of the civil and building improvement plans for the project, the applicant shall provide the following:
 - a. Traffic Impact Study to be reviewed and approved by the City Engineer.
 - b. Approval from Goodyear Fire on access to all portions of the 15.5 acres included in this phase of development.
 - c. Pathway exhibit indicating location of 10' paths to connect people and places on golf carts per the PAD approved exhibits.
 - d. Verification that all development standards of their approved PAD Development Plan have been met.
 - e. Identification on the site plan of what housing pods are interchangeable with a different housing type than currently shown.

Chair Charnetsky noted that landscape drawings are small and she did not see any lighting plans.

Paul Vanderveen, representing Sun Health, stated that several items that were on the list of conditions were submitted today. A traffic impact study was submitted. They submitted a start of a pathing plan and they will do what was required in their ordinance. They definitely will want pathing throughout the 300 acres they will be developing. As for locating golf cart pathways internal to their senior living, they do have some concerns regarding the safety of the residents with regard to golf carts. They have planned for golf carts, and the Villa buildings will have a car space

and a golf cart space. They did submit the golf cart pathway plan today. Several of the other points have also been addressed. As for the landscaping, the current landscaping at La Loma is over 15 years old. They just put out an RFP to enhance the current landscaping, and they plan on putting in a more elaborate and robust type of landscaping that can be enjoyed by the residents. They call this part of the project a pocket neighborhood. There is green space on the inside and the parking for the units is on the outside, so the front porches face the green space. On the two story buildings, there will be two units on the main level and three on the second floor. The five garages will be on the first level in the back. For lighting, they will have bollards around the pathways and streetlights. They did receive a comment today from the City Engineer to add an additional streetlight, and they will be accommodating that request.

Chair Charnetsky inquired which units were interchangeable on the site plan. Mr. Vanderveen responded that the two larger buildings that will house the Villas units are stationary. They will not be moved. The other units indicated in light and dark blue on the site plan can be intermixed because the footprints are the same. However, the final plan they submitted to the City is what they think the maximum number of units will be, which is a total of 76 units. Depending on sales, they may move those around, but this is what they believe they will do. They are some things they have to be sensitive to such as view corridors, having like buildings next to each other, etc. It could be less than 76 units if they end up selling more casitas than terrace units.

Mr. Vanderveen reviewed and discussed the building elevations. The Villa units will be in the three story buildings. They are calling this product a hybrid unit. Each unit will have a balcony system and popouts to get light in the unit and provide some outdoor space. It is a big building, but will feel like a smaller building because of the way it is broken up. They incorporated as much rock and texture as they could on these buildings. The duplex casita buildings will have the garages in the back. They wanted to have a modern elevation to pay homage to Litchfield Park's mid-century architecture. They did this with the Community Center they will be building. There will also be an elevation with more traditional architecture. Both the modern and traditional buildings will have the same footprint. The casitas will be the largest casitas they have ever offered in a community. The two story Terrace product will offer two units on the main floor. There will be one unit that goes across the top. On the bottom of that, there will be the five single garages and there will be a hallway that will lead to the three units on the second floor. There will be an elevator in the building.

Chair Charnetsky commented that she believes the plans look good. Mr. Vanderveen stated that they will be upgrading the lighting throughout the whole community. It will carry a traditional feel, not too different from what they currently have. They want to tie in some of the historic elements and still represent current trends. The light shown in the plan is a minimal standard. The uplights shown are for the units. There will also be some building lights that will light down for pathways and for lighting around the buildings.

Chair Charnetsky asked for confirmation that what the Board is being asked to approve is the site layout, landscaping, lighting and architectural design. Mr. Sanks noted that there are grading and drainage plans that were included. Chair Charnetsky noted that this is too large a project for the Board to review the grading and drainage. Mr. Sanks noted that it is under review now, and it could be part of the final development plan to be reviewed by the City Engineer.

Mr. Sanks asked Mr. Vanderveen to elaborate where the larger pathways would be located. Mr. Vanderveen replied that they have offered to widen the promenade walk along the road and they might look at the driveway road at the back to have a complete circle. At the minimum, they believe the promenade walk could be the 10' pathway which can lead out of the community to a larger pathway. The speed limits in their communities is 12.5 MPH. Mr. Sanks stated that he understands

the neighborhood is not that large; however, there should be ways to cross the community without going all the way around. Maybe some pinch points can be added. Mr. Vanderveen noted that he is open to expanding what has been proposed. Mr. Sanks suggested that he would like to amend one of the conditions he suggested to requiring that a pathway exhibit indicating location of 10' paths to connect people and places on golf carts per the PAD approved exhibits subject to approval by the City Engineer. Mr. Vanderveen asked that the condition reference the Zoning Code Section 31.20. Mr. Sanks was agreeable to that. Mr. Vanderveen stated that he has full confidence that they will be able to come to a solution on this. Chair Charnetsky commented that it is good to have the cart paths, but it is also important to keep the walkers safe too. Mr. Vanderveen noted that is a concern to Sun Health too, but he believes they can come to a consensus on this.

Boardmember Clair **moved** to approve the site plan, landscaping, lighting, and architectural elevations based on Staff's recommendation and with the conditions listed by Staff; Vice Chair Ledyard **seconded; unanimous approval.**

D. Minutes

Boardmember Dudley **moved** to approve the minutes of the August 6, 2020 meeting; Boardmember O'Connor **seconded; unanimous approval.**

III. Staff Report on Current Events

Mr. Sanks reported on the progress of the Camelback and Dysart Roads Center and the Monument Point Center.

IV. Boardmembers' Report on Current Events

Staff and Boardmembers welcomed new Boardmember Ron Clair to the Design Review Board.

V. Adjournment

Boardmember Clair **moved** to adjourn the meeting; Boardmember O'Connor **seconded; unanimous approval.** The meeting was adjourned at 8:00 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chair

/pjm

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
December 3, 2020**

I. Call to Order

The meeting was held online via Zoom and called to order by Chair Charnetsky at 7:07 p.m.

Present: Chair Charnetsky; Vice Chair Ledyard; and Boardmembers Dudley and O'Connor.

Absent: Boardmember Clair.

Staff Present: Jason Sanks, Planning Consultant; Pam Maslowski, Director of Planning Services; Woody Scoutten, City Engineer; and Stephanie Irwin, Accounting Specialist.

II. Business

A. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 680 E. Fairway Drive

Mr. Sanks stated that this is an application for the installation of solar panels on a pitched roof. He then read the Zoning Code requirements for the placement of solar panels on pitched roofs. He noted that, according to their exhibits, there seems to be no issue meeting most of the requirements. It appears that the panels will be placed flat to the roof and will have a proportional margin of space between the panels and the roof edges. The details also note that the panels will be no more than 8" above the surface of the pitched roof. However, the condition requiring a quadrangular shape for the panel arrays has not been met. The Code does allow the Board the authority to approve some minor deviations from the requirements. There will be an open space in the panel array on the front roof and two of the panels will be positioned horizontally while the others are positioned vertically. The panels on the rear roof appear to have been positioned around a couple of roof vents. Staff recommends approval, subject to some clarification by the applicant and discussion by the Board regarding whether there are any concerns about the missing panels.

Justin Preston, of Harmon Electric and representing the applicant, stated that the reason the two panels are positioned horizontally is because of the fire setback requirements, and there is no other place to put them.

Chair Charnetsky stated that the Board normally likes the panels in the arrays to be arranged in the same alignment without missing spaces. Mr. Sanks noted the issues with the front array will be very noticeable from the street. Mr. Preston noted that they had to locate them that way because of the way the contract was written. If they move them somewhere else, the resident will lose production. Boardmember Dudley inquired if they could put a panel in the blocked out area on the southwest side and remove one from the back side. Mr. Preston stated there is a vent located there. Chair Charnetsky noted that, in the past, there have been discussions regarding removing vents to make the arrays a more regular shape. Boardmember O'Connor asked for confirmation that the panels could go on the north side, but they would be less productive. Mr. Preston stated that was correct. They would not match the sales contract. Chair Charnetsky explained that the Board is concerned with meeting the City standards, not the sales contract. It was noticed that it would be best to fill in the missing space on the front and relocate the horizontal panels to the back. It was also suggested that additional panels could be added to the back to make up for the lost production.

The Board asked if it was possible to relocate the vent in the front and fill in the space with a panel and relocate the two horizontal panels to the rear roof. Mr. Preston asked for some time to contact his lead designer to join the discussion.

It was decided to move on to the next item while waiting for the lead designer. John Angelone, with Harmon Electric, joined the meeting after Item B was concluded.

Different options to improve the look of the front array were discussed. Mr. Angelone noted that moving the vent, moving the landscaped panels to the rear, and adding more panels would be costly for the homeowner. He asked if moving or cutting the vent so they could place a panel over it becomes a possibility, would that suffice, and could Staff then approve the revised plan. Boardmember Dudley asked if the lower vertical row of panels could be moved over to the left up to the vent, the panel above the vent space be relocated and reoriented to be in line with the landscaped panels, and then the top row of vertical panels slid over to the left to line up with the bottom vertical panels that butt up to the vent. That would result in the two rows with the vertical panels being exactly the same. Mr. Angelone noted he could do that. He will center the horizontal panels and they will block the view of the gap. Chair Charnetsky noted that she believes Staff could approve the revision if that was done.

Vice Chair Ledyard **moved** that, if the adjustments suggested by Boardmember Dudley and agreed to by the applicant tonight can be achieved then Staff can approve the application; if not the item is continued and can be brought back before the Board; Boardmember O'Connor **seconded**; **unanimous approval**.

B. Design Plans for an Addition/Exterior Remodel Proposed for 565 E. Campina Drive

Mr. Sanks stated that, earlier in the day, Staff discussed whether to keep this on the agenda. The issue is that the proposed casita far exceeds the allowable square footage for a detached casita. The applicant then asked if the plans could be approved without the casita. What is left is a small 200 square foot addition on the front of the home that appears to be painted or stuccoed. He would like the applicant to explain the scope of the project. Removing the casita would leave two small additions.

Mike Fernandez, of 360 Construction and representing the applicant, stated that most of the remodel items are cosmetic and tucked back in a courtyard so they will not be visible. The siding material will be an ash finished wood. They did submit a sample sheet showing the finish. They will also be adding some cement view blocking and they will grow a vine through it. It will block off an outdoor extension to the master bathroom. They will be doing some changes to the courtyard, adding the view block with a combination of some exposed cement block. In response to a question, Mr. Fernandez confirmed that the roof element exists, and the request is to replace the current finish with aspen or cedar finish and adding some view block and growing some vines in it. The sides of the solar panels on this house are exposed so they will be adding a small wing wall of the exposed block at the end of the garage and running a parapet on that to shield the solar panels. They will also do some metal features on the windows on the front of the garage and a smooth stucco finish on the whole house. The current finish on the home is a Spanish lace type of stucco.

Mr. Sanks displayed the proposed new exterior colors. Mr. Fernandez noted that the new color will be much lighter than the existing color.

Boardmember O'Connor inquired if the detached garage would match and have the new garage doors. Mr. Fernandez responded that they are not sure if they will change out the garage doors right away, but they will be having all the matching finishes and windows to match the house. The worst

case scenario would be that they will paint the garage doors to match the trim color. That would be temporary until they can afford the new doors. In response to a question, Mr. Fernandez replied that he will not be involved in any landscaping except to remove the tree that would block the new siding. Chair Charnetsky asked about the City's landscaping requirements. Ms. Maslowski noted that the landscaping requirements do not require much of existing homes. Chair Charnetsky suggested the applicants consult a landscape specialist when construction is completed.

Boardmember Dudley **moved** to approve the application as submitted, excluding the casita, subject to the Staff Report; Vice Chair Ledyard **seconded; unanimous approval.**

C. Final Design Plans Proposed for the Litchfield Heritage Project Proposed for the La Loma Homestead Property Located at 5402 N. Litchfield Road

Mr. Sanks stated that the Litchfield Park Historical Society is seeking approval for exterior building elevations and site renovations for the La Loma Estate as the new home of its historical center. The project's design team submitted a robust package of improvement plans for the center that include exterior building elevations, floor plans, structural details, grading/paving plans, and landscaping for the site. The project's purpose in renovating the estate property is to serve as a new historical center for the City of Litchfield Park. The project celebrates the family and entity that originally founded the City and built this estate. It is giving it a new purpose and life, and creating a new destination with purpose for the Center. The sprawling complex will include an entry foyer, assembly spaces, office spaces, and galleries. Based on the exhibits provided, it appears that the building exterior finishes will preserve its original form with colors, materials, and finishes that match its historical origins. Onsite grading and paving improvements will provide for necessary runoff and retention needs. Paving improvements will ensure visitors can access the center and park. Circulation will be improved for visitors and emergency vehicle access to the center. Landscaping improvements will be provided to restore the hilltop and beautify the property. The landscape plans identify four zones in which different plant palettes are provided. These include an entry, tractor museum garden, hillside, and cactus zones. Decorative hardscape patios and outdoor furnishings will provide an attractive environment for outdoor events. Staff finds that the development plans will provide a dramatic improvement and restoration of both the estate home and the grounds around it. It will become a destination, a gem, in the West Valley. Staff recommends approval of the application subject to the exhibits provided.

Vince Rieselmann stated that he is a Project Designer for Orcutt Winslow, who was hired to work on this project. He introduced Leilani Carr, also of Orcutt Winslow. They provided an overview of the project.

- One of their objectives is to bring the home up to current code so it can be occupied as a commercial building. It will include fire suppression and ADA accessibility.
- The site has entailed significant amounts of documentation of the existing conditions, materials, lighting, and intent of the original design and how it can be transformed into a museum, gallery spaces, and public gathering spaces. To make those uses more accessible, it was decided to add a tower that encapsulates the elevator which will make the building completely accessible. The tower will be visible from Litchfield Road.
- Traffic will be brought in through Litchfield Road through the turnaround circle. That was already established as part of a master plan that was begun by the City. They will add some parking that will tie into the existing loop road. That will require a significant amount of grading to make that it will work as a fire lane and to also control runoff which has eroded the site throughout the years.
- A new deceleration lane on Litchfield Road will be added, as well as a gate that will be inset so a fire truck coming in can make a clean turn before being stopped at the gate.

- They have added a community room on the west side where the garages were. That will be extended out as if it was intended to be a garage from the beginning, however, much larger.
- They believe they have found a manufacturer for the roof tiles, and will try to match the tiles as much as possible. The finishes, textures, and colors on the exterior will match the existing. They were informed about a week ago that the City found the original light fixtures. They will incorporate those back into the building design as well as add some new fixtures that will work with the design.
- As part of a master plan, the landscape architect identified zones as areas that need to be protected and/or paid attention to over a long term process. An area has been identified for Litchfield Park's area of care.
- The landscape plan is very lush and is part of an overall master plan. They are working on pricing right now to determine how it will fit in the budget.
- At a previous meeting, the Board had requested that access be added to the south terrace from the front of the house. A walking path has been added.
- The south terrace will be leveled so there can be more assembling for weddings, etc., as well as for placing tables and chairs.
- The existing garage at the bottom of the ravine will have to be demolished. The ravine is eroding a lot of dirt away from the retention area on the north side of the house. The area will become a retention area and, in order, to get the grades right, the garage has to be demolished.

In response to questions from Boardmembers, Mr. Rieselman and Ms. Carr provided the following:

- The landscaping will be done as it fits into the budget. Clarification still needs to be made regarding responsibility. A broad approach has been taken to determine costs and to develop the site so that it is fully developed.
- There are areas on the property that are not part of this scope. The areas that are part of this scope include the entry, parking, turnaround loop and the museum.
- They have not engaged the thought that the parking element would be larger than what has been proposed for daily use. The parking would have to be expanded if more functions start to happen on the site. The area to the north is flat and can be prepared for parking if needed. Right now, the assembly space seats about 80 people.
- They have engaged the Goodyear Fire Plans Examiner. They will be submitting their package to him and he will review the access. The plans have not yet been approved. Mr. Sanks noted that, prior to permitting, the City Engineer and the Goodyear Fire Plans Examiner will probably be coordinating.
- Information regarding the outdoor patio spaces was provided. The hilltop will have the same feeling as before, but it will be flatter closer to the house so there can be more gatherings on the flat surfaces.
- They have a vision that the gathering area will be lit with string lights and bollards, while the rest of the property will have pathway lighting. The pathway leading to the parking area will have bollard lighting and the road will have 10' high lit posts. There is some opportunity to uplight the house, but they have not got into that yet. The elevator tower will be enclosed with glass and be lit from the inside. Also, the sign on the front wall will be lit and the front canopy will be lit. There will be lighting on the building itself. They want the property to be lit, but be more like the Botanical Garden than a supermarket.

Chair Charnetsky noted that the Board is reviewing the architecture, design style, lighting and landscaping for possible approval. Mr. Sanks noted that the grading and drainage can be reviewed by the City Engineer. Mr. Rieselman noted that they have been discussing the grading and drainage with City Staff.

Vice Chair Ledyard **moved** to approve the application as presented tonight, incorporating comments by Staff; Boardmember Dudley **seconded**; **unanimous approval**.

D. Design Plans for an Addition/Exterior Remodel Proposed for 675 Bird Lane

Chair Charnetsky recused herself from this item.

Mr. Sanks stated that the applicant is requesting design approval for a new detached casita with a golf cart garage. The application notes that the casita will have a Dutch gable roof, low pitched roof line, ceramic tile, painted slump block with shutters, and brick sill details. The size of the casita/garage will be just under 500 square feet. It will include a mini intended to be for a golf cart with coach lights and a small window in the front. There will be a larger window in the back to take advantage of the golf course view. The garage will take access to the existing driveway. Staff recommends approval based on the exhibits provided by the applicant.

In response to a question, Mr. Sanks noted that the casita placement meets the required 7' side yard setback and the plans are not showing any type of stove or wiring for a stove.

Janine Yates, the applicant, noted that she has nothing to add except that they are not planning in having a stove.

Boardmember O'Connor **moved** to approve the application based on Staff's recommendation; Boardmember Dudley **seconded**. The motion was **approved 3-0-1**, with Chair Charnetsky recused.

E. Minutes

Boardmember Dudley **moved** to approve the minutes of the September 3 and October 1, 2020 meetings; Vice Chair Ledyard **seconded**; **unanimous approval**.

III. Staff Report on Current Events

Mr. Sanks reported that things have been quiet since the Sun Health project. The representatives for the coming Denny's Restaurant is contemplating making some changes to their plans.

IV. Boardmembers' Report on Current Events

There were no reports.

V. Adjournment

Chair Charnetsky **moved** to adjourn the meeting; Vice Chair Ledyard **seconded**; **unanimous approval**. The meeting was adjourned at 8:24 p.m.

APPROVED:
DESIGN REVIEW BOARD

Susan Charnetsky, Chair

/pjm