

DESIGN REVIEW COMMITTEE

Astoria City Hall

March 7, 2019

CALL TO ORDER:

President Rickenbach called the meeting to order at 5:38 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: President Jared Rickenbach, Ian Sisson, Hilarie Phelps, Sarah Jane Bardy, and Bob Levine.

Staff Present: City Planner Nancy Ferber and Contract Planner Mike Morgan. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

ELECTION OF OFFICERS -- ITEM 3:

ITEM 3(a): In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the DRC needed to elect officers for 2019. The 2018 officers were: President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Tiffany Taylor.

Commissioner Phelps moved to re-elect Jared Rickenbach as President for 2019; seconded by Commissioner Bardy. Motion passed unanimously.

Commissioner Phelps moved to elect Ian Sisson as Vice President for 2019; seconded by Commissioner Bardy. Motion passed unanimously.

Commissioner Phelps moved to re-elect Tiffany Taylor as Secretary for 2019; seconded by Commissioner Levine. Motion passed unanimously.

APPROVAL OF MINUTES – ITEM 4:

Item 4(a): January 3, 2019

President Rickenbach called for approval of the minutes of the January 3, 2019 meeting.

Commissioner Phelps moved to approve the January 3, 2019 minutes as presented; seconded by President Rickenbach. Motion passed 3 to 0 to 2 with Vice President Sisson and Commissioner Levine abstaining.

PUBLIC HEARINGS:

President Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

ITEM 5(a):

DR18-02 Design Review Request DR18-02 by Thomas Buckingham to construct a two-story, 3,908 square foot single family residence at 2880 Mill Pond Lane (Map T8N R9W Section 9CB WM, Mill Pond Village #3) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone. At the request of the Applicant, the public hearing was continued from the January 3, 2019 meeting to March 7, 2019.

President Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. He asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

President Rickenbach declared a potential conflict of interest as a general contractor, although, he had not been consulted on this project.

President Rickenbach called for a presentation of the Staff report.

Nancy Ferber, City Planner, reviewed the Findings and Conditions contained in the Staff report. No public comments had been received and Staff recommended approval with conditions.

Commissioner Levine asked for confirmation about the other project including a notice that was mailed to residents within 200 feet of the house and this one was 100 feet. Planner Ferber noted there were typographical errors and it was actually 250 feet. She confirmed the public notice went out to 200 feet and they add in the extra 50 feet to get people on the other side of the street.

President Rickenbach opened the public hearing and confirmed the Applicant did not wish to provide testimony. He called for testimony in favor of, impartial, or opposed to the application. Hearing none, he closed the public hearing and called for Committee discussion and deliberation.

Commissioner Levine said he had concerns with one of the findings on Page 16 Section 14.030(B)(3) on the massing of the house. Staff had indicated because of the double wide lot, this house would be twice as wide as any other home in the community, which did not fit in. Planner Ferber said other larger houses on double lots had been approved in the past. The criteria consider whether the massing is compatible with the site itself. So, concerns about compatibility with adjacent buildings should be brought up separate from that specific criterion.

Commissioner Levine noted the Finding said the project "shall promote harmony with surrounding historic structures." He had a tough time making that Finding for a house that was twice as wide as everything else.

President Rickenbach said there are much larger buildings in the Mill Pond area, like the condominiums and the row houses.

Commissioner Levine stated that within the village itself there were no other houses approaching the width of the proposed house.

Commissioner Phelps noted the Design Review Committee (DRC) had recently approved a double wide house on a double wide lot on the southside of the pond, so this house would not be the first.

Vice President Sisson noted that Section 14.030(A)(3) on Page 15, concerning building orientation related to Commissioner Levine's point about the house being compatible with its surroundings.

Commissioner Phelps said on past Mill Pond projects, the Staff report had always included a note in the Conclusions that the Applicant had to receive approval by the Mill Pond Homeowner's Association (HOA). She asked why that note had not been included in either of the Staff reports being reviewed at this meeting. Planner Ferber stated this particular project had already obtained approval by the HOA. She explained that she adds the note to the Staff report as a friendly reminder to the Applicant because the City does not have jurisdiction over the HOA.

Commissioner Phelps understood that a building permit application could not be submitted without the HOA's approval. Planner Ferber clarified that an application can be submitted without the HOA's approval. The HOA process is a separate civil matter between the homeowner and the HOA. Usually, the Applicant will submit an application first, go through the design review process, and then get building permits.

President Rickenbach recommended Staff remain consistent with the Staff report. Either include the reminder in all Staff reports or none.

Commissioner Bardy confirmed that the HOA did not need to approve the project before it is reviewed by the DRC.

President Rickenbach stated he believed the scale and massing fit the site and was not overbearing compared to other projects in the area. One benefit of a double lot is the ability to construct a larger house that does not feel huge and overpowering. He also believed the overall design was well communicated. It was nice to have a set of documents that were easy to understand and clearly showed the details.

Commissioner Phelps moved that the Astoria Design Review Committee adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR18-02 by Thomas Buckingham with conditions; seconded by Commissioner Bardy. Motion passed 4 to 1. Ayes: President Rickenbach, Vice President Sisson, Commissioners Phelps, and Bardy. Nays: Commissioner Levine.

President Rickenbach read the rules of appeal into the record.

ITEM 5(b):

DR18-03 Design Review Request DR18-03 by Daren Doss, on behalf of Ryan Blum and Britta Herwig, to construct a two-story, 1,860 square foot single family residence at 2800 Mill Pond Lane (Map T8N R9W Section 9CB WM, Tax Lots 6832 and 6833) within the Gateway Area in the AH-MP, Attached Housing-Mill Pond Zone and within the Gateway/Civil Greenway Overlay Zone.

President Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. He asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

Vice President Sisson declared an ex parte contact with the Applicant. They had a conversation the previous summer and the Applicant mentioned he was designing a home in Mill Pond and that was the extent of the conversation, which was prior to him being a committee member. He confirmed this would not influence his decision.

President Rickenbach declared a potential conflict of interest due to being a contractor but did not have any contact about this project.

President Rickenbach called for presentation of the Staff report.

Planner Morgan stated there was a request from the president of the homeowners' association (HOA) to continue the hearing to the April meeting, or a date certain because of new material that had been submitted. He added that City Attorney Henningsgaard has advised that the DRC consider this request for a continuance and if a continuance is approved, consider protocol for the submission of and response to additional materials. Presentation of the Staff report would not be necessary unless the Commission decides not to grant the continuance. The only new materials received by Staff were for a color change, but color was not a criterion the DRC could consider. He understood the Applicants had gone through a mediation process. He recommended the Commission consider the request for a continuance and the Applicant's response to that request.

President Rickenbach opened the public hearing and advised that the request for a continuance would be addressed first. He called for a presentation from the HOA.

Cheryl Storey, 2605 Mill Pond Lane, Astoria, Board Chair of the Mill Pond HOA noted the HOA and the Applicants had been in mediation this week and there were a couple sticking points, so they had not come to an agreement on the home. The HOA still wanted to work through mediation because they had not given approval for the home. The home was denied by the HOA in November 2018 and is why they have asked for a continuance.

President Rickenbach called for testimony by the Applicant.

Josh Stelman, attorney for Ryan Blum and Britta Herwig stated the Applicants opposed a continuance because there was no mandatory continuance under the Code for this type of situation. The decision is the discretion of the chair. The Development Code stated if new material was submitted beyond the seven days after the staff report that the continuance should be granted. As Planner Morgan stated, the additional materials on the change

in color was irrelevant to the Committee's decision. He said the issues raised by Ms. Storey and the HOA were irrelevant to the Design Review Committee's decision. The guidelines and design requirements set forth in Article 14 do not include consideration of what the HOA decides. That is a separate, private civil matter, as Planner Morgan stated in the Staff report. There is no reason to continue in terms of what the Committee has to review and decide. The sticking point that the Applicants agreed to was a change in the color which had been an issue with Mr. Ryan when he submitted his letter. The Applicants also agreed to change the wiring for the solar paneling, which was another issue. The parties left ~~remediation~~ **mediation** yesterday believing all of the issues had been resolved. He believed the only issue that remained for mediation was whether the height of the home was being measured from the top of the pilings or from the finished grade. Regardless, the height would fall within the DRC's height requirements, which he believed was 35 feet. Currently, the house is at 25 feet and the change in the difference would not come close to reaching 35 feet. There would be no new evidence over the next month regardless of what the HOA decides. There were logistical issues of why Mr. Blum and Ms. Herwig would like it the application approved now to start construction as soon as possible. The goal was to complete construction by winter, so time is of the essence and he adamantly opposed the continuance.

President Rickenbach called for rebuttal by the HOA.

Ms. Storey said the HOA rejected the home plan because of the metal roof, and suggested the Applicants put in metal shingles, which were rejected by the Applicant during the mediation. The HOA did not want to spend unnecessary money on the project. The application was rejected timely and at this point there is no mediation agreement, so the HOA was trying to figure out what the next steps were, and if the height was going to be the only issue or should the HOA go back to square one when the plans were rejected back in November. The architect guidelines specified cedar, slate, asphalt but the HOA thought metal shingles would look good on the home. Interlock can build metal shingle roofs to withstand 165 miles per hour and they have built several homes in Clatsop County.

President Rickenbach called for comments from Staff.

Planner Morgan stated under Oregon Land Use law any person can request a continuance of a hearing for a minimum of seven days. If the Commission decided not to grant the continuance, the City could be subject to an appeal of the DRC's decision. He advised, based on comments from the City Attorney and a recent decision by the Historic Landmarks Commission, that continuances are generally required.

President Rickenbach closed the public hearing.

Commissioner Levine understood the hearing could only be continued for seven days. Staff clarified that seven days would be provided for submitting additional materials and allowing the other party to respond to those materials. This protocol, recommended by the City Attorney, would be specific to this project if a continuance was granted.

Vice President Sisson understood that the DRC would sometime review projects that had not yet received approval from the HOA. Planner Morgan confirmed that approval by the HOA could occur before or after the DRC's review. In this case, the issue is more the fact that someone had requested a continuance.

Commissioner Phelps asked if the continuance could happen if the items did not affect approval or disapproval of Design Review since they didn't have jurisdiction over color.

President Rickenbach said he had the same question. He understood the request had been made and an objection to the request had been made. However, it seemed the criteria that the DRC must base its decision on do not pertain to the civil case that is going on. Planner Morgan confirmed that was correct.

President Rickenbach added that he had not heard concerns about any of the applicable criteria that the DRC must base its decision on. Planner Morgan explained that color was not addressed in the Staff report because it is not a criterion the DRC can consider. Additionally, the standing seam metal roof is permitted under the DRC's criteria. However, new material has been submitted and a continuance has been requested.

Commissioner ~~Brady~~ **Bardy** understood that even in the DRC approved the request as submitted, the Applicant's still could not build until the HOA approved the project or agreed to a resolution. Planner Morgan said the HOA and the Applicants would have to work something out between them and that would be a civil matter, not a land use matter for the City to consider.

Commissioner Levine added that if the DRC approved the request tonight, the Applicants could start construction tomorrow, and that any issues between the HOA and the Applicants would be settled in court as a civil matter.

Commissioner Phelps said she did not think the City would issue a building permit without the HOA's approval. Staff stated that was not correct and clarified the City could issue a building permit once the design contained in the Staff report was approved. Staff could also advise the Applicant that civil matters could change the outcome of the building.

President Rickenbach said if the project is approved, it could come back to the DRC for another review if a change was made that fell within the DRC's criteria. Color is not one of the DRC's criteria.

Commissioner Levine believed color was an applicable criterion based on the Finding that a building must be compatible with its surroundings and complementary to the City as a whole.

Commissioner Phelps believed the DRC should consider the City Attorney's recommendation to approve the request for a continuance in order to avoid a lawsuit. Planner Morgan clarified that the City would not be sued, but denying the continuance could be grounds for an appeal.

Vice President Sisson confirmed with Staff that the Commission could not impose a condition that the HOA approve the design prior to obtaining the building permit.

Commissioner Levine asked if this hearing could be continued to March 17th instead of the next meeting because the Applicant would like to start construction. Planner Morgan said the DRC just needed to name a date certain and had to allow a reasonable amount of time.

Commissioner Phelps asked if Commissioners would be willing to meet before the next meeting for a continuance.

The Commissioners and Staff discussed schedules and availabilities.

President Rickenbach reminded that the date certain needed to be at least seven days from now. Nothing pertaining the applicable criteria would be changing, so the Commission just needed to give the Applicants time to work things out with the HOA.

Vice President Sisson asked what the process would be if the continuance was denied and the DRC's decision was appealed. Planner Ferber explained the appeal would be reviewed by City Council. Additionally, an appeal would delay the project even longer.

Commissioner Phelps moved that the Design Review Committee continue the public hearing on Design Review DR18-03 by Daren Doss to April 4, 2019 at 5:30 pm date certain. [no second / see below]

Commissioner Levine stated he wanted to reopen the public hearing and ask the Applicant to respond to the proposed date for the continuance.

President Rickenbach reopened the public hearing.

Daren Doss, 4900 Ash Street, Astoria, said he understood the next meeting date seemed the most logical and if the Commission had to continue this hearing to the next meeting, he could probably muddle through the issues. The design is simple and they were not asking for variances, and he was confident that the HOA issues would be worked out by then. He also noted that if the Commission could continue to the 18th or 25th that work with his schedule.

President Rickenbach stated the Commission could move its April meeting to a week later.

Mr. Doss said he would be in Japan for two weeks beginning on April 2nd.

Following discussion, Commissioner Phelps confirmed that all of the Commissioners except Commissioner Bardy could meet the week of March 18th.

President Rickenbach noted that with an even numbered quorum, a tie vote would be a denial of the request.

Commissioner Bardy noted this discussion was only relevant if all of the Commissioners agreed the hearing should be continued.

Commissioner Phelps said a date needed to be stated in the motion, so that the Commission could vote on it. She suggested March 21st.

Ryan Blum, 10668 Southwest 41st Street, Portland, said the 21st would not to be a good date for the meeting as he was going to California to aid his father, who has cancer. He and his wife wanted to address the Commission together.

Ms. Storey stated April 4th worked the best for her.

Josh Stelman, 1061 14th Street, Astoria, stated the Commission had the opinion of the absent City Attorney and he did not know the circumstances of the prior case. He understood the Statute and the requirement that once the staff report was done, which is required seven days before the hearing, if additional materials in support of were submitted, then a continuance would be required. He argued that nothing had changed in terms of being in support of this project, except for a change that was to the HOA's favor in terms of color. He also argued that if the HOA denied this application by the next meeting, they would still be arguing that the Commission needed to look at the material in the guidelines, listen to the Planner, and the testimony needs to follow Article 14. He also stated that nothing was going to change between now and a continuance other than a delay.

President Rickenbach closed the public testimony.

Commissioner Phelps restated the motion on the table, which was that the Design Review Committee continue the public hearing on Design Review DR18-03 by Daren Doss to April 4, 2019 at 5:30 pm. The motion died for lack of a second.

Commissioner Bardy moved that the Design Review Committee deny the request for a continuance of Design Review DR18-03 by Daren Doss; seconded by Vice President Sisson. Motion passed unanimously. Ayes: President Rickenbach, Vice President Sisson, Commissioners Bardy, Phelps, and Lavine. Nays: None.

President Rickenbach called for a presentation of the Staff report.

Planner Morgan presented the Findings and Conclusions contained in the Staff report and recommended approval of the request.

President Rickenbach reopened public testimony and called for a presentation by the Applicant.

Britta Herwig, 10668 Southwest 41st Avenue, Portland noted she and her husband purchased the two lots in 2017 and were very excited to join the community. They wanted to make a permanent home in the area. She and her husband thought Astoria has a rich architectural history and the river and landscape of where the city lies was appealing to them. When they found Mill Pond, which is an industrial site that was reclaimed for development that also appealed to them. They had been working with an local architect since they purchased the lots and they were hoping to add to the architectural fabric and they would like to contribute to the town. They wanted the architecture to be a nod to the history and traditions of the people who have built the city. She also noted they were taking the task very seriously. She said they were environmentally conscious and would like to lessen their impact on the environment as much as they could, so they chose materials they thought reflected that. The metal roof is very environmentally sensitive and they were looking to build a very well insulated home

so that energy costs are low. Even though they purchased two lots, she thought the footprint of their house was appropriate to the context of a fishing village. The house is conservatively sized. They were looking to use recycled materials. As a landscape architect, she would like to contribute to the landscape of the Columbia River; they were designing their landscape to be all native species and were hoping to provide food and shelter for local wildlife and help make the pond an attractive feature. When they considered Mill Pond, she read that when the Mill Pond was first developed smart development principles were employed and the purpose was to use the land as a resource efficiently. She believed their house demonstrated that concept.

Ryan Blum, 10668 Southwest 41st Avenue, Portland, wanted to thank the committee for hearing their testimony and expressed his gratitude because he traveled and brought people to speak. There is another element to this project-that is not evident on any of the things the committee would see. Astoria was the first town they ever went to that they both felt could be their home. He noted he was an investor and specialized in startups and homegrown industries. Their anticipation in this project was to make it about locality. The architect, Daren Doss, has a local practice and has worked on the Red Building and Alderbrook Station. The builder, Paul Caruana, is also respected. When they decided Astoria was the place they wanted to move to, they wanted to make sure their resources ended up here. They specifically avoided all out of town firms. They wanted to make this project an Astoria centric project so the money they put into the community stayed in the community. He thought the project should be built by Astorians for Astorians and pay homage to Astoria. He thought having a Scandinavian centric design would add a bit of architectural vibrancy and acknowledge what is here, but operate within a fairly contained framework. He calls it cannery chic. The linear forms and simplicity of the design elements would be the Scandinavian portion and he hoped the Commission could see that.

Daren Doss, 4900 Ash Street, Astoria, said he printed renderings and made them available to the Commission. He believed they had done a good job of drawing the building and that everything was well documented. He commended Mr. Blum and Ms. Herwig for the scale of the house. He noted they worked with a lot of builders, developers, and owners who buy double lots and want to max it out. He noted that the Applicants knew the size of house that would be appropriate for their lifestyle and to give the rest of the land back to views, water, landscape, and put their resources into sustainable materials and well-designed buildings. He said when the Applicants expressed their concerns about the project fitting in, he looked at the guidelines which aspire to be the northwest fishing village. Knowing the history of Astoria, he looked to the Scandinavian design. A lot of the houses in the Lofoten Islands, Norway, are very small with simple gables built on small piles over the water and usually painted red or black. They originally proposed black because he was sick of red buildings. They looked at Mill Pond's approved color list and the colors they initially proposed were allowed. After mediation, the owners conceded to a different color scheme that was also an allowed palette. He thought the color of the house was appropriate at this point and the structure was a well-designed building.

Commissioner Levine asked about the compatibility with the surroundings. The HOA had discussed the roof. He had spent time in the neighborhood yesterday and today looking at all the houses in the Mill Pond district, not the townhomes or industrial structures. Not one home has a metal roof. He believed the house was beautiful, but did not believe the metal roof in the type of design was compatible with the surroundings in that area. In order for his approval, there would need to be a more compatible roof-in design to other homes in that area.

Mr. Doss noted there had been discussions about the metal roof. In his initial contact with the HOA, he was not told metal roofs were not prohibited. The guidelines stated that asphalt was encouraged and did not say metal was not. So, they were receiving conflicting information. He also disagreed on the context and noted there was a house on the pond with a metal roof, which is directly across the house they were working on. The roof is copper penny standing seam, which is probably a bad example because he did not believe the color was appropriate. This house would not be the first with a metal roof in Mill Pond.

President Rickenbach called for testimony in favor of or impartial to the application. Hearing none, he called for testimony opposed to the application.

Cheryl Storey, 2605 Mill Pond, Astoria, Mill Pond Homeowner's Association Board Chair, thought the house was a nice design. The HOA did not have any issues with the design and noted the reason of the copper metal was because the house was built before an HOA and before the guidelines. A member of the architecture committee wanted a metal roof, but he was denied because the committee at that time said they had updated the guidelines to specify which roofing materials were allowed. If a metal roof is that important, the HOA talked as a board after

10 or 15 hours of mediation and agreed that maybe a metal shingle roof would look more architecturally consistent with what they had going in the HOA. The HOA would like it if the Applicant would re-slope the roof to bring the height down by 8 or 10 inches. That would just be a matter of changing the pitch a little bit.

President Rickenbach called for the Applicant's rebuttal.

Josh Stellman, 1061 14th Street, Astoria, said that per Planner Morgan the plan met the city guidelines. He also noted in the Development Code under Article 14, the conversation about compatibility to the surrounding area is referring to a broader picture of the Gateway and that area as opposed immediately surrounding homes. Testimony has been provided that his home is in line with some of the homes in the neighborhood. He did not believe the metal roof would be extremely noticeable and it met the criteria under Article 14 and encouraged approval.

President Rickenbach called for closing remarks from Staff.

Planner Ferber noted that if anyone else had visited the site, they needed to declare ex parte contact.

Commissioner Levine declared that he had visited the site.

Planner Morgan reiterated that the City Attorney recommended a continuance.

President Rickenbach closed the public hearing and called for Commission discussion and deliberation.

Commissioner Levine said he wanted to know what the other Commissioners thought of the metal roof.

Commissioner Phelps stated the metal roof was permitted. Planner Morgan confirmed that the standing seam metal roof met the City's guidelines.

President Rickenbach noted the 1.25-inch roof was considered a low-profile roof.

Vice President Sisson stated he had been to Lofoten, Norway and agreed the proposed house it looked similar to the vernacular architecture at the location and they were using a design narrative effectively. He thought if the Applicants decreased the pitch of the roof, it would take away from the style and look odd. He believed the massing and scale fit well relative to the surroundings and he liked the attention to detail in the landscaping. He did not think the metal roof would stand out and the color they chose was neutral. He believed the design fit with the context and met the idea of the Scandinavian fishing village precedent, which is consistent with the architecture in Mill Pond and the rest of the city.

Commissioner Bardy agreed with Vice President Sisson and noted she had not been to the town, but had seen photos of fishing villages and Scandinavia, which was the first thing she thought when she saw the rendering. She also agreed that changes the pitch of the roof would be regrettable to the neighborhood and look more like any new construction. She did not have any issues with the metal roof and agreed the color blended. She did not believe the roof would stand out at all and was more congruent with the direction Mill Pond was heading when it was first built. The early houses in Mill Pond varied architecturally and this house heads back in that direction. She believed the house would be a nice addition. She liked the color black, but the storm gray was a good compromise.

President Rickenbach stated he believed the house fit well.

Commissioner Phelps said she agreed with the roof pitch and did not mind the metal. She was looking forward to black, but the compromise will bring Mill Pond out of the 1980s.

President Rickenbach believed the project met the criteria.

Commissioner Levine said the house was beautiful and he liked the metal roof, but not in that area. He noted he would not mind a metal roof if it was metal shingles.

Planner Ferber noted a couple typographical errors on the location that could be fixed and did not need to be part of the record. She added that if solar panels were to be placed on the roof, the Applicants would need to obtain a permit.

Commissioner Levine moved the Astoria Design Review Committee adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR18-03 by Daren Doss with conditions; seconded by Commissioner Bardy. Motion passed 4 to 1. Ayes: President Rickenbach, Vice President Sisson, Commissioners Phelps and Bardy. Nays: Commissioner Levine.

President Rickenbach read the rules of appeal into the record.

REPORTS OF OFFICERS – ITEM 6:

Vice President Sisson stated he was happy to be on the Committee and this was his first meeting.

STAFF UPDATES/STATUS REPORTS – ITEM 7:

Item 7(a): Save the Date – Next meeting scheduled for Thursday, April 4, 2019 at 5:30 pm

Planner Ferber noted the next meeting date was tentative and if they were not meeting on the April 4th, 2019 date, then they would meet May 2nd, 2019.

PUBLIC COMMENTS (Non-Agenda Items) – ITEM 8:

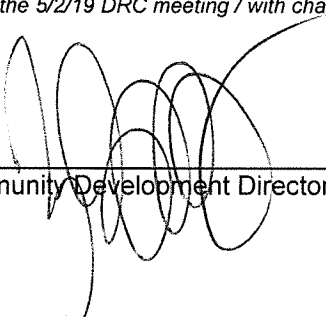
There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:09 p.m.

APPROVED:

[at the 5/2/19 DRC meeting / with changes]



Community Development Director