

CITY OF MERCED
DESIGN REVIEW BOARD/
HISTORIC PRESERVATION COMMISSION

MINUTES

CITY COUNCIL CHAMBERS
678 WEST 18TH STREET
MERCED, CALIFORNIA

WEDNESDAY
May 12, 2010

Vice-Chairperson LEMEN called the meeting of the Design Review Board and Historic Preservation Commission to order at 4:02 p.m.

(B) ROLL CALL

Present: Catherine Kniazewycz
Harlan Dake
Alan Arnold
John Hofmann
Carole Luhring
Jack Lemen (Vice-Chair)
*Walter Lopes (Chairperson)

*Secretary's Note: Chairperson LOPES arrived at 4:15 p.m.

Absent: None

Staff Present: Kim Nutt, Planning Technician/Recording Secretary
Josh Ewen, Redevelopment Technician

(C) ADDITIONS/DELETIONS TO THE AGENDA

None

(D) APPROVAL OF MINUTES

M/S KNIAZEWYCZ/LUHRING, and carried by unanimous voice vote (one absent), to approve the Minutes of April 14, 2010, as submitted.

(E) ORAL COMMUNICATIONS

There were no persons in the audience wishing to speak on any matter which was not listed on the agenda.

(F) DESIGN REVIEW ITEMS

1. DR #10-04 - FINAL REVIEW of the new Downtown Parking Lot Signs and Categorical Exemption #10-18.

Planning Technician NUTT introduced the project and Redevelopment Technician EWEN presented the details of the parking lot signing project, including sign materials, colors, shape, and project funding. For further information, refer to Staff Report DR#10-04.

There were no comments from the public.

Commissioner KNIAZEWCYCH suggested the design of the signs should be in keeping with the font, colors, and design of the established wayfinding signs around Merced and added that if the height is appropriate, the concerns of injury from the inclusion of the "tower theater" cut-out would be alleviated. She also suggested a simpler design for the poles, to give more focus to the sign itself, and to depict a range of heights on the plans, if heights are determined by location. Commissioner LEMEN added that there is no need to deviate from the wayfinding signs' design.

Commissioner ARNOLD stated his concerns about graffiti and weathering on the existing wayfinding signs and suggested a different material on the new signs.

Chairperson LOPES stated that he would like to see the Redevelopment Agency make the suggested changes to the design and bring it back to the Commission for final approval.

M/S KNIAZEWCYCH/LEMEN, and carried by the following vote, to direct Staff to incorporate the Commission's recommendations and return for approval of the final design.

AYES: Commissioners KNIAZEWCYCH, DAKE, ARNOLD, HOFMANN,
LUHRING

LEMEN, and Chairperson LOPES

NOES: None

ABSENT: None

ABSTAIN: None

2. Topics for Discussion

A. Merced Hyundai Building (1610 W. 16th Street)

Commissioner HOFMANN discussed the 2005 approval of the former Merced Hyundai development and problems with access to the now-vacant site. He emphasized that, when reviewing new projects, the Commission needs to consider that the initial tenant may not be there for a long time and that the needs of future tenants must also be considered.

B. Procedures for Adding Items to the Agenda

(Secretary's note: This discussion is intended to set internal procedures for the Commission members to schedule items on the agenda. It is not intended to alter the Public's established application deadline.)

Commissioner KNIAZEWYCZ explained that she wished to discuss the feasibility of the Commissioners receiving a "call for agenda items" reminder from the clerk, in order to remind them of the upcoming agenda item deadline, in case they wished to add an item.

M/S LOPES/LUHRING to adopt a deadline of one week prior to the meeting for agenda items to be submitted by Commissioners.

After further discussion, Chairperson LOPES and Commissioner LUHRING withdrew their motion.

M/S ARNOLD/HOFMANN, to adopt a deadline of two weeks prior to the meeting for agenda items to be submitted by Commissioners.

Commissioner KNIAZEWYCZ expressed the need to be able to accommodate any extraordinary circumstances that come up after the proposed two-week week deadline. Commissioner HOFMANN suggested that there be a provision where the Commissioner with the item approach the Chairperson for a determination to call a meeting. Thereafter, staff would be contacted to place the item on the agenda. As a result of this discussion, Commissioners ARNOLD and HOFMANN withdrew their motion, and Chairperson LOPES revised his original motion.

M/S LOPES/LUHRING, and carried by unanimous voice vote, to adopt a deadline of two weeks prior to the next scheduled meeting for Commissioners to add items to the Agenda, in keeping with the public's established deadline, and if there is an item of extraordinary concern that comes up within the two weeks, the Chairperson shall be contacted to schedule a meeting.

HISTORIC PRESERVATION ITEMS

There were no Historic Preservation items to report on at this time.

INFORMATION ITEMS

1. Upcoming projects/applications (discussion with staff)

Planning Technician NUTT gave a brief overview of pending applications, indicating that no new applications have been received for the June 16, 2010, meeting, but advised that, by then, the Redevelopment Agency may be ready with revisions to the parking lot sign project.

There were no other items to report on at this time.

ADJOURNMENT

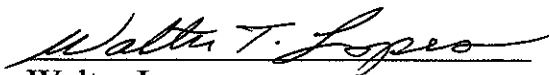
There being no further business, the meeting was adjourned at 4:57 p.m.

Prepared by:

Approved by:



Kimberly Nutt
Recording Secretary



Walter Lopes
Chairperson