

Motion: To accept the report with the condition that the following amendments be made by the report preparers:

1. Include a copy of the Edwards and Plunkett architectural firm’s plans and renderings.
2. On page 48, change the number of trees from “nine of the twelve trees” to “the applicant’s project would retain eight of the twelve trees.”
3. On page 49, clarify that, in the design of the building, the view from the parking lot of the north elevation of the Arlington Theatre was not intended to be part of the public view.
4. On page 50, add a summary statement indicating that all the measures to be incorporated into the project description as shown in bullet points should be reviewed by the Historic Landmarks Commission.

Action: Winick/La Voie, 4/3/0. (La Voie/Murray/Sharpe opposed. Boucher/Drury absent.)
Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. **1330 CHAPALA ST**

C-2 Zone

(3:00) Assessor’s Parcel Number: 039-131-001
 Application Number: MST2013-00169
 Owner: Metropolitan Theatres Corporation
 Architect: Peikert Group Architects
 Landscape Architect: Courtney Jane Miller Landscape Architect

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

(Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on August 29, 2012, under MST2007-00371.)

Actual time: 3:19 p.m.

Present: Detlev Peikert and Gordon Brewer, Peikert Group Architects
 Courtney Jane Miller, Landscape Architect, CJMLA
 David Corwin, Property Owner, Metropolitan Theatres

Staff comments: Susan Gantz, Planning Technician, clarified that the loading/unloading and parking circulation design continues to be under the Transportations Division's review. The tree protection measures shown on the plans are slightly different from the City's guidelines and City-required measures have been provided to the applicant. The four flexible-space units shown in the project description are actually commercial units (and are identified as "studio" on the ground floor plan).

Public comment opened at 3:47 p.m.

Margaret Cafarelli, adjacent property "Alma del Pueblo" owner, spoke in support of the project with the provision that the ingress/egress of large service trucks be addressed as there are potentially 12 to 15 Arlington Theatre events per year that would cause impacts to the shared common driveway.

Kellam de Forest, local resident, commented that the buildings are not articulated enough, they do not have a varied frontage, and to consider the historic gate in the design. He questioned the need for a tree at the corner of Chapala and Sola Streets that would obstruct the view through the historic arch to the Arlington Theatre.

Chair Suding acknowledged receipt of public correspondence:

1. Paula Westbury, local resident, expressing opposition.
2. Randall Fox, attorney, questioning the number of parking spaces allocated for the project and the Arlington Theatre.

Public comment closed at 3:54 p.m.

Motion: Continued four weeks with comments:

1. Although the size, bulk and scale may be supportable, the architecture needs refining. Elaborate on the articulation of the architecture, but simplify the decoration. Emulate the Edwards and Plunkett intent in the project's style.
2. Vary the units and ridge heights.
3. Although there is some support for a variance from the Urban Design Guidelines, the project's compliance with those guidelines with regard to the parking lot and screening of cars is of concern.
4. Show the outline of the parking structure below on the plans.
5. Continue to study lowering the garage parking lot to reduce the overall height.
6. The minimum setback provided is problematic.
7. Study providing larger private outdoor space for individual units.
8. Address the City's Storm Water Management Program.
9. Study parking lot planters and address the City's standards for parking lot planters.
10. Ensure raised planters are deep enough.
11. Study using porous pavers.
12. The landscape should be sensitive to view sheds.
13. Pay attention to the paseo design.
14. The paseo off of Sola Street should provide a view to the important architectural element of the Arlington Theatre's north elevation tripartite windows.
15. Study the building's relationship to the north/south paseo. Better integrate the intersection of the two paseos.
16. Study the relationship of the building to the east/west paseo.
17. Provide a sense of place at the garden gate and a connection to the building.
18. Show a separate children's play area if proposed.

Action: Sharpe/Orías, 7/0/0. (Boucher/Drury absent.) Motion carried.