

## ABR MINUTES JUNE 10, 2013

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

<b>2.</b>	<b>510 N SALSIPUEDES ST</b>	<b>C-M Zone</b>
<b>(3:40)</b>	Assessor's Parcel Number:	031-222-018
	Application Number:	MST2013-00212
	Owner:	People's Self Help Housing
	Architect:	Peikert Group Architects, LLP

(Proposal for a new affordable housing multi-family residential building. The project consists of a 67,754 square foot, four-story, and 47 unit apartment building with 47 parking spaces in an attached garage on the first floor level. Staff Hearing Officer review is requested for zoning modifications.)

**(Comments only; project requires environmental assessment, Staff Hearing Officer review of zoning modifications, and Project Compatibility Analysis.)**

Actual time: 3:47 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager for Peikert Group Architects, LLP; Jeanette Duncan, President & CEO of People's Self Help Housing.

Irma Unzueta, Project Planner, announced that on Tuesday, June 11, 2013, a draft ordinance for Municipal Code Amendments for Implementation of the Average Unit-Size Density (AUD) Incentive Program will be reviewed by the Ordinance Committee for recommendation to City Council. Introduction of the AUD Program Ordinance to City Council has been tentatively scheduled for July 16, 2013, with adoption of the ordinance to follow a week later and become effective 30 days after adoption. Ms. Unzueta also clarified that this incentive program, found in both the Land Use Element and the Housing Element of the General Plan, is an implementation strategy to encourage the construction of smaller units and buildings in various transit corridors of the City. Once adopted, the proposed project at 510 N. Salsipuedes Street would be in compliance with the new Municipal Code standards, including building height limitations (60 ft. for C-M Zones), lot area requirements, parking standards (1 space per unit, with no guest parking and including bicycle parking), reduced front setbacks (no interior), and distance between buildings, etc.

Public comment opened at 4:14 p.m.

Vice-Chair Gradin reminded the public about the strict purview of the ABR which is limited to mass, size, bulk, and scale of proposed projects, landscaping, and general aesthetics.

- 1) Jim Jennings, opposed; expressed concerns regarding parking impacts to the neighborhood, massing and size of the proposed project for the lot size, potential obstruction of private views, more people living in units than officially recognized.
- 2) Robert Burke, (submitted email with attached letter) opposed; expressed concerns regarding the proposed placement of a large residential building in a commercial/manufacturing zone, general lack of residential services in the area, requested any future notices be sent to renters in the area as well as property owners, security impacts to local merchants after business hours, impacts to neighborhood street parking, and large massing and size of the proposed project.
- 3) Arthur Posch, (submitted email) opposed; expressed concerns regarding the proposed height and size of the proposed project, impacts to neighborhood street parking; lack of bicycle parking, security concerns; fire access easement concerns.
- 4) Russ Waldrop, (submitted email, neighboring business owner) opposed; expressed concerns regarding impacts to street parking access to local businesses, and resents his

- taxes being used to build a project that will directly impede his business.
- 5) Kelly Nielsen, opposed; expressed concerns regarding impacts to street parking and traffic for local businesses.

Letters and emails expressing concerns from Bob Blamire (White's Pet Hospital), Russ Waldrop (Pacific Timber Products), Tom Horne (SB Athletic Club), Martha & J.W. Adkins, Arthur Posch, Connie and Norman Grant, and Paula Westbury were acknowledged by the Board.

Public comment closed at 4:32 p.m.

Vice-Chair Gradin suggested Staff schedule a Board site visit or for the Board members to conduct their own site visits.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The architectural style is acceptable.
- 2) Many Board members expressed concern that the general mass, size, bulk, and scale of the project are not compatible with the neighborhood.
- 3) Other Board members requested a study reducing the mass, size, scale, and bulk as discussed: study flat roof elements, changes in roof heights, breaking-up the roof lines, study lowering the garage height to reduce size and bulk, and study a reduction of community floor area.
- 4) Other Board members thought that the three-story element along Salsipuedes Street with the fourth story at the rear is a good approach.
- 5) Restudy the three-tier bridge element.
- 6) Provide information regarding heights of adjacent buildings.
- 7) Provide all elevation drawings.
- 8) Some Board members thought that more onsite parking for residents and guests to address concerns about street parking impacts in the busy Haley Street corridor.
- 9) Return with photographs of neighboring adjacent residential buildings and businesses.
- 10) Board members are requested to visit the site prior to the next review meeting.

Action: Wittausch/Poole, 5/0/0. Motion carried. (Zink and Hopkins absent).

## **ABR MINUTES JULY 8, 2013**

### **CONCEPT REVIEW - CONTINUED ITEM**

**\*\*\*The Board will conduct individual site visits to 510 N. Salsipuedes St.\*\*\***

#### **2. 510 N SALSIPUEDES ST**

#### **C-M Zone**

**(3:40)**

Assessor's Parcel Number: 031-222-018

Application Number: MST2013-00212

Owner: People's Self Help Housing

Architect:

Peikert Group Architects, LLP

(Concept review of a proposal for a new, multi-family, residential building providing 100% affordable housing. The project is revised to be three stories with 40 units and 46 parking spaces. The project consists of a 42,446 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots will be merged to create one 41,099 square foot property. Staff Hearing Officer review is requested for zoning modifications.)

**(Second Review. Comments only; project requires environmental assessment and Staff Hearing Officer review. Project was last reviewed on June 10, 2013.)**

Actual time: 3:36 p.m.

Present: Detlev Peikert, Architect and Lisa Plowman, Planning Manager for Peikert Group Architects, LLP; Jeanette Duncan, President & CEO of People's Self Help Housing; and Allison De Busk, Project Planner.

Public comment opened at 4:00 p.m.

- 1) Trevor Martinson, opposed; expressed concerns regarding rear driveway entrance, parking in fire lanes, and requested a reduction in the height of the building.
- 2) Robert Burke, (submitted both emails and letters) opposed; expressed various public impact concerns to the Board.

Letters of concerns from Robert Burke, Tony Herrera (Hayward Lumber), and Paula Westbury were acknowledged.

Public comment closed at 4:06 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Provide a landscape plan and a roof plan.
- 2) The Board appreciates the applicant's reductions in mass and scale; particularly the elimination of the fourth floor which helps to bring the proposed project further into context with the neighborhood.
- 3) The Board appreciates the architectural design and finds it is compatible with City design guidelines, and with the surrounding neighborhood.
- 4) The proposed open space areas and their location on the site seem to be appropriately designed and scaled.
- 5) Some Board members found that the some additional playful design elements, such as those on the front corner building could be added elsewhere on the architecture.
- 6) Some Board members found that the garage ceiling height and floor levels above could be lowered to reduce the overall height of that portion of the project.
- 7) Some Board members found that the third-story massing at the Haley Street side should be reduced and relocated to other areas of the project.
- 8) Some Board members found that additional landscape areas should be created on the Haley Street side by shifting the building back away from the street.
- 9) Provide either story poles or a 3D modeling study and building comparison to other three story projects to evaluate the compatibility of the three story height and massing.

Action: Gradin/Poole, 5/0/0. Motion carried. (Hopkins stepped down, Cung absent).

**ABR MINUTES SEPTEMBER 16, 2013**

**CONCEPT REVIEW - CONTINUED ITEM**

**2. 510 N SALSIPUEDES ST C-M Zone**  
**(3:30)** Assessor's Parcel Number: 031-222-018  
Application Number: MST2013-00212  
Owner: People's Self Help Housing  
Architect: Peikert Group Architects, LLP

(Concept review of a proposal for a new multi-family residential building providing 100% affordable housing. The project is revised to be three stories with 40 units and 46 parking spaces. The project consists of a 42,446 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots will be merged to create one 41,099 square foot property. Staff Hearing Officer review is requested for zoning modifications.)

**(Third Review. Project Design Approval is requested. Project was last reviewed on July 8, 2013.)**

Actual time: 3:33 p.m.

Present: Jeanette Duncan, CEO of People's Self Help Housing  
Detlev Peikert, Architect, Peikert Group  
Lisa Plowman, Planning Manager, Peikert Group  
Robert Fowler, Landscape Architect.

Public comment opened at 3:55 p.m.

- 1) Trevor Martinson, architect, opposed; with expressed concerns regarding the inadequate fire lanes of reciprocal driveway easement not properly disclosed.
- 2) Robert Burke, opposed; with expressed concerns regarding the height of the project and soil issues.
- 3) Art Posch, opposed; with expressed concerns regarding neighborhood compatibility, plate heights and soil.

Emails of concern from Bob Blamire, Gary Gordon, Timothy Kitt, Robert Burke; and letters of concern from Trevor Martinson and Paula Westbury were received.

Senior Planner Jaime Limón commented on the City's environmental review process.

Public comment closed at 4:05 p.m.

**Motion: Project Design Approval and continued indefinitely to the Full Board with comments:**

- 1) The Board appreciates the additional setback dimensions on the Haley Street side addressing the previous comments. The architecture on the Haley Street side is particularly handsome and addresses the street nicely.
- 2) Study the corner of the building, especially the relationship of the arches to the windows above.
- 3) Shift the handicap ramp closer to the Haley Street side to create a larger planting area between the corner and adjacent building mass.
- 4) Study increasing the landscaping on the Salsipuedes side, in particular the depth of the 20-foot gap between building masses could be enlarged.

- 5) Provide a study showing tree locations, with mature canopies on the Salsipuedes side.
- 6) Study additional opportunities to enhance the architecture through unique design elements appropriate to the style such as deeper wall thickness, colored tile placements, etc.
- 7) Some Board members suggested further study of lowering the garage height.
- 8) The size, bulk, and scale and building height are acceptable.
- 9) Some Board members felt that lowering of plate heights as proposed under the revised plan would not make a significant difference to the visual impact of this building.
- 10) Simplify the planting in keeping with the architectural style.
- 11) Provide understory plantings.

Action: Gradin/Poole, 3/2/0. Motion carried. (Zink and Mosel opposed, Hopkins stepped down, Wittausch absent).

Chair Zink commented that if there is an appeal hearing, story poles along Haley and Salsipuedes should be erected.

The ten-day appeal period was announced.

