

- 8) Indicate on the site plans that the existing hedge is to be trimmed and maintained at a maximum 42 inch height.
- 9) Transportation and Building Departments require that a carport be open on at least two sides. Return with a carport design per city standards.

Action: Sherry/Mosel, 8/0/0. Motion carried.

### CONCEPT REVIEW - CONTINUED ITEM

#### 5. 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.)

(Second Concept Review.)

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

(7:29)

Present: Mark Shields, Architect; Garrett Gorin.

Public comment opened at 7:45 p.m.

Chair Wienke read a letter from Bob Ludwick, The Milpas Association, in support of the project.

Public comment closed at 7:48 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to Full Board with the following comments:**

- 1) Overall, the Board is pleased with the site planning as designed.
- 2) The Board appreciates the elimination of existing curb cuts, possibly allowing additional on-street parking, bus stops and bulb outs.
- 3) The Board recognizes that the structure is located on land lower than the two neighboring parcels as an advantage for having a third story.
- 4) The Board appreciates the two foot reduction in the third story height, as it reduces the visual bulk as seen from Milpas and De La Guerra Streets.
- 5) The Board appreciates the extra amount of landscaping at the corner of De La

- Guerra and Milpas as part of the bulb out improvements, and requests that the parkway landscaping extend to the curb and accommodate the handicapped ramps.
- 6) 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 style; however, at least one member still feels that the style is too contemporary.
  - 7) Show the MTD bus stop location and accommodating hardscape.
  - 8) Study installing additional trees along Milpas Street. Study removal the Ficus trees and replacement with trees to be determined by the City Arborist.
  - 9) Study opportunities for locating canopy trees internal to the site. One suggested location is the Rain Garden area.
  - 10) Wherever possible, study further reduction of the third story parapet heights.
  - 11) Study the handicapped crosswalk placement and ramps in relation to De La Guerra and Milpas, and design accordingly.

Action: Blakeley/Aurell, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. **1596 ORAMAS RD**

E-1 Zone

Assessor's Parcel Number: 029-060-022  
 Application Number: MST2007-00109  
 Owner: Sanford Combs  
 Agent: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and porch roof. Also proposed are 676 square feet of additions consisting of an entry, master bath, laundry, and second-floor deck. Modifications are requested for the carport to encroach into the front-yard setback and for the carport and side entrance porch to encroach into the interior-yard setback. The proposal has a floor-to-lot-area ratio of 0.20.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS, AND SINGLE FAMILY DESIGN BOARD APPROVAL.)**

(8:13)

Present: Kirk Gradin, Agent, Banyan Architects.

Public comment opened at 8:23 p.m.

Art Barron: potential illegal rental; proposed balcony overlooks his patio.

Ed Stetson: unpermitted stairwell, potential for illegal rental.

Public comment closed at 8:31 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board.**

- 1) To the left of the front yard carport, restore the drive way to eliminate the nonconforming parking in the setback.
- 2) At the west side of the house, following removal of the storage shed, restore the area, minimize the hardscape, and study the possibility of having a bioswale or rip-rap condition.