



**BOISE CITY DESIGN REVIEW COMMITTEE  
HEARING MINUTES  
FEBRUARY 10, 2021**

I. CALL TO ORDER

PRESENT: Zabala,  
REMOTE: Rudeen, Semple, Aguilar, Zuckerman  
ABSENT: Talboy, Marsh

II. MINUTES

1. Design Review Committee Hearing Minutes / January 10, 2021

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Thomas Zabala, Committee Member
<b>SECONDER:</b>	Jessica Aguilar, Committee Member
<b>AYES:</b>	Thomas Zabala, David Rudeen, Jessica Aguilar, Dana Zuckerman
<b>ABSTAIN:</b>	Ben Semple
<b>ABSENT:</b>	Robert W. Talboy, James Marsh

III. DEFERRAL

6. **DRH21-00008 / Jay Gibbons, South Beck & Baird**

Location: 2850 W. Fletcher Street

Construct a new mixed-use development with 358 residential units, offices, commercial space, and structured parking in three buildings from four to seven stories with associated site improvements on property located in a C-5DD (Central Business with Downtown Design Review) zone.

<b>RESULT:</b>	<b>DEFERRED [UNANIMOUS]</b>	<b>Next: 3/10/2021 6:00 PM</b>
<b>MOVER:</b>	Thomas Zabala, Committee Member	
<b>SECONDER:</b>	Jessica Aguilar, Committee Member	
<b>AYES:</b>	Zabala, Rudeen, Semple, Aguilar, Zuckerman	
<b>ABSENT:</b>	Robert W. Talboy, James Marsh	

#### IV. CONSENT AGENDA

2. **DRH20-00570 / Jeff Hatch, Hatch Design Architecture**

Location: 2420 S. Orchard Street

Construct a new approximately 3,885 square foot, single-story commercial building with associated site improvements on property located in a C-2D (General Commercial with Design Review) zone.

3. **DRH20-00575 / Steve Pavlick, Insight Architects**

Location: 1802 N. 33rd Street

Construct a new approximately 10,169 square foot, three-story laboratory building with associated site improvements on property located in a C-2D (General Commercial with Design Review) zone.

5. **DRH21-00005 / Doug Tamura**

Location: 702 E. Boise Avenue

Construct a new approximately 2,325 square foot, single-story restaurant with drive-through window and associated site improvements on property located in a C-1D (Neighborhood Commercial with Design Review) zone.

7. **DRH21-00009 / David Blodgett, Rudeen Architects**

Location: 11900 W. Franklin Road

Construct a new approximately 6,125 square foot, single-story storage building with associated site improvements on property located in a M-1D (Light Industrial with Design Review) zone.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Thomas Zabala, Committee Member
<b>SECONDER:</b>	Jessica Aguilar, Committee Member
<b>AYES:</b>	David Rudeen, Thomas Zabala, Ben Semple, Jessica Aguilar, Dana Zuckerman
<b>ABSTAIN:</b>	David Rudeen ( <b>Item #7 / DRH21-00009</b> )
<b>ABSENT:</b>	Robert W. Talboy, James Marsh

#### V. NEW BUSINESS

1. **DRH20-00547 / Connie St. George, GGLO**

Location: 113 S. 5th Street

Construct a new three-story mixed-use building with associated site improvements on property located in a C-5DD (Central Business with Downtown Design Review) zone (this item was deferred at the January 13, 2021 hearing).

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas Zabala, Committee Member
<b>SECONDER:</b>	Dana Zuckerman, Committee Member
<b>AYES:</b>	Zabala, Rudeen, Semple, Aguilar, Zuckerman
<b>ABSENT:</b>	Robert W. Talboy, James Marsh

4. **DRH21-00002 / Steve Trout, Trout Architects**

Location: 901 N. 27th Street

Construct a new mixed-use development with 65 residential units and approximately 7,000 square feet of commercial space in four three-story buildings with associated site improvements on property located in a C-1D/DA (Neighborhood Commercial with Design Review and Development Agreement) zone.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ben Semple, Committee Member
<b>SECONDER:</b>	Jessica Aguilar, Committee Member
<b>AYES:</b>	Zabala, Rudeen, Semple, Aguilar, Zuckerman
<b>ABSENT:</b>	Robert W. Talboy, James Marsh

VI. ADJOURNMENT