

ARC's Finding of Facts

Project Address: 4800 - 4818 N. Santa Monica

Project Description: New Apartment Buildings

Meeting Date: 12-21-23

Representatives Present: Brian Sproed (owner)

Members Recusing: Lauren (Dave D. chair)

Discussion Key: Still doesn't feel like WFB. parking lot could de-value surrounding properties. Parking should be underground. Add wall north end of parking lot North side architecture - cold - not residential feeling.

Neighbors in Attendance: Tim Wilson - 4818 N. Santa Monica - Just moved in why wasn't he informed

Maura Miles 4821 Berkeley - will create a lot of congestion - surface lot shouldn't be - trash pick up
affordable housing How does that work?

Discussion Keys: Brad Rosenberg 4876 Berkeley - doesn't want this development - traffic.

Steve Nersisyan 4811 Berkeley - Doesn't want it. Lights in his windows

Mitchell Ost 4845 Berkeley - Traffic in Alley and that corner.

Conditions: Mary Nies 4863 Berkeley - loves the neighborhood - has problems getting out of her alley as is. Property values going down.

John Runnoe 4840 Santa Monica - worried about traffic in alley and street.

Moved to Approve Table: Sam

Seconded By: Meg

Vote: 2-4

Signed Dustin Jones
Chairperson
12/21/23
Acting Chair

Michael G. Bell
Secretary

Village Attorney read the following:

Chapter 16-53

The purpose of the Architectural Review Commission is to ensure that all construction and structures within the Village meet minimum standards of architectural quality, consistency, aesthetic design, and finish. The Architectural Review Commission shall maintain as its goal the perpetuation of the Village character and atmosphere, preservation of existing property values, and enhancement of the desirability of the Village as a residential community.

Chapter 16-57

...for all other permits, that the exterior design and appearance of such structure is or is not incompatible with or so similar to the exterior design and appearance of structures constructed or in course of construction in the neighborhood of said proposed structure as to not be in harmony with the general character and to cause material depreciation generally to property in said neighborhood, and its determination that such permit shall or shall not be issued. Such findings and determination shall be in writing and signed on behalf of the Architectural Review Commission by its Chair and Executive Secretary.