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**DRAFT Legal Action Report – Meeting Minutes**  
**Design Review Board (DRB)**

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

**Date and Time: Friday, January 12, 2024, 7:30 a.m.**

**Location: Meeting was held virtually using Microsoft Teams**

<b>1. Call to Order / Roll Call</b>	<b>7:32 AM</b>
Paige Anthony	Present
Rosemary Bright, Vice Chair	Absent
Caryl Clement	Present
Susannah Dickinson	Present
Nathan Kappler	Present
Grace Schau	Recused
Chris Stebe, Chair	Present

**A quorum was established.**

- 2. Review and Approval of the 12/1/2023 LAR and Meeting Minutes** **Action Taken**  
Motion was made by DRB Member Anthony to approve the LAR and draft minutes of December 1, 2023. Motion was duly seconded by Vice Chair Stebe. All in favor. Motion passed 5-0.

- 3. Call to the Audience**  
No observers present.

- 1. Activity # [SD-1223-00147](#) – Roadrunner Coffee Façade Modification**  
**Related Activity # [TC-COM-0823-01995](#)**  
**[50 W Congress St \(Parcel # 117120470\)](#)**  
**OCR-2 Zoning**  
**Rio Nuevo Area (RNA) Review**

**Action Taken**

The applicant provided the following clarifications in response to DRB questions:

- Signs are not part of the scope for this project;
- There is no proposed sit-down area; food and beverages will be just for take-out.

Staff provided the following clarifications in response to DRB questions:

- a) Future signs will be reviewed by PDSO through the sign review process; at that point, if proposed sign(s) modify the architectural design of the building, a new Design Package would need to be submitted for RNA review.

Motion was made by DRB Member Dickinson to recommend to the PDSO director approval, finding the project in compliance with the Design Standards set forth in UDC Sections 5.12.7.C 1-15 and 5.12.7.D as presented. The motion was duly seconded by DRB Member Kappler. Motion passed by a voice vote of 5-0. Motion passed unanimously.

#### **4. Staff Announcements**

#### **Informational**

There are two cases in line for DRB review: The Presidio Reactivation and the 17-story multifamily residential tower on Congress and I-10 frontage. The DRB requested each case is included in the agenda separately, considering the length of the presentations, and potential discussion by the DRB.

#### **5. Adjournment**

Meeting adjourned at 8:40 AM.