

VII. PUBLIC HEARING ITEMS**ITEM NO. 2 UPTOWN NEWPORT MSDR (PA2013-129)**
Site Location: 4311-4321 Jamboree Road

Commissioner Lawler reported a business interest with a property located near the subject property and requested being excused and the request was granted. He departed the chambers at this time.

Associate Planner Rosalinh Ung presented background of the item noting that the Commission continued the matter from its last meeting and directed the applicant to make changes to the architectural elements of the project including enhancing the main entry at Jamboree Road and Fairchild to be more iconic, redesign Building 2 so it has less of an "institutional" architectural theme by using more high-quality finish material and require the applicant to use enhanced material/finish (i.e., stone, tile, limestone plaster, and fiber cement panel), and remove smooth plaster as a part of enhanced materials/finish list and replace it with "or similar enhanced quality materials approved by the Community Development Director" as noted in the architectural drawings. She reported that the changes were made and the revised plans were provided to the Commission and made available to the general public. She stated that the staff report includes a link to the applicable zoning documents and design guidelines. She deferred to the applicant for a brief presentation of the changes made.

Chair Hillgren opened the Public Hearing.

Bill Shopoff, The Shopoff Group, introduced members of his team and thanked staff and the Planning Commission for their efforts in bringing the project forward, noting that it has been an extremely collaborative effort. He reported that the suggestions of the Commission have been incorporated into the revised plans and listed the next steps for the project, pending approval by the Commission.

Ken Nilmeier, MVE Architects, provided a PowerPoint presentation and highlighted the changes made to the plans. He addressed proposed modifications to Building 1 and the use of enhanced materials, elevations, proposed enhancements to the main entry, focal points, the tower element, modifications to building massing, and addition of vertical enhanced materials. He then addressed the proposed modifications to Building 2, efforts at avoiding an "institutional" look, changes in the color palette and use of enhanced materials.

Vice Chair Tucker addressed the tower element at Jamboree and Fairchild noting that he preferred the original tower element with enhanced materials and wondered if changes can be made to revert back to the original tower element.

Mr. Nilmeier reported that would be possible per the Commission's direction to include the previous concept for the tower, using enhanced materials.

Vice Chair Tucker confirmed that the list of enhanced materials would apply to wherever the reference to enhanced materials appears on the plans. He commented on the modifications to Building 2 and Building 1, except for the tower element, wherein he would prefer the original concept using enhanced materials.

Mr. Shopoff indicated he preferred the original tower element concept, but would accept the second concept as well.

Chair Hillgren invited members of the public interested in addressing the Commission on this matter, to do so at this time.

Jim Mosher thanked staff for making the planning documents available to the public. He addressed the circulation pattern and stressed that it appears that in ratifying the site review, the Commission will be ratifying a new subdivision of the lots within the parcel, per the Zoning Administrator's decision. He referenced the northern entrance to Jamboree noting that it could be in different hands than the rest of the Phase 1 development. He hoped that the Commission would offer clarification on the impacts of that decision.

Chair Hillgren noted that master control is required for the entrances and that there is a contingency that one phase support the other.

There being no others wishing to address the Commission, Chair Hillgren closed the Public Hearing.

Vice Chair Tucker noted that Secretary Kramer had suggested modifications to the tower element and wondered regarding his thoughts on the revised concept.

Secretary Kramer reported that he is satisfied with the new design created by the applicant for the tower element and that it serves to enhance the project.

Vice Chair Tucker noted his support of the motion and clarified it would include the list of enhanced materials wherever reference to it is made.

Chair Hillgren stated he concurs with Vice Chair Tucker, but felt that the ultimate developer should be allowed flexibility.

Motion made by Secretary Kramer and seconded by Commissioner Ameri to adopt a resolution, finding that all environmental effects of the Uptown Newport Planned Community have been previously addressed by the certification of Environmental Impact Report No. ER2012-001 (SCH No. 2010051094) and approving Master Site Development Review No. SD2013-002 with the changes submitted by the applicant.

Amended Motion made by Secretary Kramer and seconded by Commissioner Ameri and carried (6 – 1), to adopt a resolution, finding that all environmental effects of the Uptown Newport Planned Community have been previously addressed by the certification of Environmental Impact Report No. ER2012-001 (SCH No. 2010051094) and approving Master Site Development Review No. SD2013-002 with the changes submitted by the applicant and allowing the developer flexibility related to the choice of design concepts as originally proposed including the alternative design for the tower element.

AYES: Ameri, Brown, Hillgren, Kramer, Myers, and Tucker
 NOES: None
 RECUSED: Lawler

Commissioner Lawler returned to the Chambers and took his place on the dais.

ITEM NO. 3 LIDO VILLAS (PA2012-146)
Site Location: 3303 and 3355 Via Lido

Assistant Planner Makana Nova presented details of the report noting that questions from the Commission during a previous meeting have been addressed in the report. She stated that at this time, the applicant will provide a presentation on the project.

Chair Hillgren opened the Public Hearing and invited the applicant forward for a presentation.

Steve Mills, DART Development, the applicant, thanked the Commission for considering the project, introduced his partner and deferred to the architect for a presentation.

Robin Donaldson, Shubin and Donaldson Architects, project architect, provided a PowerPoint presentation noting that staff has done a great job addressing the planning issues. He introduced David Larkins, Landscape Architect, who will provide information regarding the landscape plans. He commented on the spirit of the architecture, the inspiration behind the project and using the Lido Village Design Guidelines. He commented on the uniqueness and historical context of the area. He highlighted key points within the Guidelines that helped direct the project including identification of conditions around the site. He addressed location, site boundaries, street-focused edges, opportunities for open space/focal point, open space network and pedestrian connections, the site plan and ADA accessibility.