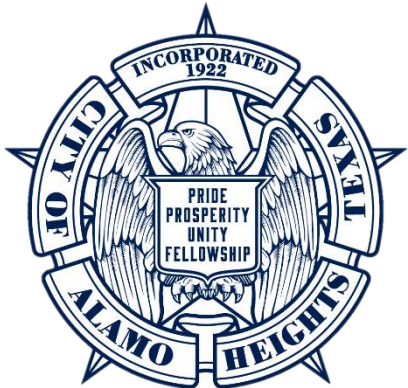


# ARB CASE NO. 877F 240 CORONA

## SIGNIFICANCE & COMPATIBILITY REVIEW

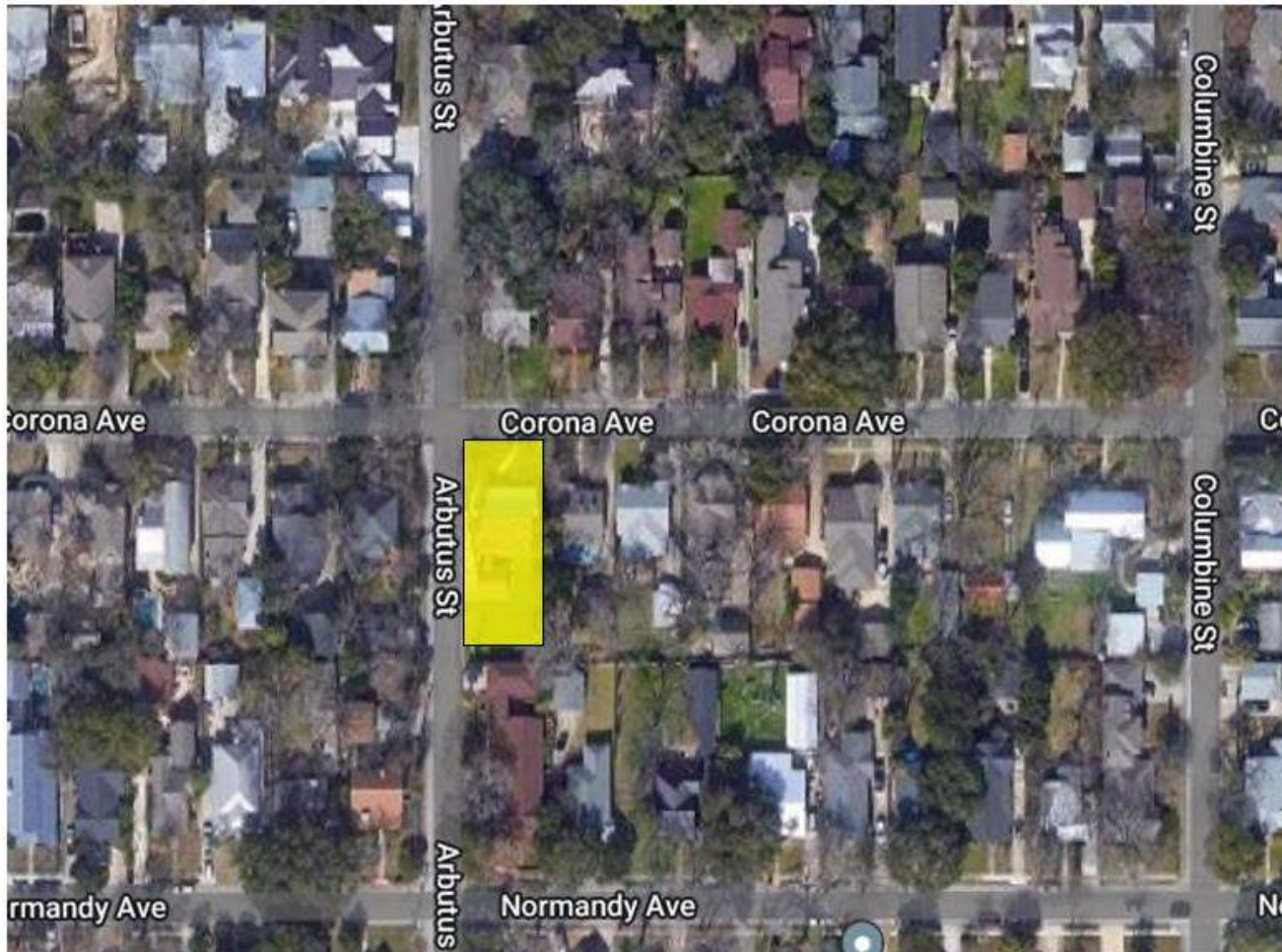


**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



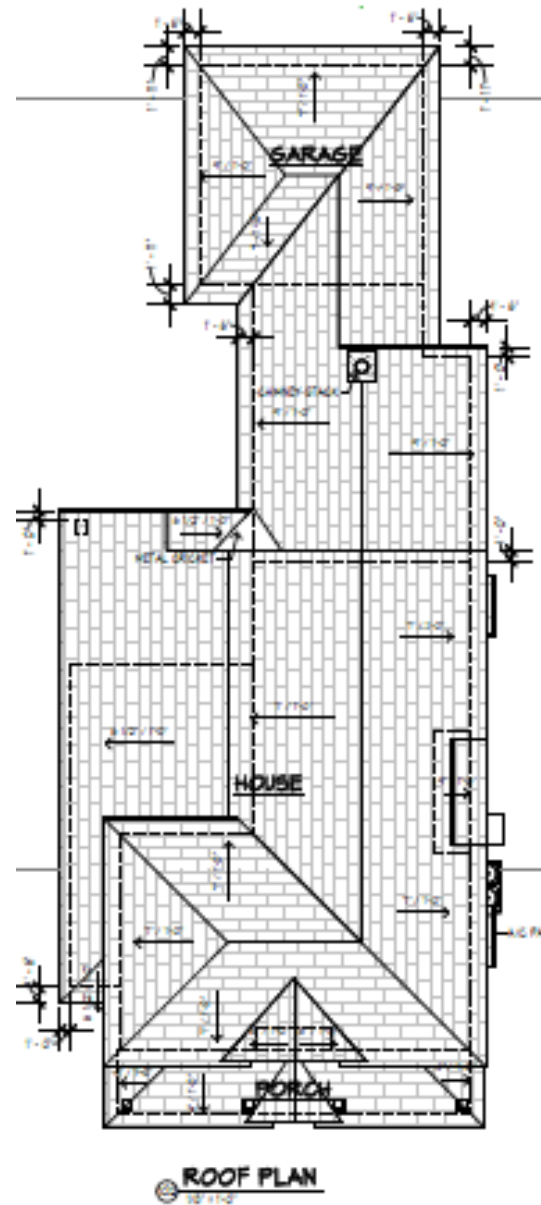
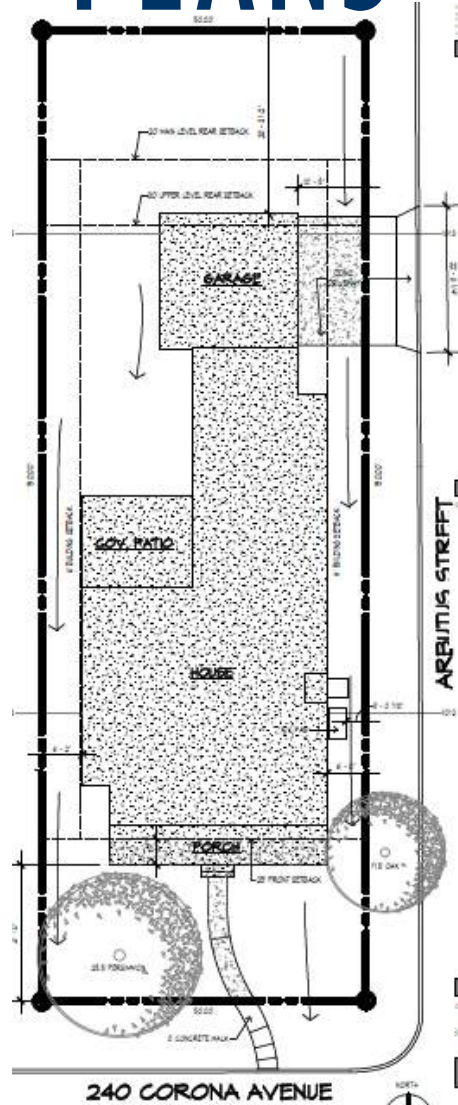
- SF-B
- Corona
  - Corner Lot on south side, east of Arbutus
- 100% demolition and construction of new single-family residence with detached garage.



# SUMMARY

- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
    - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof

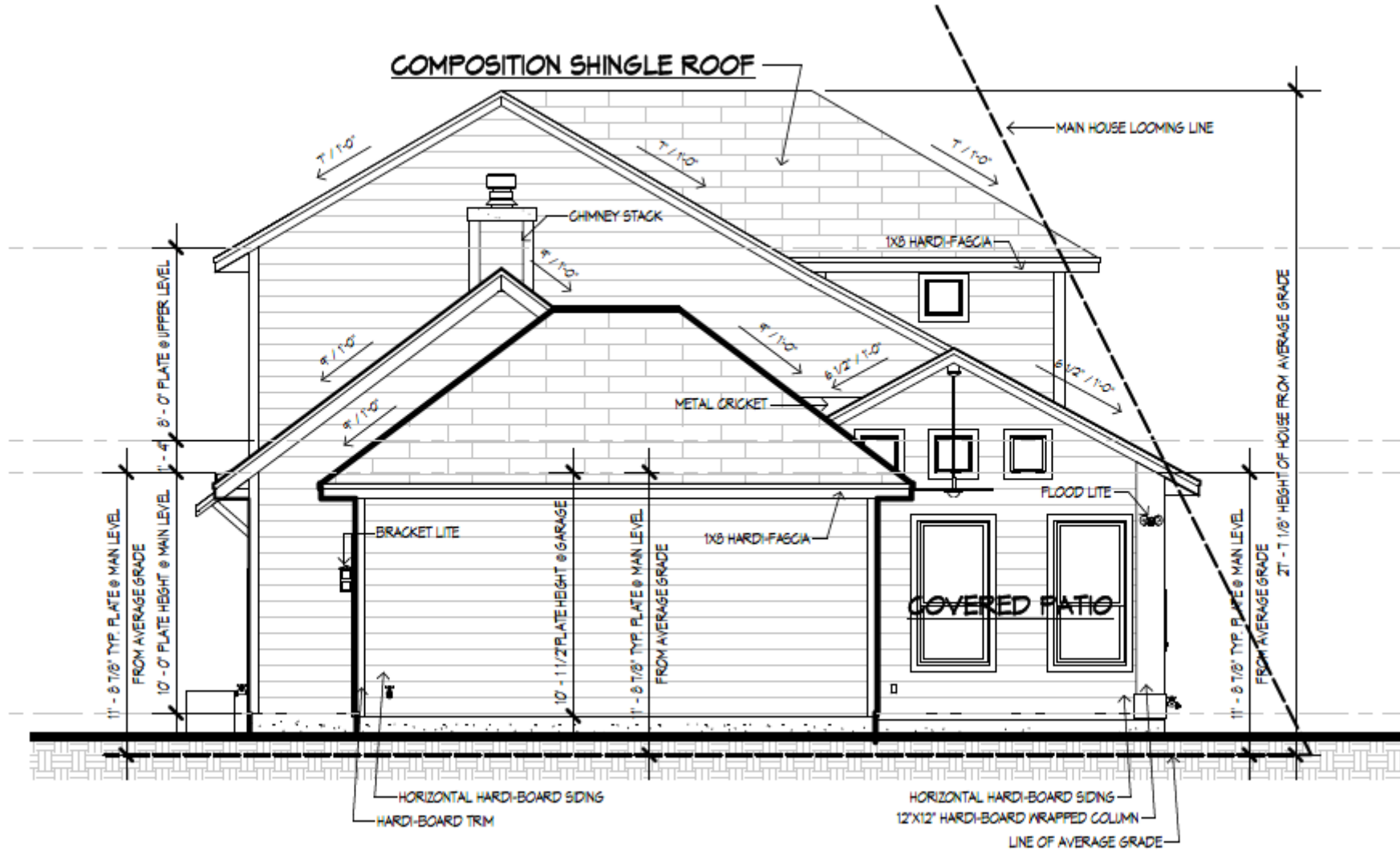






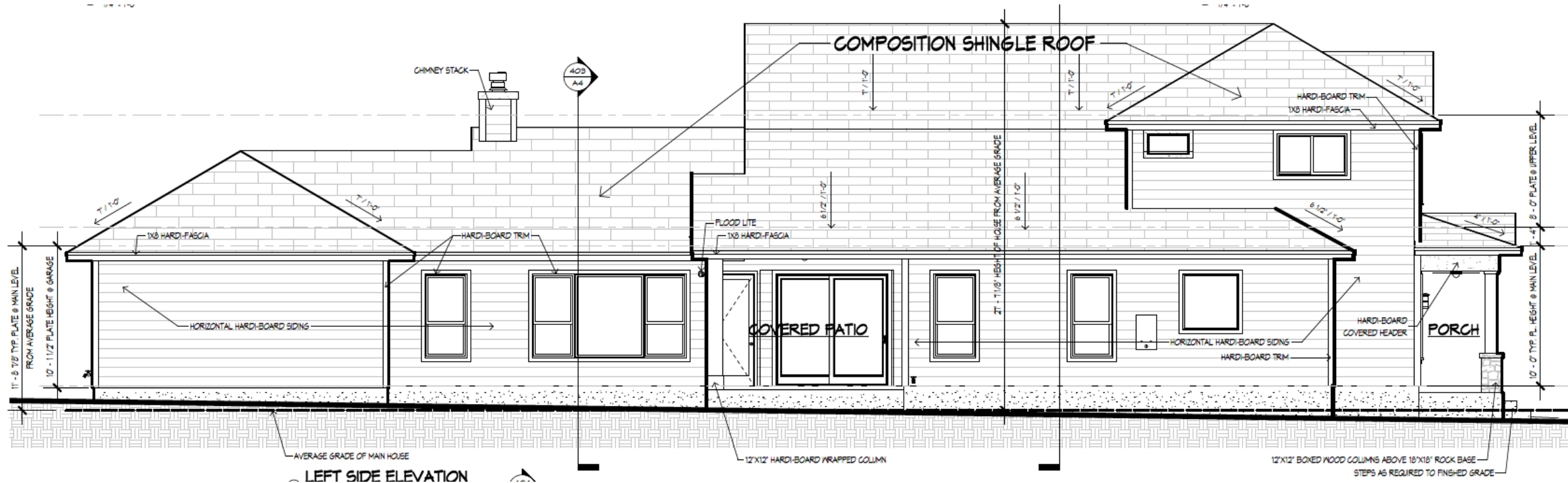


# REAR ELEVATION



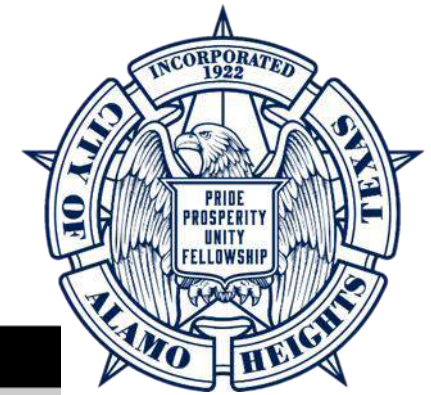


# SIDE ELEVATION (INTERIOR)









# POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 <sup>st</sup> Floor*	1,190	2,094
Main House 2 <sup>nd</sup> Floor		1,117
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	400	447
Garage – 2 <sup>nd</sup> Floor		
Front Porch*	297	202
Side Porch*		
Covered Patio*		241
Breezeway*		
Other*		15
<b>Total Square Footage</b>	<b>1,887 sq ft</b>	<b>4,116 sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>1,887 sq ft / 25.16%</b>	<b>2,999 sq ft / 39.99%</b>
<b>FAR (max 49% with bonus)</b>	<b>1,590 sq ft / 21.20%</b>	<b>3,673 sq ft / 48.97%</b>

## Bonuses Utilized

- +2 – One (1) story garage
- +2 – Side or rear street/alley access



# EXISTING & PROPOSED STREETScape



Existing Streetscape



Proposed New Streetscape

402 Corona Ave.



Existing Home



Homes Across Street

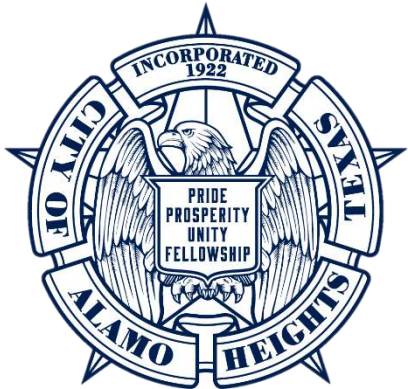


# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (0)                      Neutral: (0)
  - Oppose: (0)

# ARB CASE NO. 878F 117 CLAYWELL

## SIGNIFICANCE & COMPATIBILITY REVIEW



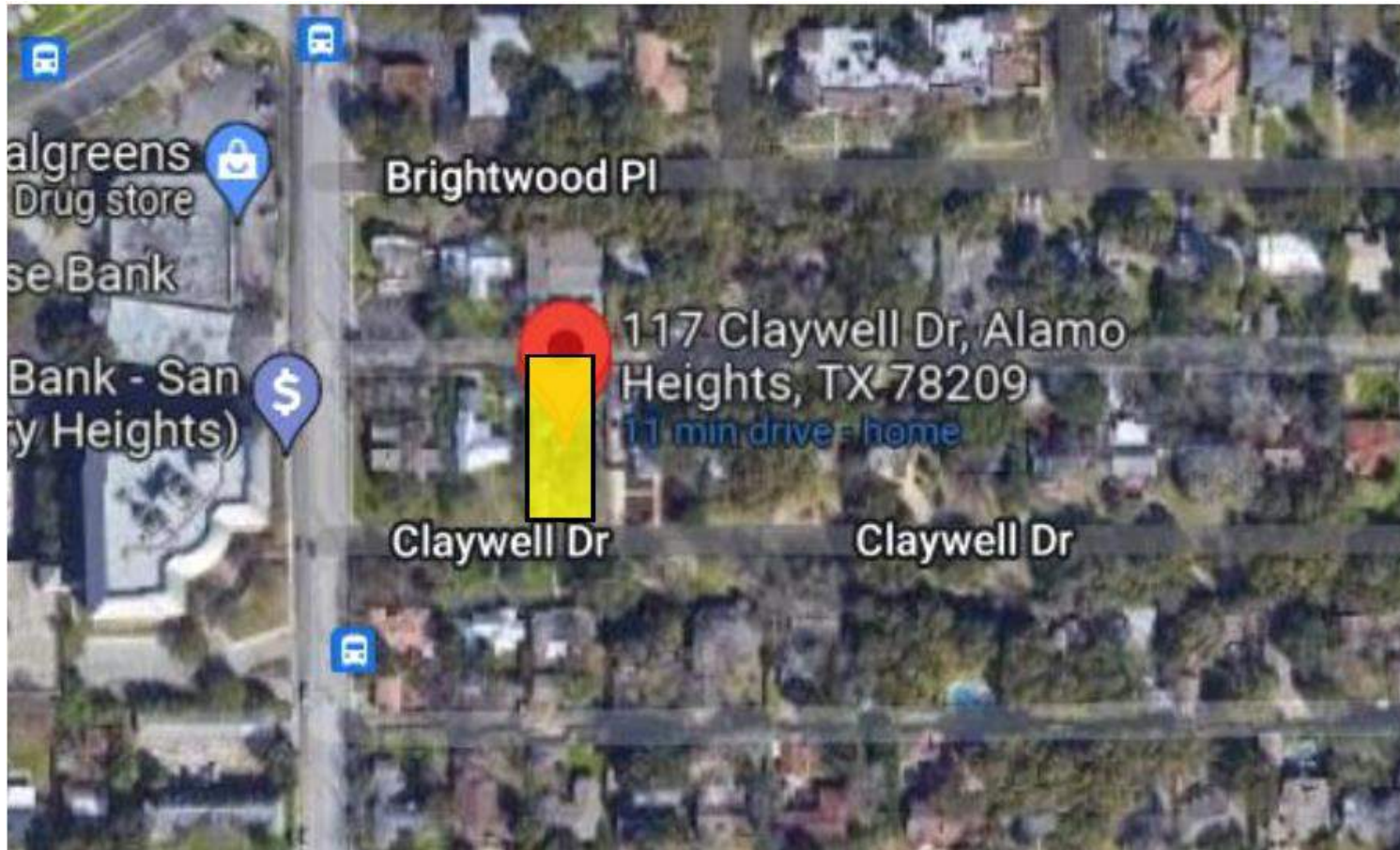
**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director





# PROPERTY



- SF-A
- Claywell
  - North side, east of Broadway
- 100% demolition and construction of new single-family residence with detached garage.



# SUMMARY

- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
    - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof





# EXISTING CONDITIONS



Side



Front



Side



Back



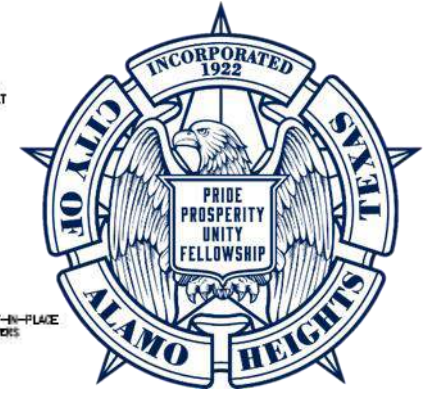
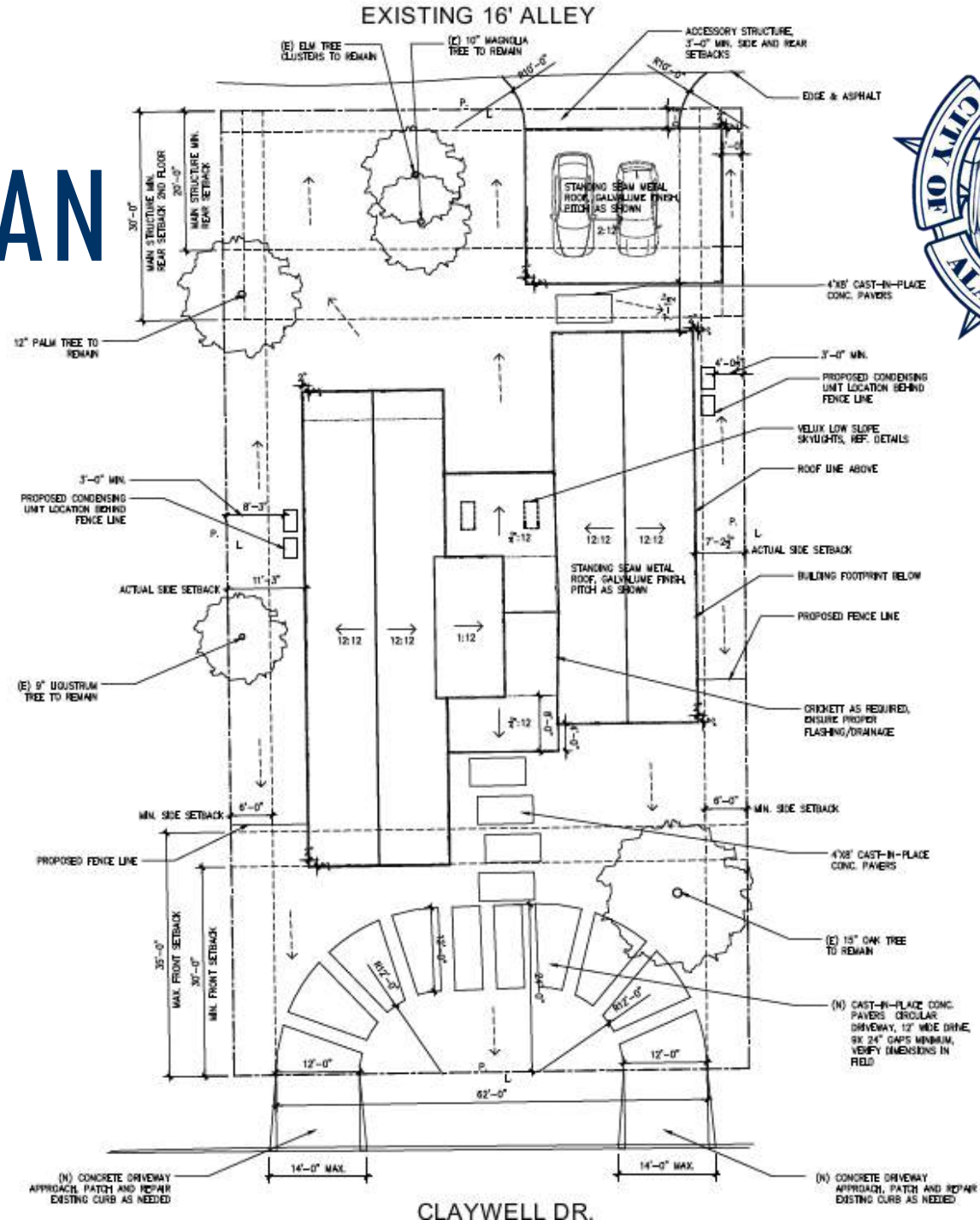
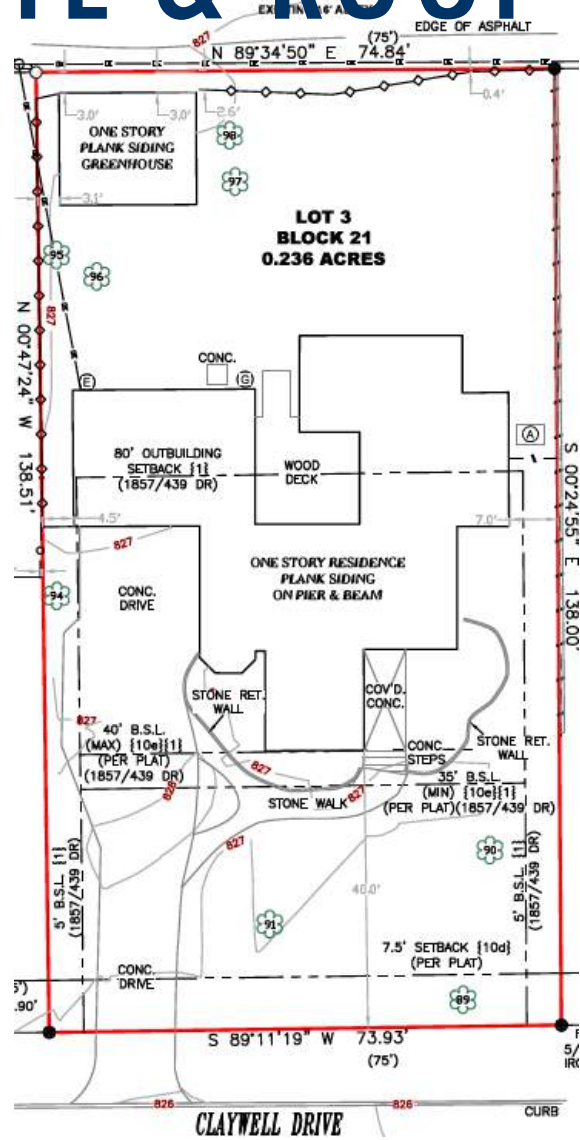
Back



Accessory Structure



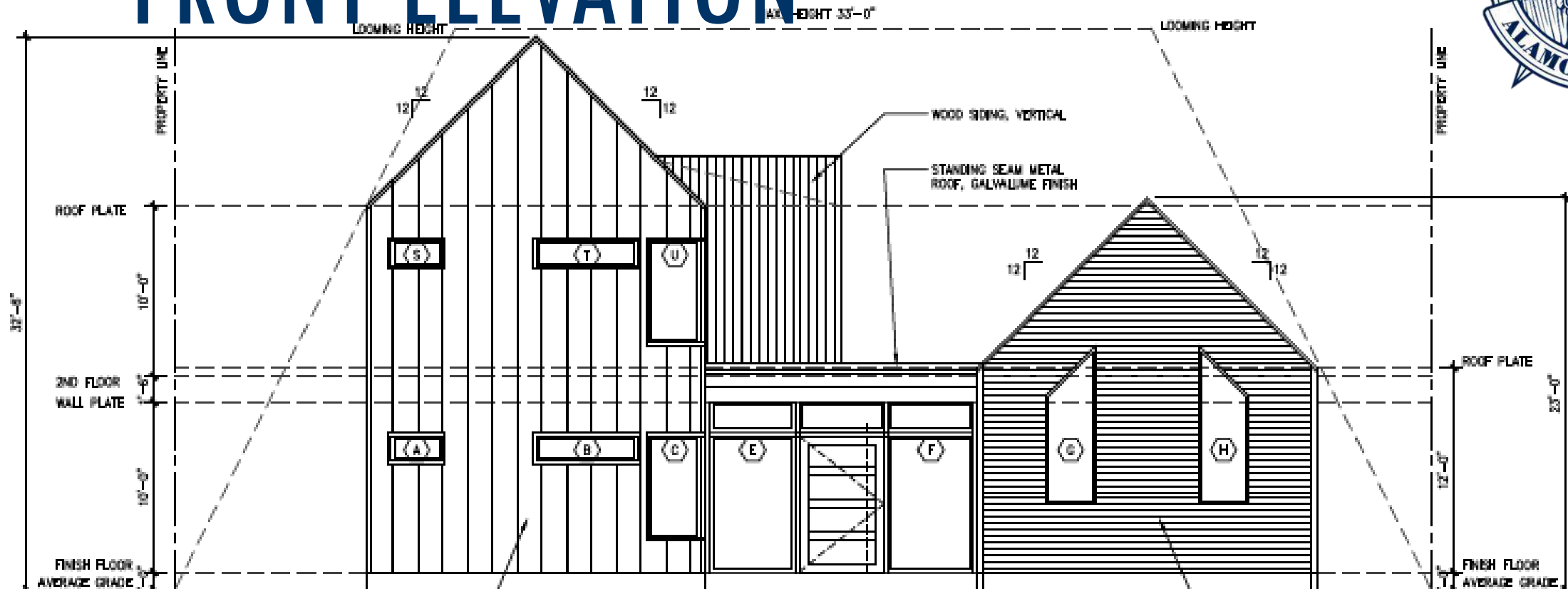
# SITE & ROOF PLAN







# FRONT ELEVATION



**Main – Height: 32ft 6in**

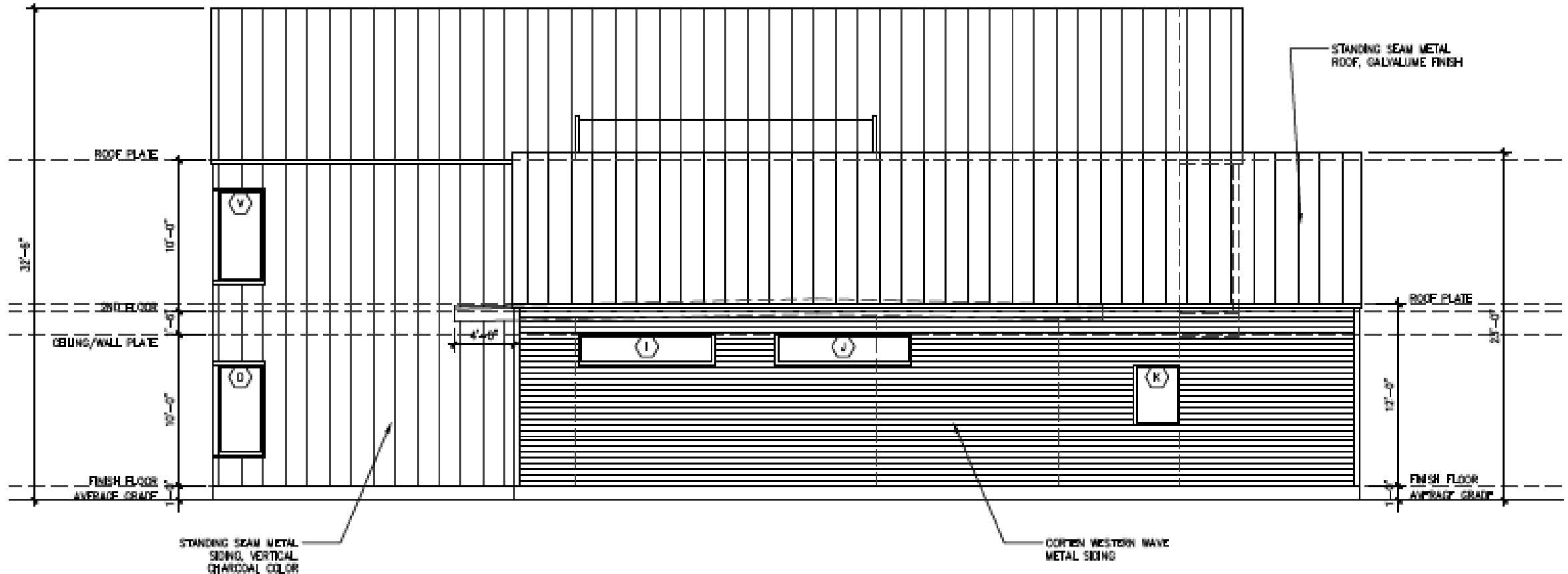
- **Siding:** Combination Corten Western Wave Metal Siding, Vertical Wood Siding, & Vertical Standing Seam Metal Siding in Charcoal Color
- **Roof:** Standing Seam Metal, Galvalume Finish

south



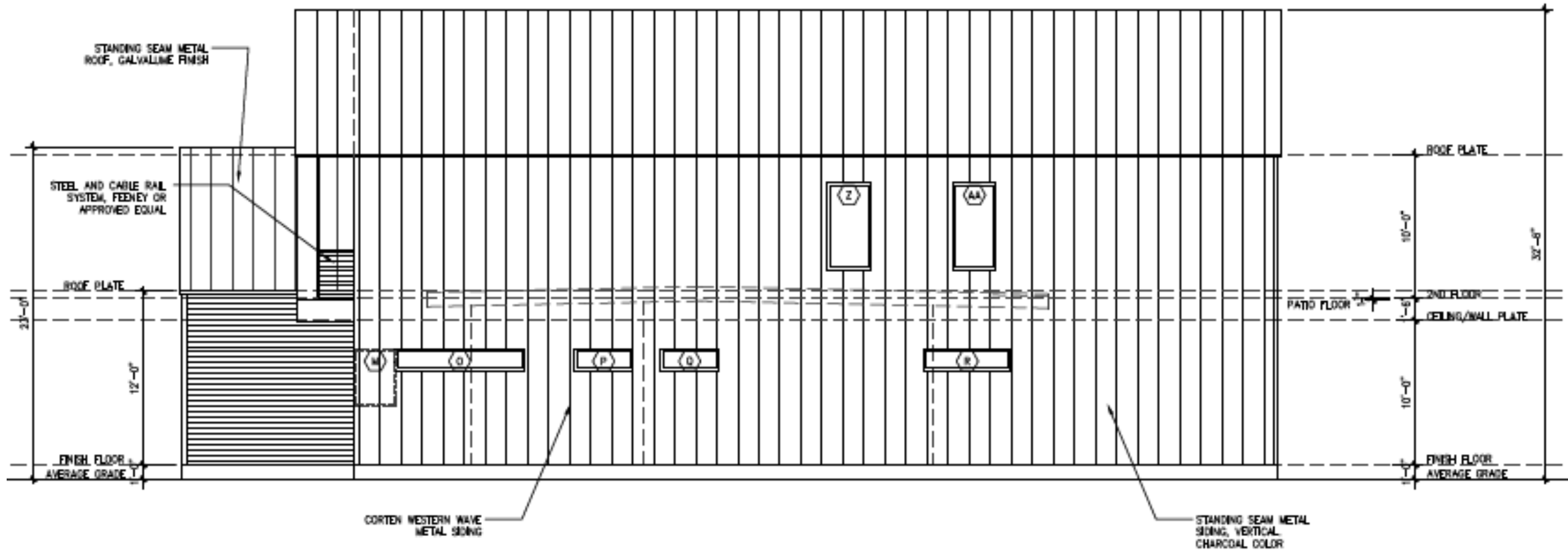


# SIDE ELEVATION





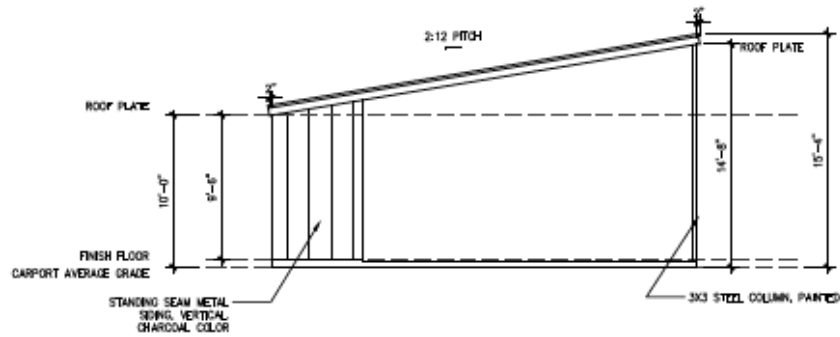
# SIDE ELEVATION





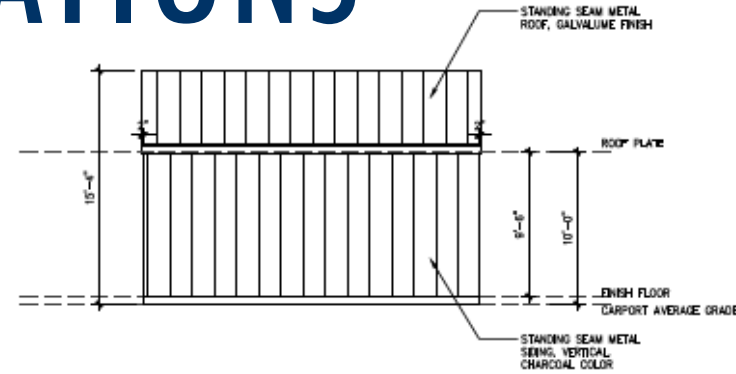


# ACCESSORY ELEVATIONS



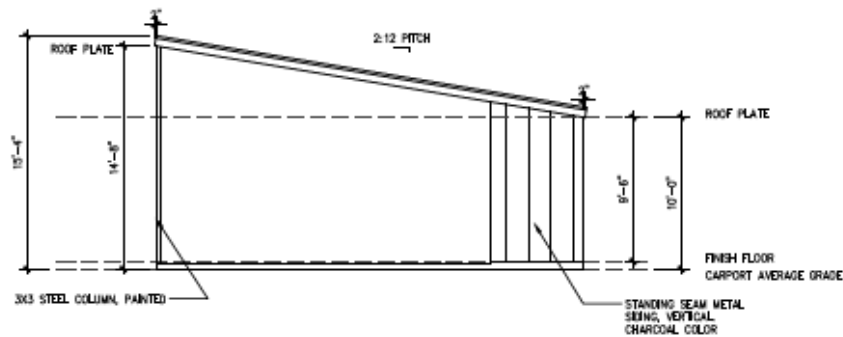
1 NORTH ELEVATION - CARPORT

SCALE: 3/16"=1'-0"



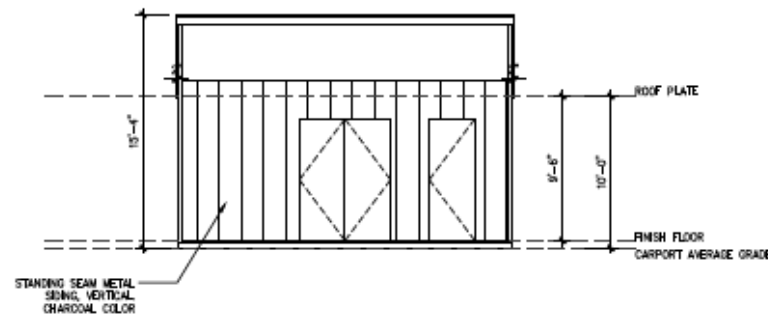
2 EAST ELEVATION

SCALE: 3/16"=1'-0"



3 SOUTH ELEVATION

SCALE: 3/16"=1'-0"



4 WEST ELEVATION

SCALE: 3/16"=1'-0"

## Accessory

- **Height:** 15ft 4in
- **Siding:** Vertical Standing Seam Metal Siding in Charcoal Color
- **Roof:** Standing Seam Metal, Galvalume Finish



# POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	10,350	10,350
Main House 1 <sup>st</sup> Floor*	2,075	2,720
Main House 2 <sup>nd</sup> Floor		1,366
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	0	616
Garage – 2 <sup>nd</sup> Floor		
Front Porch*	88	
Side Porch*		
Rear Porch*		192
Shed*	321	
Covered Patio Structure*	242	
<b>Total Square Footage</b>	<b>2,726 sq ft</b>	<b>4,894sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>2,726 sq ft / 26.34%</b>	<b>3,528 sq ft / 34.09%</b>
<b>FAR (max 49% with Bonus)</b>	<b>2,396 sq ft / 23.15%</b>	<b>4,894 sq ft / 47.29%</b>

## Bonuses Utilized

- +2 – One (1) story garage
- +2 – Side or rear street/alley access





# EXISTING STREETScape

## Existing Streetscape Photographs



101



109



117



123



127



120



118



110



# PROPOSED STREETScape & RENDERING



101



109



117



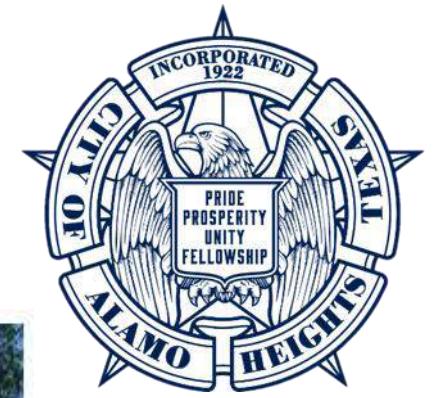
123



127







# PERSPECTIVE RENDERINGS



Front 1



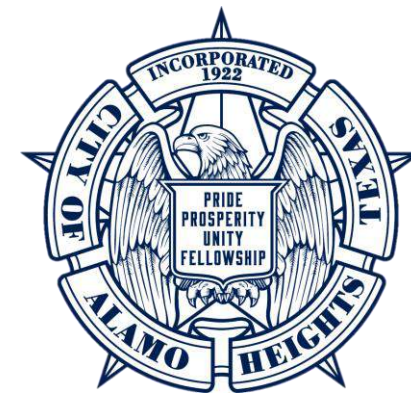
Front 2



Front 3



Rear

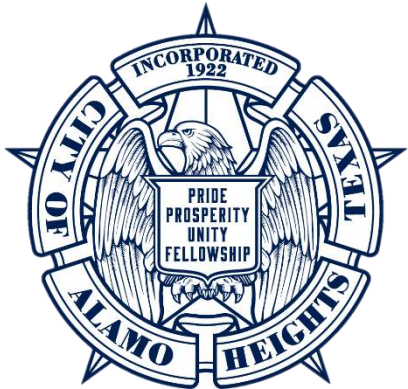


# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (0)                      Neutral: (0)
  - Oppose: (3)

# ARB CASE NO. 879F 304 ALBANY

## COMPATIBILITY REVIEW (ACCESSORY)



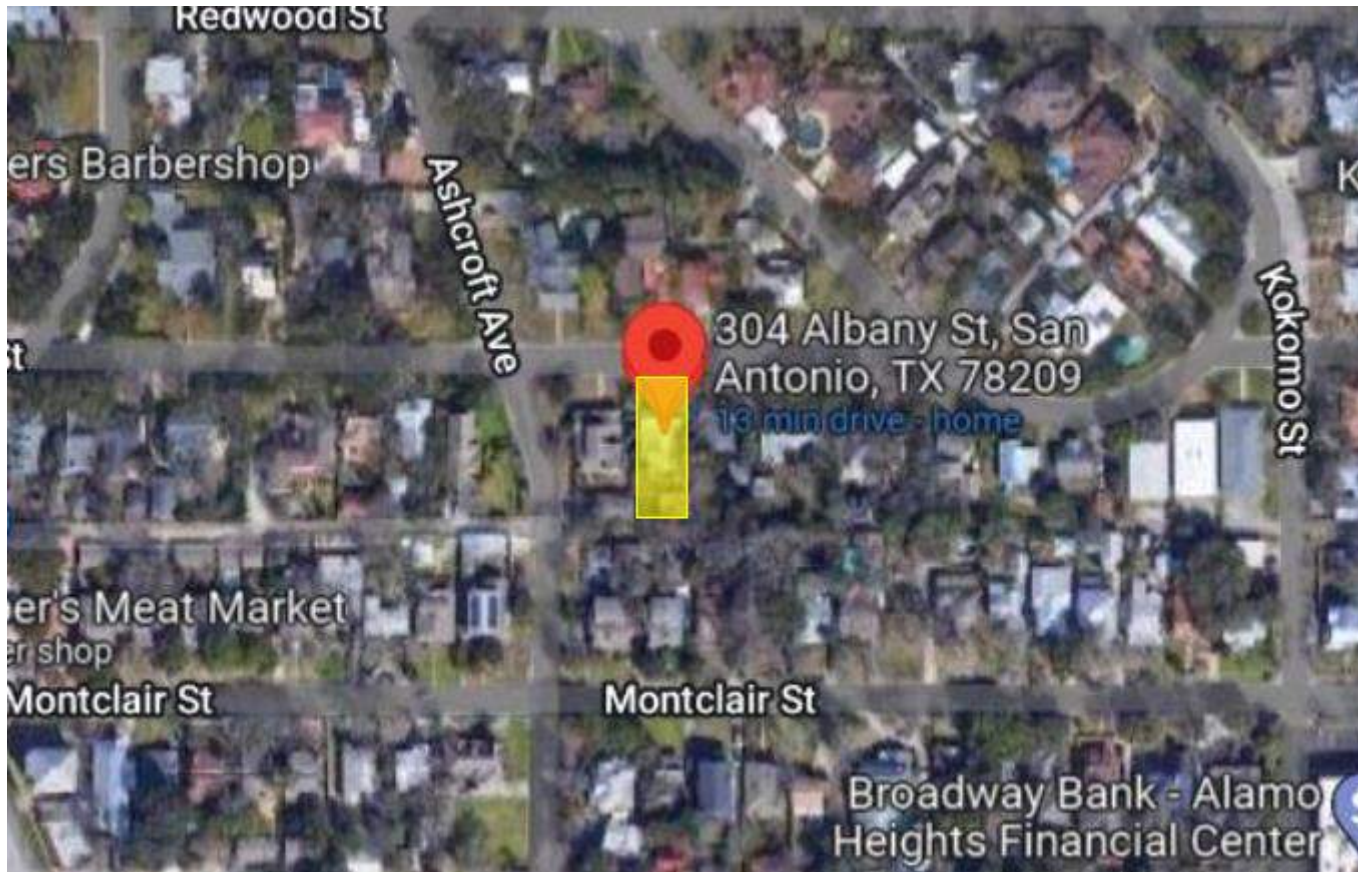
**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director





# PROPERTY



- SF-A
- Albany
  - South side to the east of Ashcroft
- Demolition of existing 1-story detached garage and replacement with 2-story





# SUMMARY

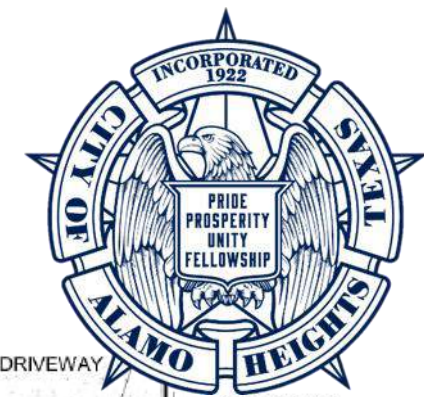
- Demolition Review
  - Demolition of one-story detached accessory structures are exempt from significance review
  - Construction of two-story detached accessory structures are subject to compatibility review



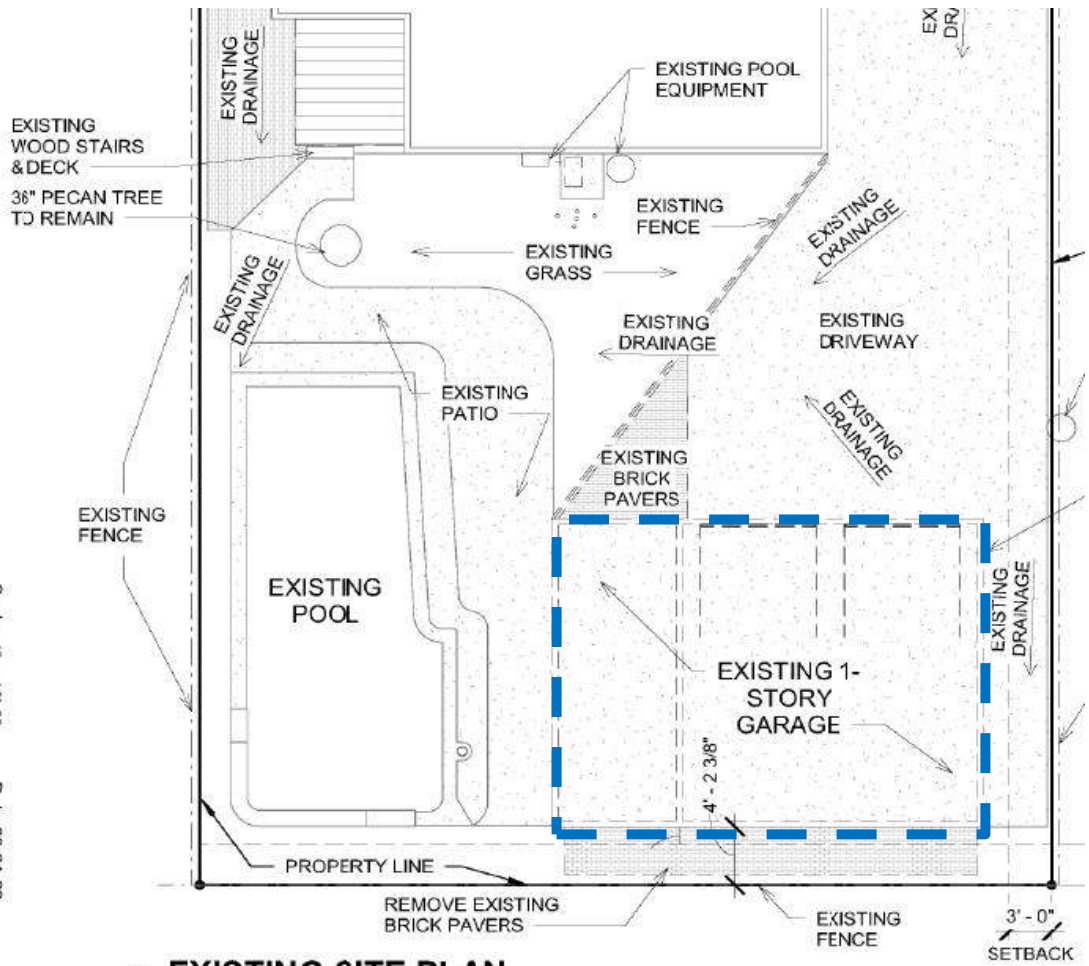
# EXISTING CONDITIONS



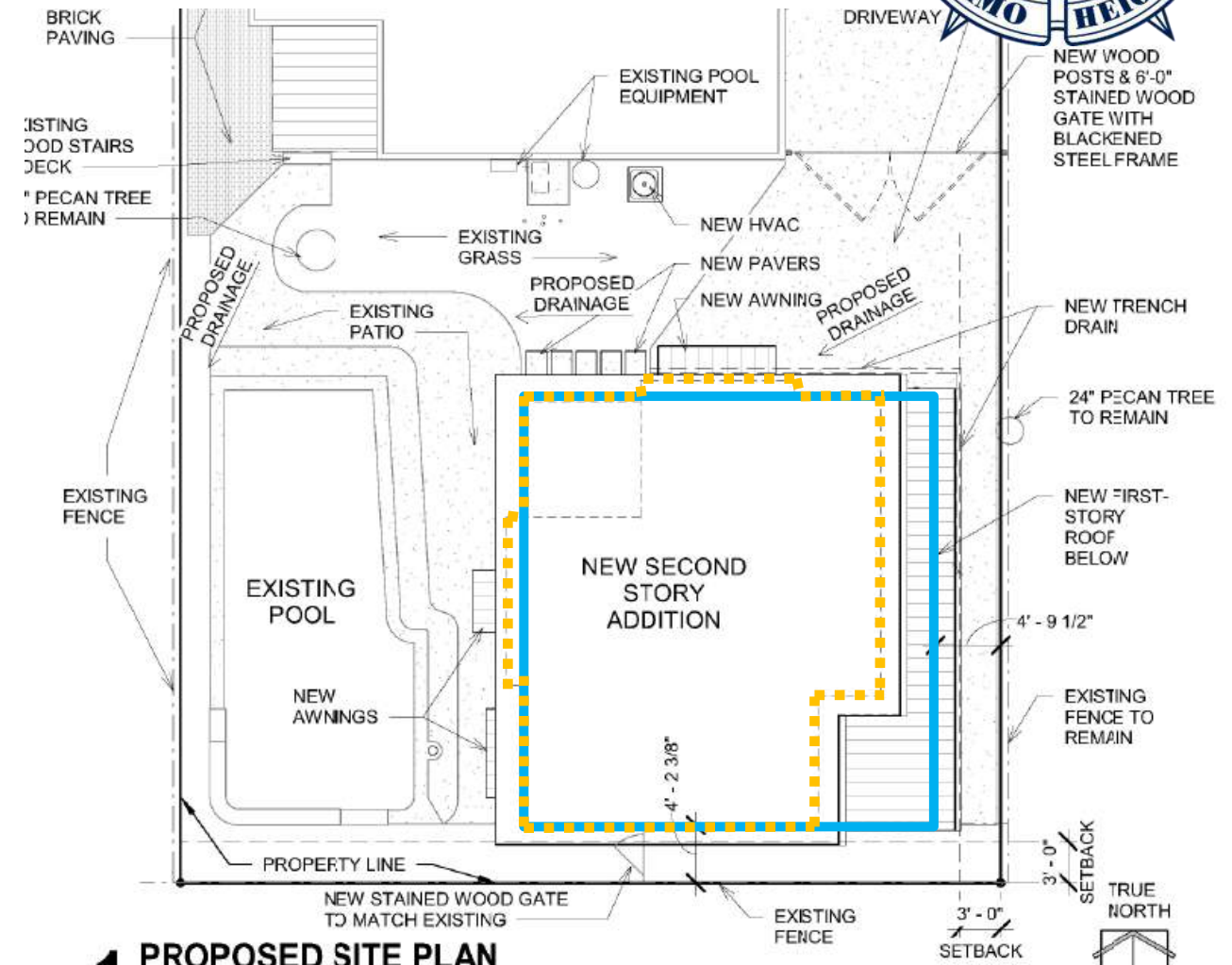




# SITE PLAN



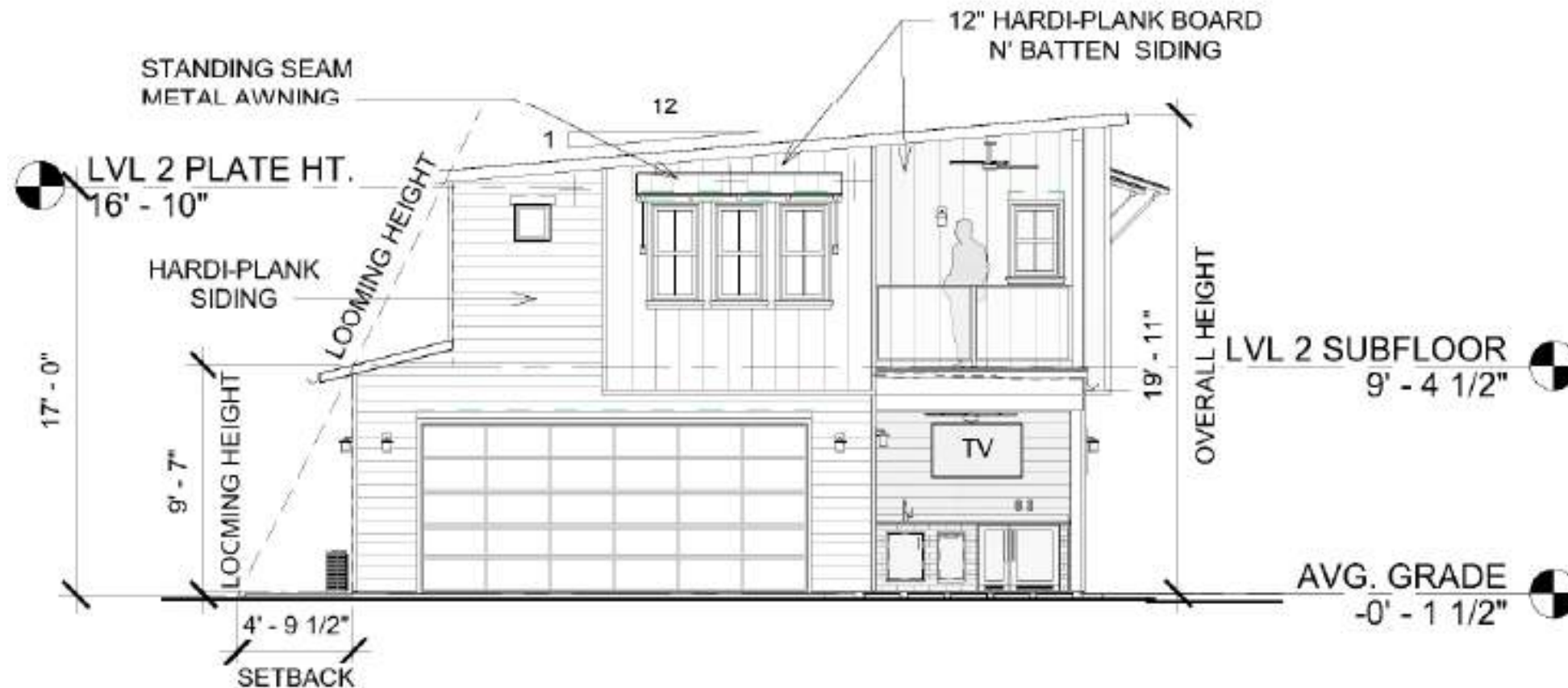
**1 EXISTING SITE PLAN**  
SCALE: 1" = 10'-0"



**1 PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"



# PROPOSED ELEVATION



**1 NORTH ELEVATION** (FACING REAR OF MAIN STRUCTURE)  
SCALE: 1/8" = 1'-0"

## Accessory

- **Height:** 19ft 11in
- **Siding:** Hardie Plank Board and Batten
- **Roof:** Standing Seam Metal and TPO for Low Slope Roof





# PROPOSED ELEVATION



## 3 SOUTH ELEVATION (FACING ALLEY)


SCALE: 1/8" = 1'-0"





# PROPOSED ELEVATION

12" HARDI - PLANK BOARD  
AND BATTEN SIDING

STANDING SEAM  
METAL AWNING

LVL 2 PLATE HT.  
16' - 10" 

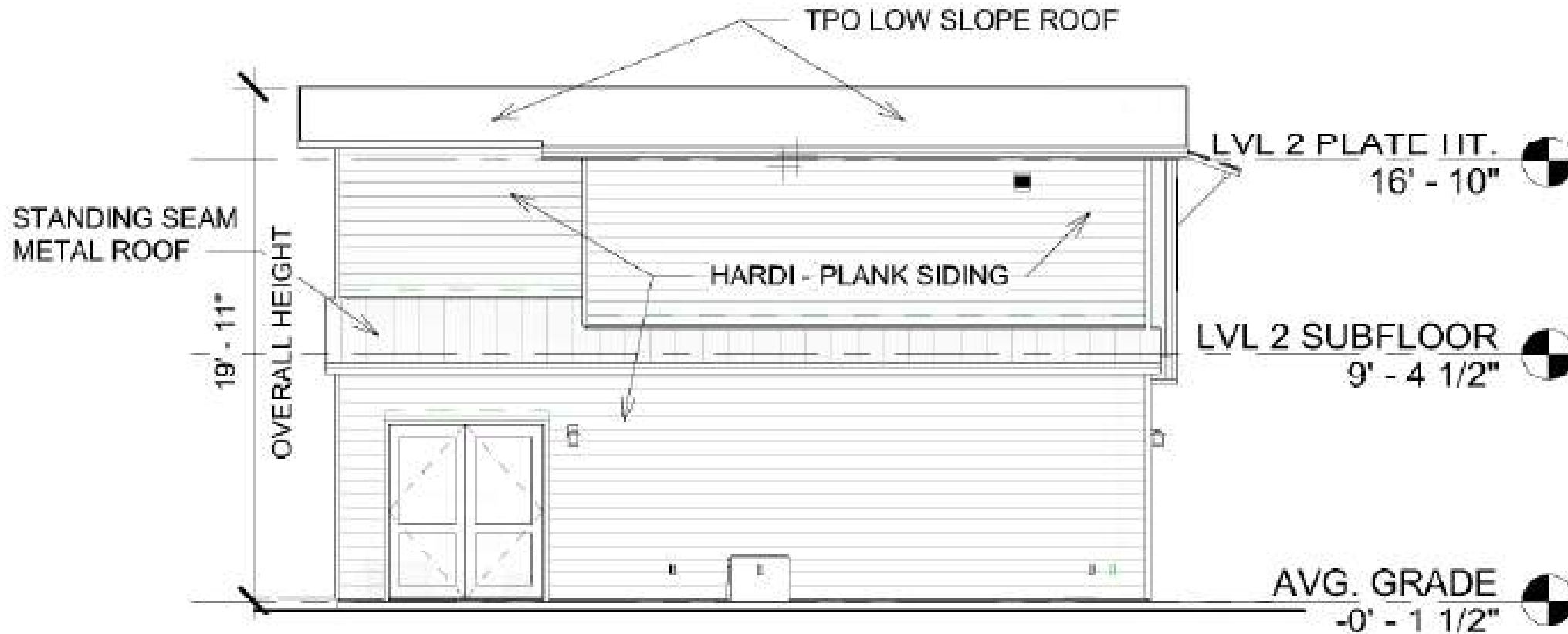
LVL 2 SUBFLOOR  
9' - 4 1/2" 

AVG. GRADE  
-0' - 1 1/2" 

**2** WEST ELEVATION (INTERIOR-FACING)  
SCALE: 1/8" = 1' 0"



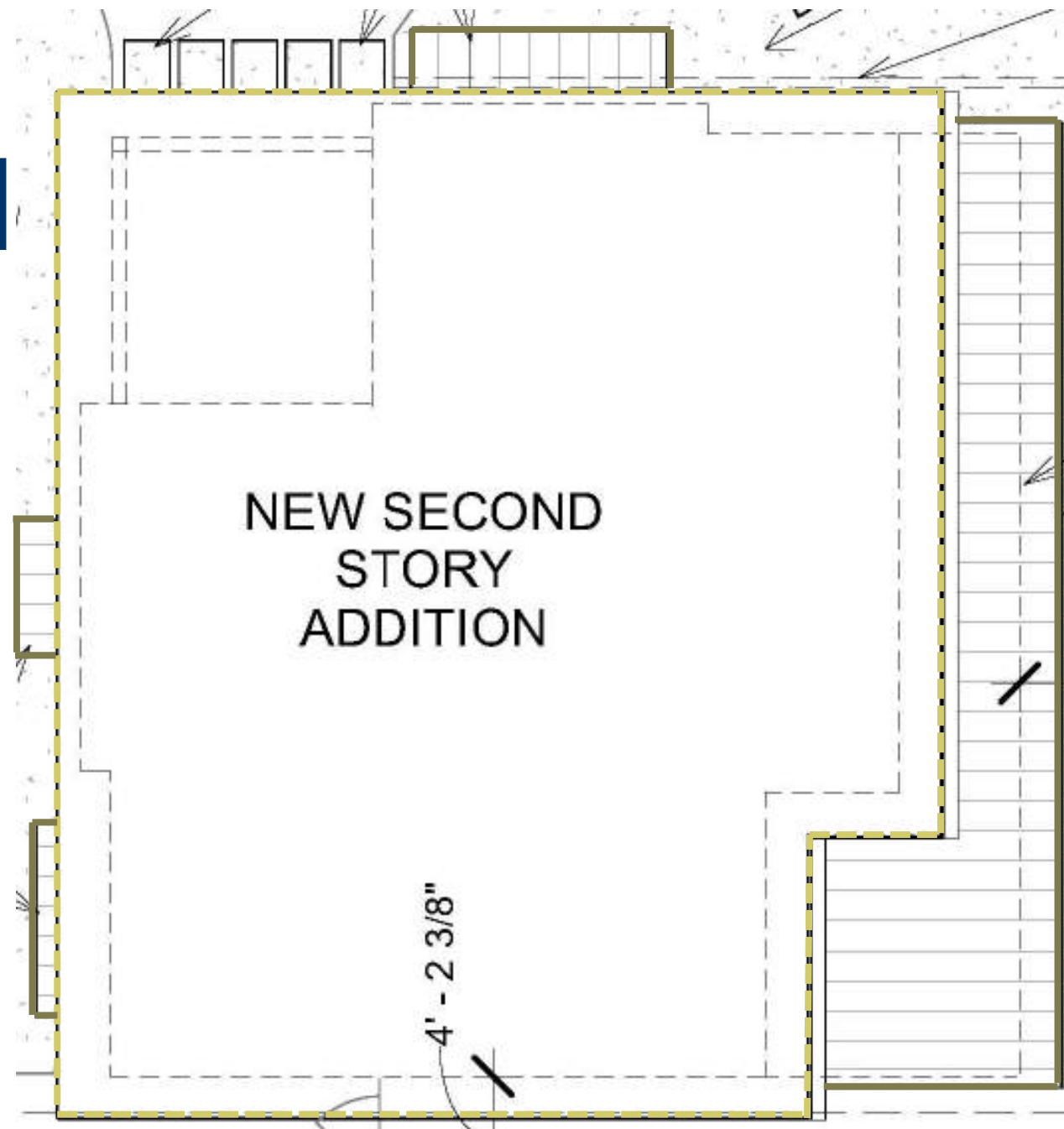
# PROPOSED ELEVATION



## 4 EAST ELEVATION (FACING NEIGHBOR'S PROPERTY)

SCALE: 1/8" = 1'-0"

# ROOF PLAN







# PERSPECTIVE RENDERINGS





# POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	8,640	8,640
Main House 1 <sup>st</sup> Floor*	2,460	2,460
Main House 2 <sup>nd</sup> Floor		
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	666	759
Garage – 2 <sup>nd</sup> Floor		650
Front Porch*	21	21
Side Porch*		
Rear Porch*		
Covered Porches (1&2)*		183
Excluded - Trellis		
<b>Total Gross Square Footage</b>	<b>3,147 sq ft</b>	<b>4,073 sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>3,147 sq ft / 36.42%</b>	<b>3,423 sq ft / 39.62%</b>
<b>FAR (max 49% with Bonus)</b>	<b>3,126 sq ft / 36.18%</b>	<b>3,869 sq ft / 44.78%</b>

## Bonus Utilized

+4 – Preservation of fifty (50) percent of main structure



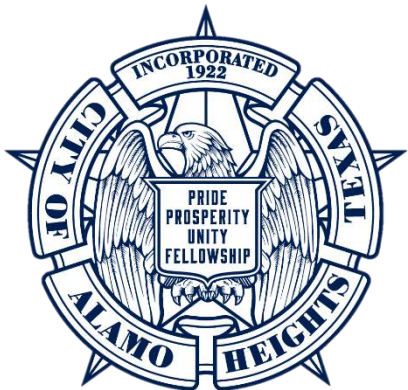
# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (2)                      Neutral: (0)
  - Oppose: (0)



# ARB CASE NO. 880F 317 NORMANDY

## SIGNIFICANCE REVIEW

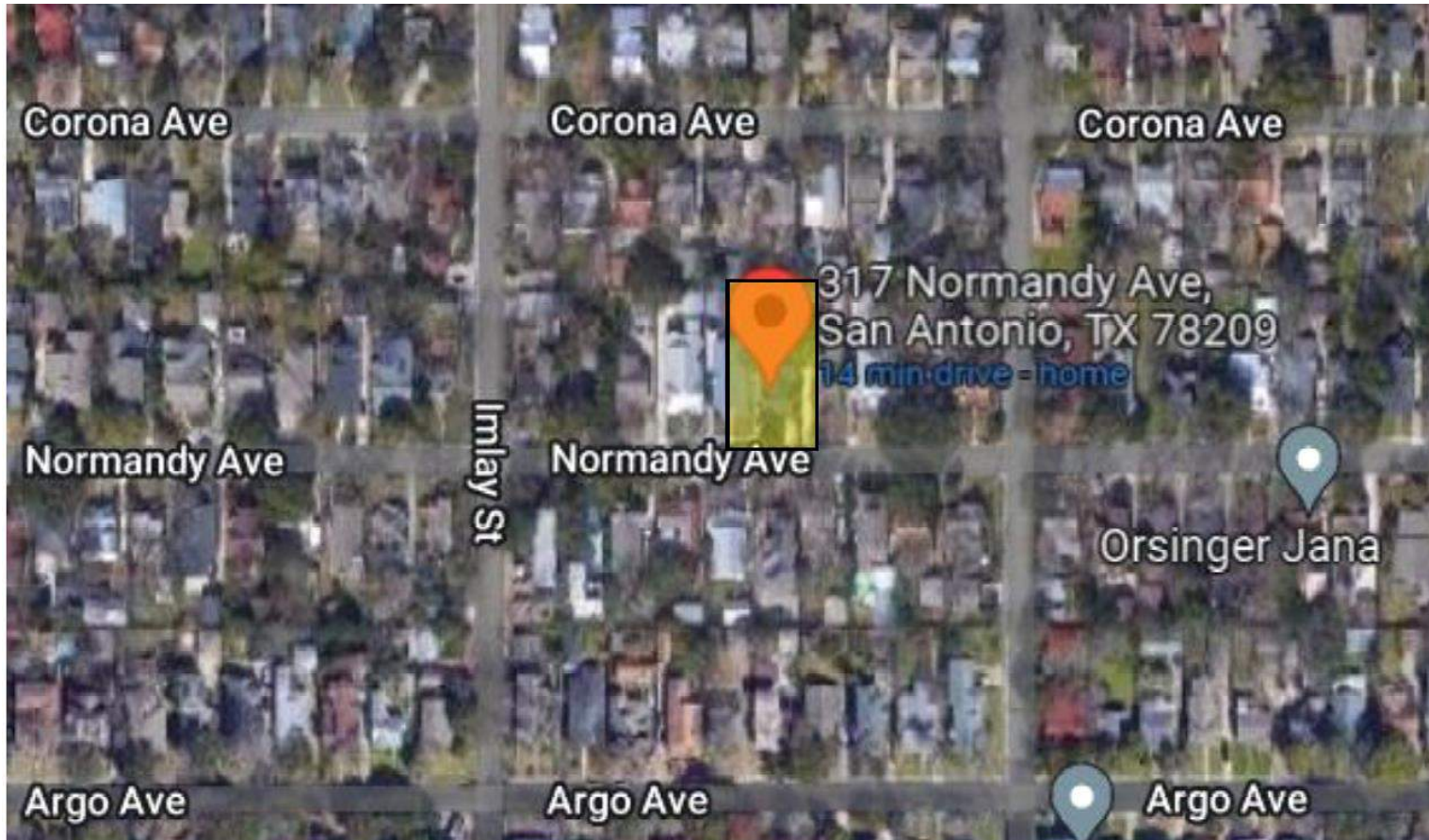


**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# PROPERTY



- SF-B
- Normandy
  - North side between Inlay and Arbutus
- 100% Demolition of Existing Single-Family Residence and accessory structures

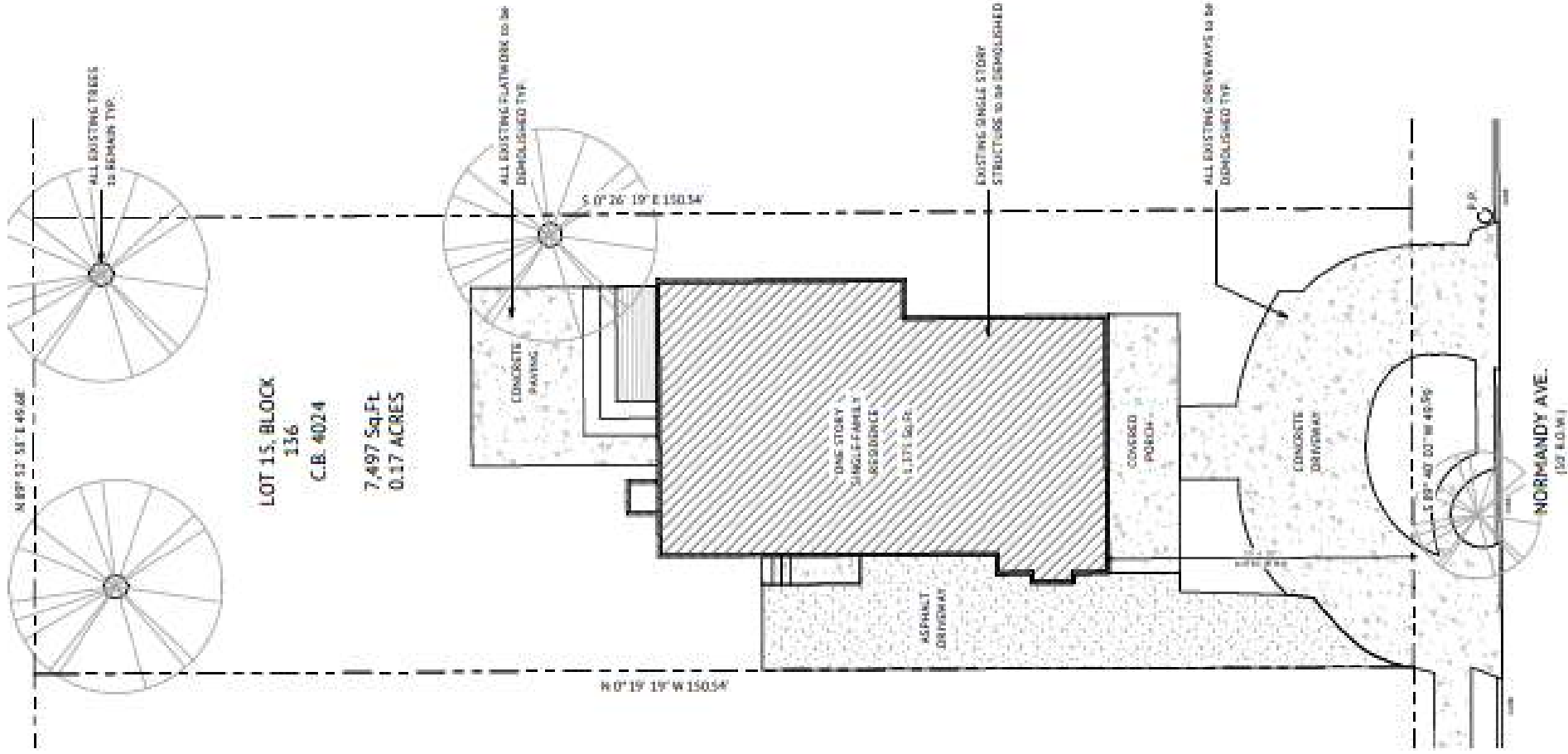


# SUMMARY

- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
    - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.
  - Compatibility Review
    - Staff is not in receipt of a request to rebuild a new single-family residence on the property. Additional ARB and Council review would be required at that time.



# SITE PLAN



**1 SITE PLAN - AS BUILT**  
SCALE: 1/8" = 1'-0"



0' 2' 10' 20'  
SCALE 1/8"





# EXISTING CONDITIONS



DAMAGED and RUSTED GUTTER

DAMAGED EXTERIOR DOOR

DAMAGED EXTERIOR SIDING



DAMAGED EXTERIOR SIDING

DAMAGED EXTERIOR TRIM

DAMAGED EXTERIOR SIDING

EXPOSED WIRING and INTERIOR WALL CRACKING



ORIGINAL CEDAR POST PIERS

INTERIOR WALL CRACKING

INTERIOR WALL CRACKING

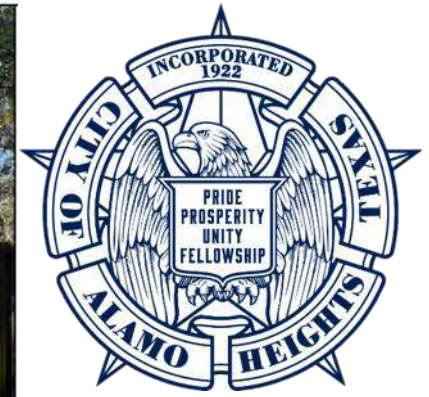




EXISTING ELEVATION - SOUTH (NORMANDY AVE.)



EXISTING ELEVATION - WEST



EXISTING ELEVATION - NORTH



EXISTING ELEVATION - EAST





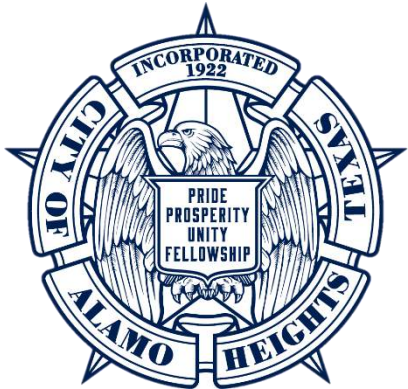


# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (1)                      Neutral: (0)
  - Oppose: (0)

# PROPOSED AMENDMENTS TO CHAPTER 2 ADMINISTRATION, ARTICLE III. — BOARDS AND COMMISSIONS

## STAFF REPORT



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



# BACKGROUND

- Composition, responsibility & procedures of boards & commissions governed by City Code
  - Section 2-48. – Architectural review board
- Current ARB ordinance
  - ARB recommendation approval requires minimum of four (4) votes
  - Council approves, disapproves, or approves with modifications projects heard by ARB
  - Council may send projects back to ARB for additional review





# PROPOSED CHANGES

- Proposed changes
  - ARB recommendations require majority vote
  - Clarifies role of ARB as a recommending body
  - Council approves, disapproves, or approves with modifications the ARB project recommendation
  - Cases will not be sent back to ARB for additional review



# NEXT STEPS

- April 19 – ARB consideration
- April 25 – City Council consideration