CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Present: Chair Jeanine Stanek; Vice Chair David Squellati; Comm. Frenchie Marsolais; Comm. Ted Ringel; Comm. Amrit Verma

Absent: Comm. Nirmala Vaidyanathan

Staff Present: Ryan Kuchenig, Associate Planner; Joey Mariano, Senior Staff Assistant

Chair Stanek announced that Comm. Vaidyanathan has informed the Commission of her planned absence. She noted that her absence is excused.

Members of the public: Des Nolan, Liam Balfe, and Pat Castillo.

SCHEDULED PRESENTATION

PUBLIC ANNOUNCEMENTS

(Speakers are limited to 3 minutes for announcements of related board/commission events, programs, resignations, recognitions, acknowledgments)

CONSENT CALENDAR

1.A. Approval of November 3, 2010 Draft Minutes


PUBLIC COMMENTS

None

PUBLIC HEARINGS/GENERAL BUSINESS

1. 2010-7776: (Study Session): Application for a Landmark Alteration Permit to consider the redevelopment of a property with a new bar & nightclub on Historic Murphy Avenue. The property is located at 182 S. Murphy Avenue in the DSP-2 (Downtown Specific Plan – Block 2) Zoning District. (APN: 209-06-028)
Ryan Kuchenig summarized the proposal and described the history of the current building at 182 S. Murphy Ave as described in the State of California Department of Parks and Recreation Form 523A. He noted that the applicant’s intent is to redevelop the property and construct a new bar and nightclub. He described the original architecture as the Mission Revival style and that the new proposal would utilize a similar architectural design. He also noted that the consultant’s analysis states that this building does not meet the required criteria of the California Register of Historical Resources for historic structures. He further noted that the applicant is to retain features of the current building, but is also adding new architectural elements. The proposed site plan and elevations were displayed to the Commission, and Mr. Kuchenig pointed out the key features of the proposed project.

Comm. Squellati noted that the front of the current building has an added entry on the right side of the building to enter the second floor, and that the new proposal has one entrance in the middle, which may be more historically accurate. Mr. Kuchenig confirmed and noted that it will be a new structure.

Comm. Ringel asked about the total floor area. Mr. Kuchenig responded that it would increase from 4,850 square feet to 5,600 square feet plus a 1,400 square foot basement. Comm. Ringel then asked staff about the size of the second floor, the building line and whether it will extend to the same distance as the adjacent building.

Applicants Des Nolan and Liam Balfe clarified the building line for the Commission and said that the existing building contains an outdoor area for storage that will be used as indoor space for the new building.

Comm. Squellati asked about the brickwork in the artist’s rendering located outside the front entrance. Mr. Nolan clarified that there will no changes to the sidewalk.

Comm. Ringel inquired about the proposed awnings of the building.

Mr. Nolan explained that awnings will cover the front and rear portions of the second floor.

Chair Stanek asked if the proposal meets the Murphy Avenue Design Guidelines.

Mr. Kuchenig responded that the proposal includes high quality materials as described in the guidelines.

Comm. Ringel asked whether the height of the building is increased, particularly the front.

Mr. Kuchenig said that the height remains the same at the front, and is six feet higher than the height of the current building at the rear.

Comm. Squellati asked about the roof plan on the second floor.

Mr. Balfe responded that there will be no roof for a portion of the building.

Comm. Ringel asked if the walls are separate from the adjacent properties.

Mr. Nolan responded that there are independent walls.

Comm. Ringel further inquired what the timeline is for this project to go forward.
Mr. Kuchenig noted that this application is scheduled to be heard by this Commission on January 12th then likely to the Planning Commission later in January.

Chair Stanek asked staff when the last major renovation took place on South Murphy Avenue.

Mr. Kuchenig responded that Rok Bistro may be the last major renovation; however, it was not a total rebuild like this proposal.

Chair Stanek stated a concern of the proposed architectural style in comparison to the other buildings on the historic district, and hopes that it will not change the look and feel of the street.

Mr. Balfe responded that the façade will be similar in architecture of the original building.

Comm. Squellati asked the applicants about the size the windows on the second floor, and how that relates to the floor of the second story. He further noted concern about what will be visible from the street and whether patrons who stood in front of the window could be exposed to the street below.

Mr. Nolan explained that the windows will not be tinted and are six feet in height. He further explained that bench seating would be adjacent to the window.

Comm. Ringel gave a similar concern about the windows and noted other restaurants with a similar design. This may be a concern to the patrons since they are designed from the floor to the ceiling.

Mr. Nolan thanked the Commission for their suggestions and concerns.

Comm. Ringel thanked staff for scheduling a study session, and that it was a great help to think about their decision for this proposal in January.

Chair Stanek and Vice Chair Squellati noted their acquaintance with applicant Pat Castillo.

NON-AGENDA ITEMS AND COMMENTS

None

INFORMATION ONLY ITEMS

None

ADJOURNMENT

The meeting adjourned at 8:10.

Respectfully submitted by:

Ryan Kuchenig, Associate Planner