



**GVCH Hollipat Parking Lot
DRB Hearing 11/24/2020– Applicant Responses**

**D.2 Hollipat Permanent Parking Lot Development Plan Amendment
APN 065-090-028
334 S. Patterson Ave
Case No. 19-080-DPAM**

[Hollipat Permanent Parking Lot Development Plan Amendment Staff Report](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Project Plans](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Public Improvements Plans](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Renderings](#)

[Hollipat Permanent Parking Lot Development Plan Amendment Bicycle Specifications, Existing Light Fixture Photos, and Lighting Specifications](#)

Member Degasis recused herself for Item D.2 and exited the meeting.
Member Whelan entered the meeting.

Site visits and ex-parte conversations: Site visits reported by Vice Chair Shallenberger, Member Eymann, Member Hart, Member Smith, and Member Whelan. Chair Branch and Member Smith both reported they are familiar with the site. No ex-parte conversations reported.

Member Smith exited the meeting at 5:19 p.m.

Staff Speaker:
Chris Noddings, Assistant Planner

The plans were presented by agent Heidi Jones, Suzanne Elledge Planning and Permitting Services, Inc., (SEPPS), on behalf of Cottage Health, property owner; and Bob Cunningham, Arcadia Studio, project landscape architect.

The Design Review Board conducted Conceptual review of Item D.2, Hollipat Permanent Parking Lot Development Plan Amendment, APN 065-090-028, 334 S. Patterson Avenue, Case No. 19-080-DPAM, with the

following comments:

Site Plan:

1. The project received generally positive comments and general support. [Comment appreciated.](#)
2. The project as proposed will present a much nicer corner. [Comment appreciated.](#)
3. The approach to the ESHA setback is appreciated. [Comment appreciated.](#)
4. Consider permeable paving. [Applicant considered; opted to retain and protect in place the existing asphalt \(ac paving\) and improve site with associated storm water management to reduce site disturbance, construction duration, while saw-cutting paving to install tree planters to enhance parking lot.](#)
5. Consider including shade structures with photovoltaic panels. [Applicant considered; heat island reduction can be accomplished with added landscaping and light-colored paving.](#)
6. Consider adjusting the plans for some kind of bike lane. [Applicant discussed with City Public Works, Class II bike lanes are already striped and there is no concern about future changes in this area \(or need for trees to come out\).](#)
7. Landscaping:
8. It is unfavorable to place trees along Hollister Avenue that will need to be removed or reconfigured with an eventual expansion of Hollister Avenue (if such were to occur), and at all other points east and west of the project. [In coordination with City Public Works, there is no concern with proposed improvements or threat of tree removals in the future.](#)
9. Rather than planting the Firewheel tree species along Hollister Avenue, plant Oak trees to reflect the Oak trees on the opposite side of Hollister Avenue and to create that block of street trees as being uniform on both sides of Hollister Avenue. Trees along Patterson should also match the trees along the opposite side of Patterson Avenue. [The project plans have been updated to include oak tree plantings in the right-of-way along Hollister Ave.](#)
10. Landscaping within the restoration area would be appreciated. [The restoration plan is under separate permit with an approved hydroseed restoration plan in place that will be implemented.](#)