

**Motion:** Continued indefinitely to the Planning Commission with the following comments:  
**1)** The Commission supports the side yard encroachment. **2)** Having open space in the middle of the project site would be preferred even if it means a front yard encroachment on Wilson Street. **3)** There is more support for the previous massing scheme, with its building composition, expression of the fenestration, and massing. **4)** The landscaping will be critical, including screening from both Castillo Street and the property to the north, and framing screening to the south. **5)** The size, bulk and scale are generally acceptable, but the Commission will reserve final comments until there is an opportunity to observe the story poles. **6)** Minimize or avoid the use of solid roof covers over the outdoor living space on the third floor.

**Action:** Hausz/Naylor, 6/0/0. (Adams/Curtis/Pujo absent.) Motion carried.

Staff comment: The Commission will be notified when the story poles are placed at the site in preparation for the Planning Commission’s June 19<sup>th</sup> site visit.

**PRELIMINARY REVIEW**

6. 928 STATE ST C-2 Zone  
**(5:48)** Assessor's Parcel Number: 039-322-032  
 Application Number: MST2007-00615  
 Owner: Llewellyn Goodfield Jr., Trustee  
 Applicant: Cearnal Andrulaitis

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

**(Revised Preliminary Approval of a revised project is requested.)**

**Present:** Adam Cunningham, Design/Project Manager

Commissioner Sharpe acknowledged receipt of a letter from Mike Bishop, local resident, expressing concerns with respect to the interior of the building.

Due to a lack of quorum, a motion was not made. Chair La Voie and Commissioners Boucher, Hausz, and Sharpe made comments only. Commissioners Murray and Naylor stepped down. Commissioners Adams, Curtis, and Pujo were absent.

**The Commission, either individually or collectively, made the following comments:**

**1)** The revised design of the rear entry is not acceptable as presented and lacks imagination. It was suggested that an awning or some other form of rain protection be proposed. **2)** Leave the brick texture exposed and the plaster above it should be proud of the brick at the joint. **3)** Raise the roof of the new portion of the building to screen the air conditioning equipment. **4)** Study the eave detail to be evocative of the front elevation, although not necessarily a copy, and expressed all in plaster. **5)** Clean up the drawings for any unused details to be removed.