

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 803 N MILPAS ST**

C-2 Zone

Assessor's Parcel Number: 031-042-028
Application Number: MST2006-00510
Owner: McColm Family Trust 8/13/99
Applicant: Jarrett Gorin
Architect: Designarc
Engineer: Huitt-Zollars

(Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot. The proposal includes one commercial-only space, five live/work units, and three residential-only units. Square footages for the project are 2,792 square feet of commercial space, 13,351 square feet of residential space, 3,587 square feet of garage space, and 2,581 square feet of deck area. Total building footprint area is 9,364 square feet. A modification is requested to provide 10 uncovered parking spaces rather than the 11 required commercial spaces and two required residential visitor spaces. Planning Commission approval of the project is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS, MODIFICATIONS AND DEVELOPMENT PLAN APPROVAL.)

(4:30)

Present: Michael Holliday, Architect; Lane Goodkind, Landscape Architect; Mark Shields, Designer; Jarrett Gorin, Applicant; and Peter Lawson, City Project Planner.

Public comment opened at 5:08 p.m.

Harriet Eckstein. In favor of the concept, but opposed to the bulk, size, and scale, and the lack of parking.

Chair Wienke read into the record a public comment letter from Judyl Mudfoot.

Public comment closed at 5:14 p.m.

Motion:

Continued indefinitely to the Full Board with the following comments:

- 1) Overall the Board is pleased with the site planning as designed.
- 2) The applicant is to show on the composite drawings, the existing neighboring buildings, and any neighboring proposed development on Milpas street when applicable, the existing and proposed neighboring buildings on Milpas and De La Guerra Streets.
- 3) The Board recognizes that the structure is buried below the two neighboring parcels as an advantage for having a third story.
- 4) The Board would like to see more commercially scaled and sized windows along Milpas Street.
- 5) The Board looks for a more human scale design approach to the Milpas Street elevation; suggestions are larger commercial storefront windows with lower sills, wider walkways, street trees, and pedestrian friendly entries to the units.
- 6) Some Board members would prefer to see the third story diminished in height and less visual bulk as seen from Milpas and De La Guerra Streets.

- 7) Some Board members request more landscaping along the driveway, between the two buildings.
- 8) Some Board members found that the East and West elevations of the separate De La Guerra Street building should have more fenestration.
- 9) Most Board members appreciate the Art Deco style of the buildings for this end of Milpas Street. Some Board members are appreciative of the Modern Deco, and others feel there may be a need for more study, as there is no other Modern building interpretation in the Milpas Street area.
- 10) Some Board members are concerned with the roof deck ceiling plane coming too close to Milpas Street, and adding height to the third story element.
- 11) The Board would like to see, where possible, larger setbacks on De La Guerra and Milpas Streets, to offer either a larger sidewalk or more landscaping.
- 12) The Board appreciates elimination of curb cuts allowing additional on-street parking.
- 13) The Board reserves comment on the reduction of parking spaces from 13 to 10 spaces.
- 14) The Board reserves comment on the setback modifications until further development of the plan.
- 15) Some Board members are concerned with the reduction of trees along the property line and the lack of light, air, and view from the neighboring property on De La Guerra Street.

Action: Sherry/Manson-Hing, 5/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM

3. 15 E PEDREGOSA STREET

R-3 Zone

Assessor's Parcel Number: 025-372-010

Application Number: MST2006-00434

Owner: Michael Szymanski

(Proposal for a 682 square foot addition to the second-floor of an existing two-story 4,022 square foot duplex on an 8,559 square foot parcel. The project includes a new 122 square foot balcony and exterior stairs. The existing three covered parking spaces will remain.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(6:15)

Present: Michael Szymanski, Owner.

Public comment opened at 6:21 p.m.

Ms. Brodison acknowledged receipt of 3 public comment letters in support of the project. Letters were received from Shery La Feirer and Robert Scott John and Lisa Derrick, and Andrea Fritzen.

Public comment closed at 6:22 p.m.