



MEETING MINUTES LOWRY DESIGN REVIEW COMMITTEE

Zoom Meeting

**Thursday, June 3rd, 2021
8:30 a.m.**

- **Call to Order** **8:30 am**
The meeting was called to order at 8:32 am. Jessie Johnson, Kevin Yoshida, Bill Wenk, Steve Lane, Carla McConnell, Robin Ault, and Jamie Fogle were in attendance.

- **Approval of Meeting Minutes from May 6th, 2021** **8:30 am - 8:35 am**
The meeting minutes from May 6th, 2021 were reviewed and a request to specifying the LDRC's requirements for which nearby properties must receive a variance notification was made. The information was added and the minutes were unanimously approved as amended.

- **8890 E Lowry Blvd – Assisted & Independent Living** **8:35 am – 10:00 am**
 - Variance Requests
 - Parking
 - Height

The variance notifications were sent to Big Bear Ice Arena, Innovage, and the eight homes along Yosemite south of Innovage. No feedback was received by the applicant nor by Mary Carr. No one attended the meeting to provide public comment on the variance requests.

The committee first discussed the variance request for parking. In lieu of established Design Guidelines on parking for this type of facility, the applicant has requested that for the proposed project at 8890 E Lowry Blvd, the LDRC establish a minimum parking ratio of 1.5 spaces/unit for the Active Adult Rental, and a minimum parking ratio of 0.8 spaces/unit for the Assisted Living and Memory Care facility.

Bill Wenk moved to accept the parking ratios as proposed by the applicant, as the proposed variance, although not meeting the Design Guideline's requirements, can be proven to directly and substantially advance the stated intent of the guidelines. Steve Lane seconded the motion. The LDRC voted unanimously to approve for the proposed project at 8890 E Lowry Blvd, the LDRC establish a minimum parking ratio of 1.5 spaces/unit for the Active Adult Rental, and a minimum parking ratio of 0.8 spaces/unit for the Assisted Living and Memory Care facility.

The committee then discussed the proposed height variance. The applicant is requesting that the committee approve a variance to allow their building to exceed the 45' restriction by up to 5' to accommodate the proposed 4 story buildings and the typical building structure and architectural elements, noting that the mechanical screening and elevator penthouses would need to be excluded from the height limitations.

Steve Lane moved to approve the proposed height variance, as the the proposed variance, although not meeting the Design Guideline's requirements, can be proven to directly and substantially advance the stated intent of the guidelines. Bill Wenk seconded the motion. The committee voted unanimously to approve the variance to allow the proposed buildings to exceed the 45' restriction by up to 5' to accommodate the proposed 4 story buildings and the typical building structure and architectural elements, noting that the mechanical screening and elevator penthouses would need to be excluded from the height limitations.

- **Adjourn**

8:55 am

The meeting was adjourned at 8:55 am.