

ARB CASE NO. 915S
5231 BROADWAY ST #105

PERMANENT SIGNAGE

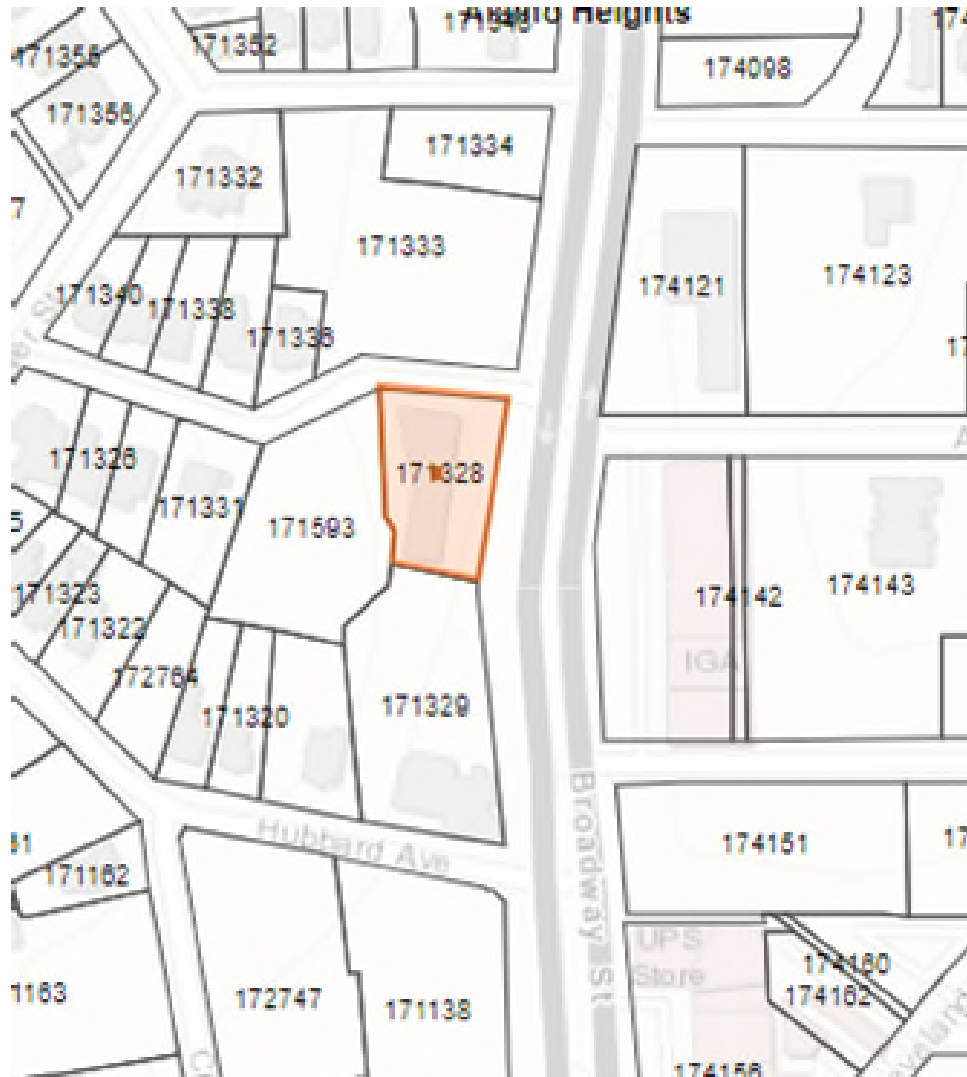


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- B-1
- Broadway
 - West side, south of Austin Hwy at Kennedy
- Permanent Signage
- Tabled from January 16, 2024

EXISTING VIEW



PROPOSED - ORIGINAL



- **Box Sign - Reface**
- **Window Signage**
 - **Material:**
Aluminum panel with graphics printed on adhesive vinyl
 - **Left: 80"x50"**
 - **Right: 60"x48"**



PROPOSED - REVISED



- Box Sign – Reface
- Storefront – 322sf
 - W - 28'
 - H - 11.5'
- Window Signage – 9.98%
 - Material:
Aluminum panel with graphics printed on adhesive vinyl
 - Left: 36½"x48"
 - Right: 60"x48"



POLICY ANALYSIS



■ Sec. 15-32(1) – Definitions

- **Reface**. Reface of a sign shall be defined as replacing, restoring, repainting, or repairing the existing advertising sign face area. It does not include resizing the sign, rebuilding, reconstructing, reconfiguring, or expanding the area, size, height, or form of the existing sign structure or existing sign support structure. The city's administrative officer shall approve all sign re-facings provided that the re-facing is similar in text and color patterns and no enlargement of the sign is proposed. The city's administrative officer may choose to send a re-facing application to the architectural review board. A reface does not include any structural addition or expansion to the sign structure and does not require architectural review board approval.

POLICY ANALYSIS



■ Sec. 15-32(c)(1) – Shopping Center or Multi-tenant building

- A business or office in a shopping center or multi-tenant building may have one (1) identification sign, per tenant, attached to the building and one (1) detached sign (monument or multi-tenant sign) for the shopping center.

■ Sec. 15-32(e)(4) Window signs/graphics

- a. Purpose. To maintain the functional use of windows in buildings as they are intended to be utilized and minimize the volume of signage within windows on structures.
- b. Window signs are permitted. The total area of the sign shall not exceed ten (10) percent of the window surface area or three and one-half (3.5) square feet sign area, whichever is less. All monument or multi-tenant signs shall maintain a ten-foot setback from a street and a setback of fifteen (15) feet from intersecting right-of-way lines.



POLICY ANALYSIS

- Public Notice
 - Not Required for commercial signage.

ARB CASE NO. 919F
271 RETAMA PL

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

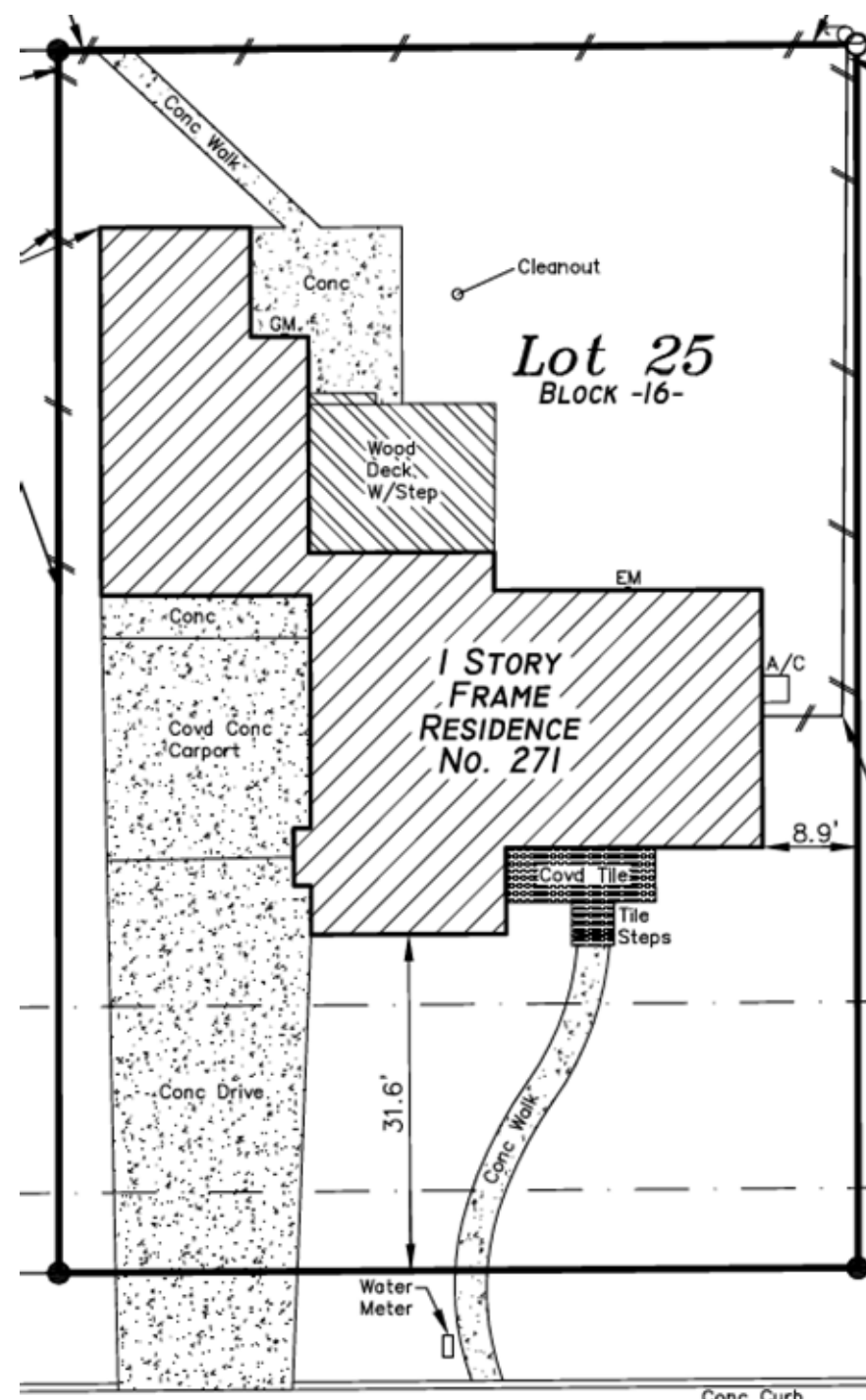
Presented by:
Lety Hernandez
Director



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 – **100%**
 - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs – **100%**

SURVEY





EXISTING CONDITIONS





SURROUNDING PROPERTIES





POLICY ANALYSIS

- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the ARB and approval by Council.
- The case is scheduled to be heard at the March 11, 2024 City Council meeting pending recommendation from the board.



PUBLIC NOTIFICATION

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



ARB CASE NO. 920F
233 HARRISON AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- East side between Acacia St and Morse St
- 100% Demolition & New SF Residence w/attached Garage



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

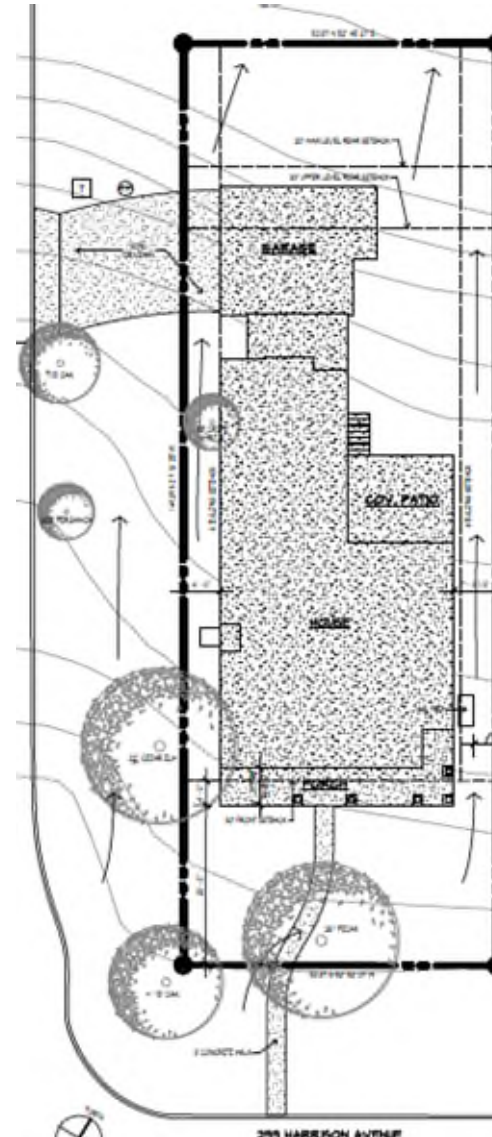
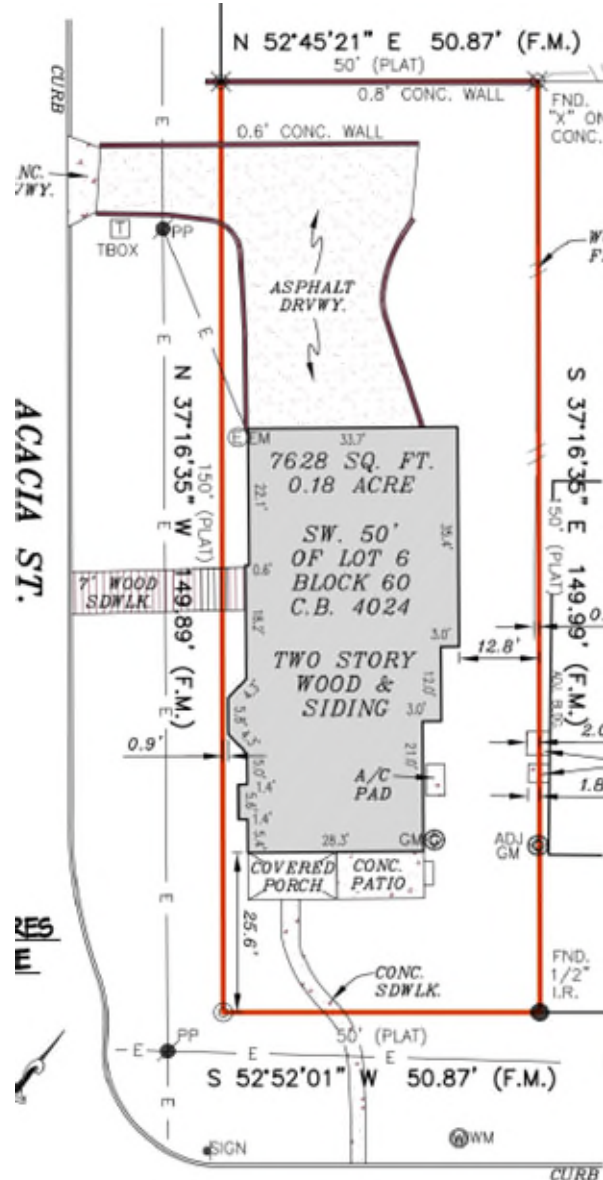


EXISTING CONDITIONS



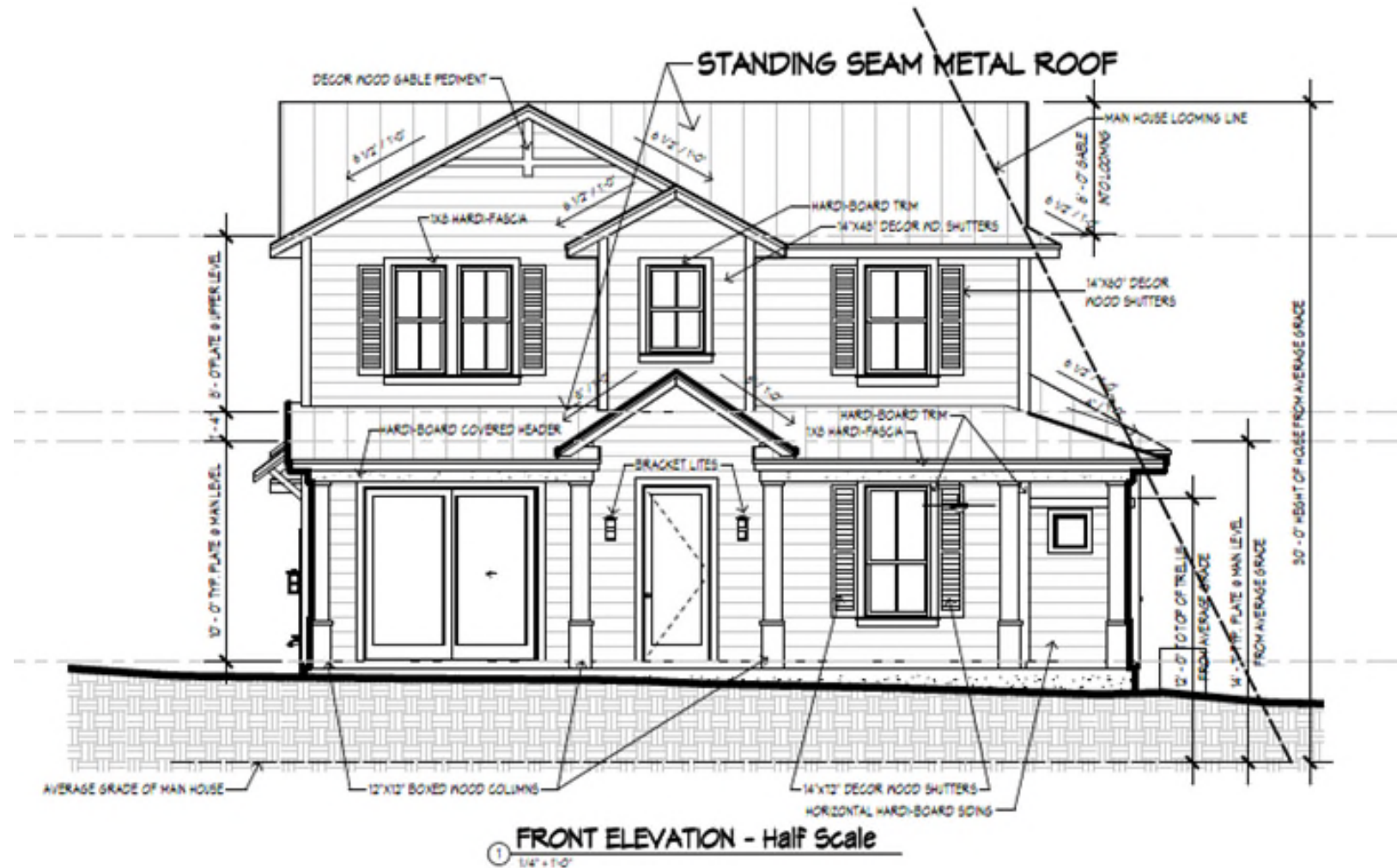


EXISTING & PROPOSED SITE PLANS





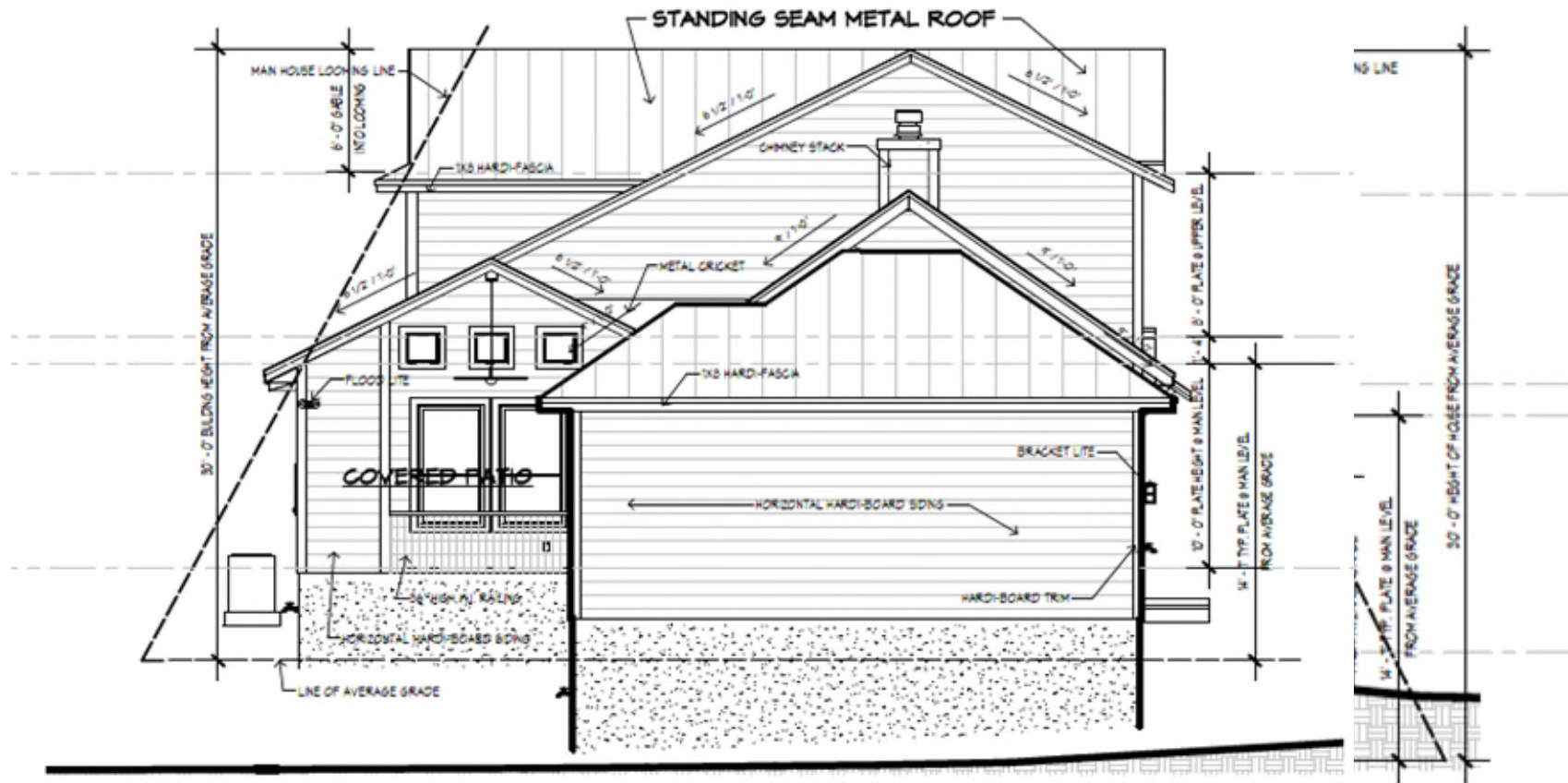
SOUTH ELEVATION



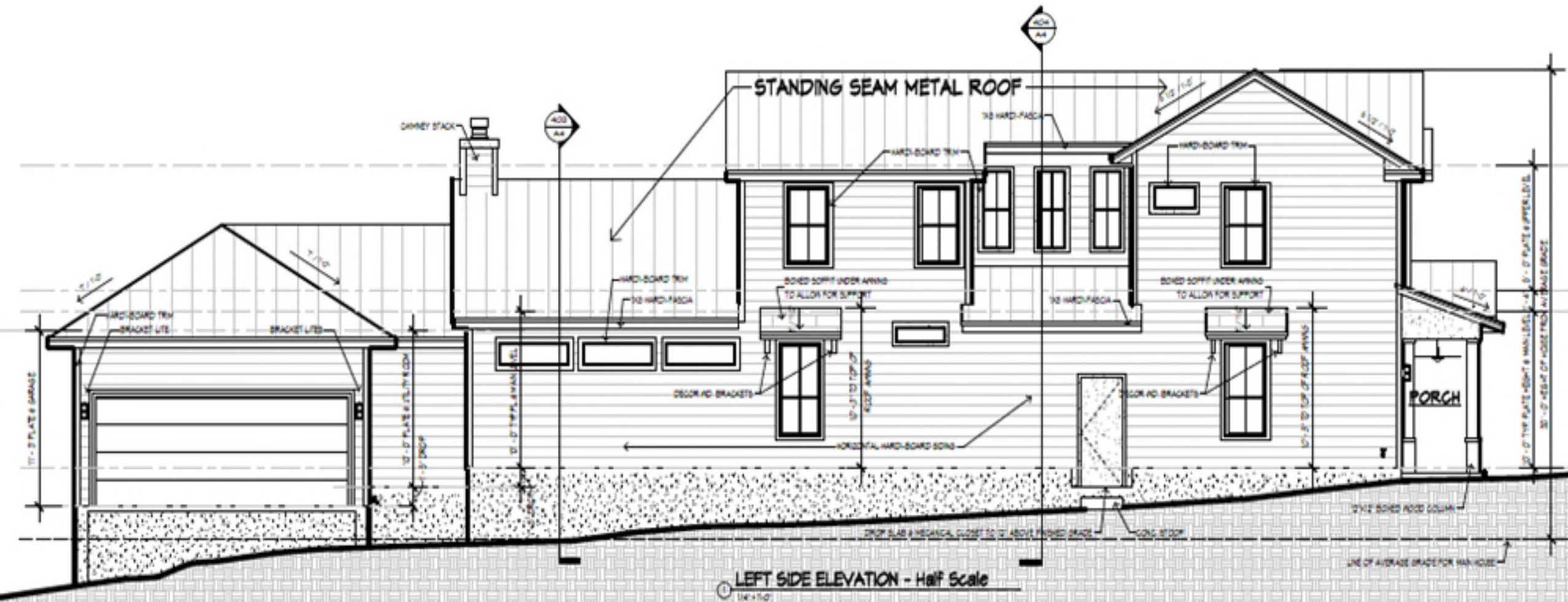
- **Height:**
30ft
- **Siding:** Hardie
- **Roof:** Standing
Seam Metal



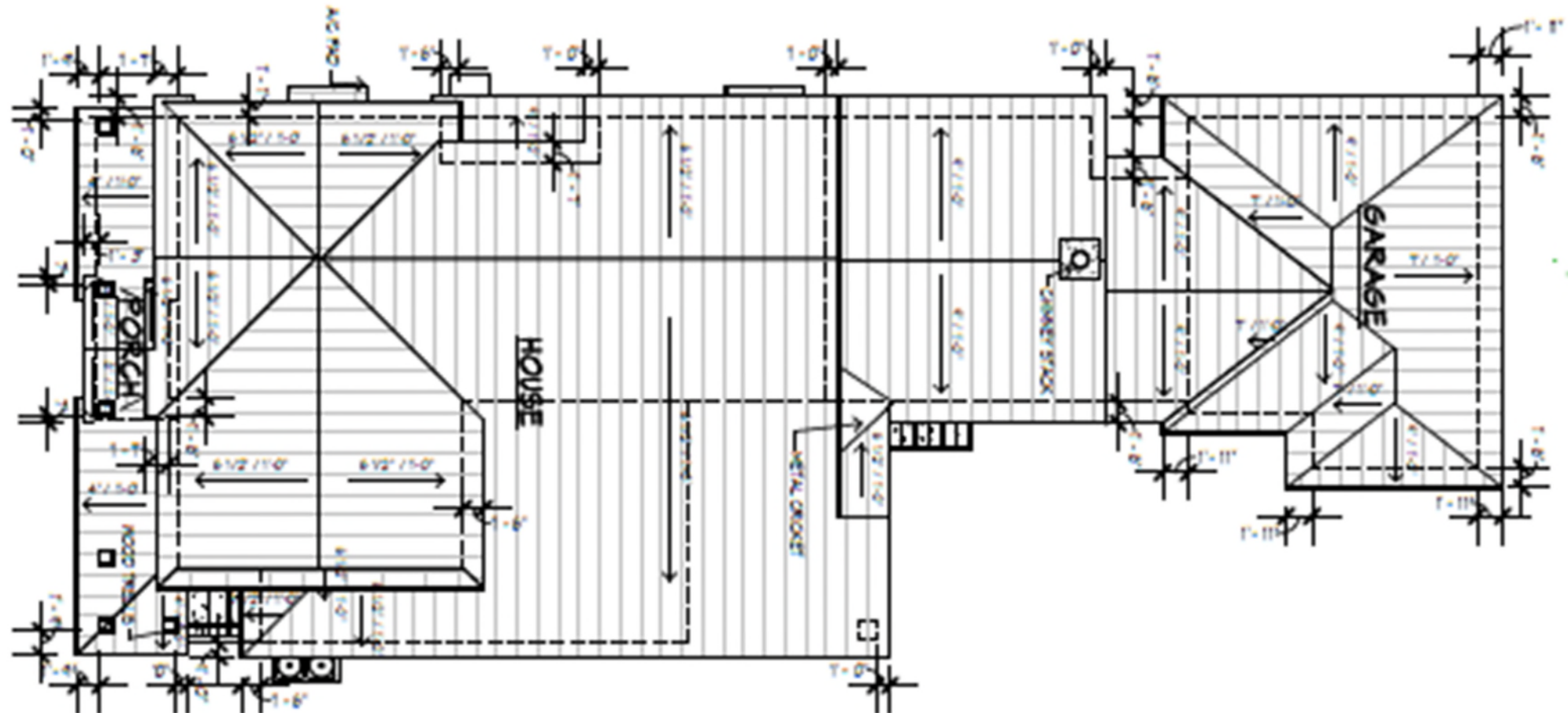
NORTH ELEVATION



③ REAR ELEVATION - Half Scale
1/4" = 1'-0"



ROOF PLAN



NORTH 



POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7627	7627
Main House 1 st Floor*	2115	2088
Main House 2 nd Floor		1139
Main House – Loft		
Garage/Carport – 1 st Floor*	0	495
Garage – 2 nd Floor		
Front Porch*	84	226
Side Porch*		
Rear Porch*		
Breezeway*		
Shed*		
Total Square Footage	2199 sq ft	4187 sq ft
Lot Coverage* (max 40%)	2199 sq ft / 28.83%	3048 sq ft / 39.96%
FAR (max .47 with bonus)	2115 sq ft / .277	3722 sq ft / .488

Bonuses Utilized

+2 – Side or rear street/alley access



EXISTING STREETScape



Existing Streetscape



Homes Across Street



PROPOSED STREETScape



Proposed New Streetscape



Homes Across Street



POLICY ANALYSIS

- Applicant has not formally applied for a building permit. Review of plan documents has not been completed by staff for zoning compliance.
- The case is scheduled to be heard at the March 11, 2024 City Council meeting pending recommendation from the board.



PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received within 200ft:
- Support: (0) Neutral: (0)
- Oppose: (0)



ARB CASE NO. 921F 333 OGDEN LN

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-B
- North side between Arbutus St and Columbine St
- 100% Demolition & New SF Residence w/detached Garage



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



EXISTING CONDITIONS






EXISTING & PROPOSED SITE PLANS



NOTE: ALL STRUCTURES
& FLATWORK TO BE
DEMOED

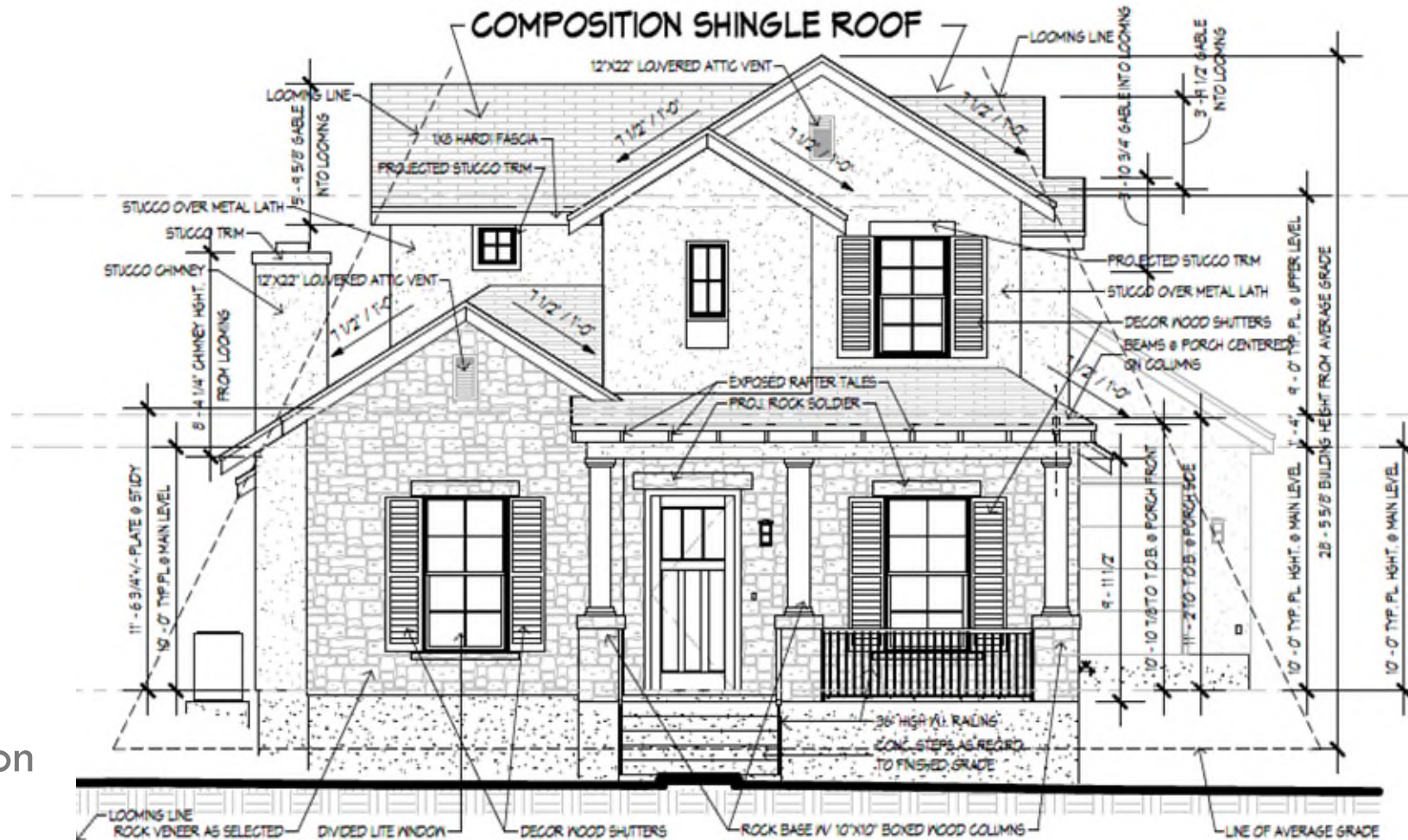
TREE TABLE		
NO.	SIZE	DESC.
101	12	OAK
102	8	PALM
103	8	PALM ●
104	12	UNKNOWN
105	12	UNKNOWN
106	8	OAK ●
107	12	OAK ●
108	8	OAK ●
109	112	UNKNOWN
110	7	OAK

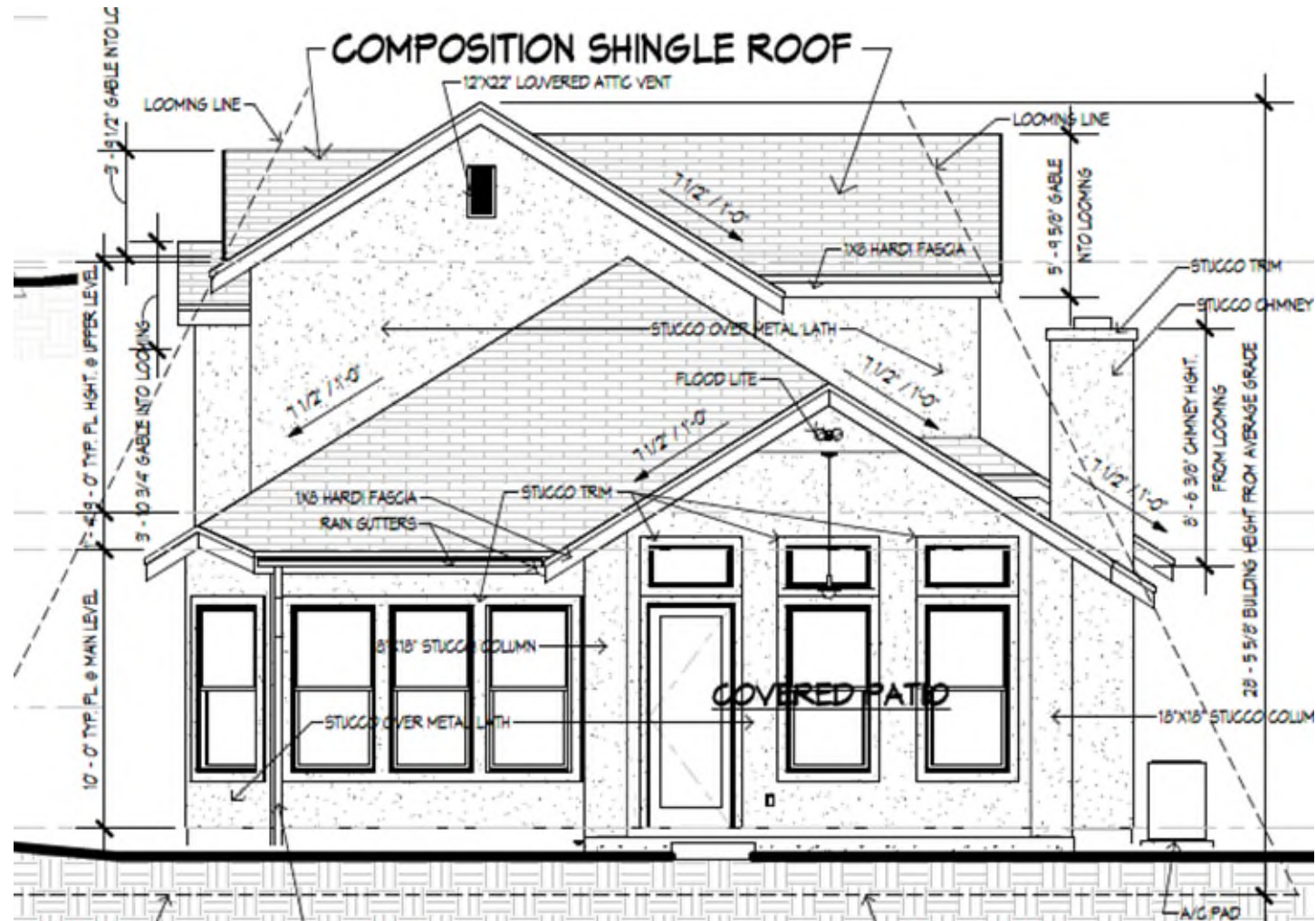
 **TREE TABLE**
1/4" = 1'-0"



SOUTH ELEVATION

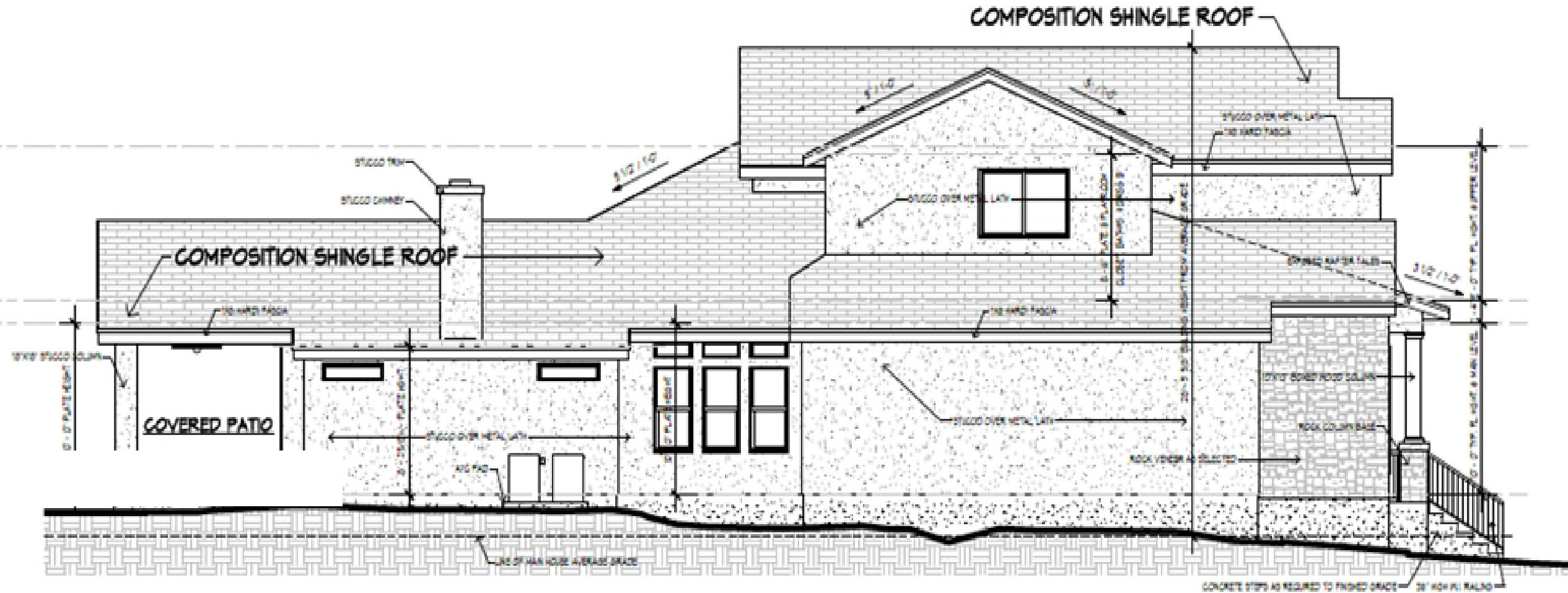
- **Height:**
28ft 5-5/8"
- **Siding:** Stucco &
Rock Veneer
- **Roof:** Composition
Shingles





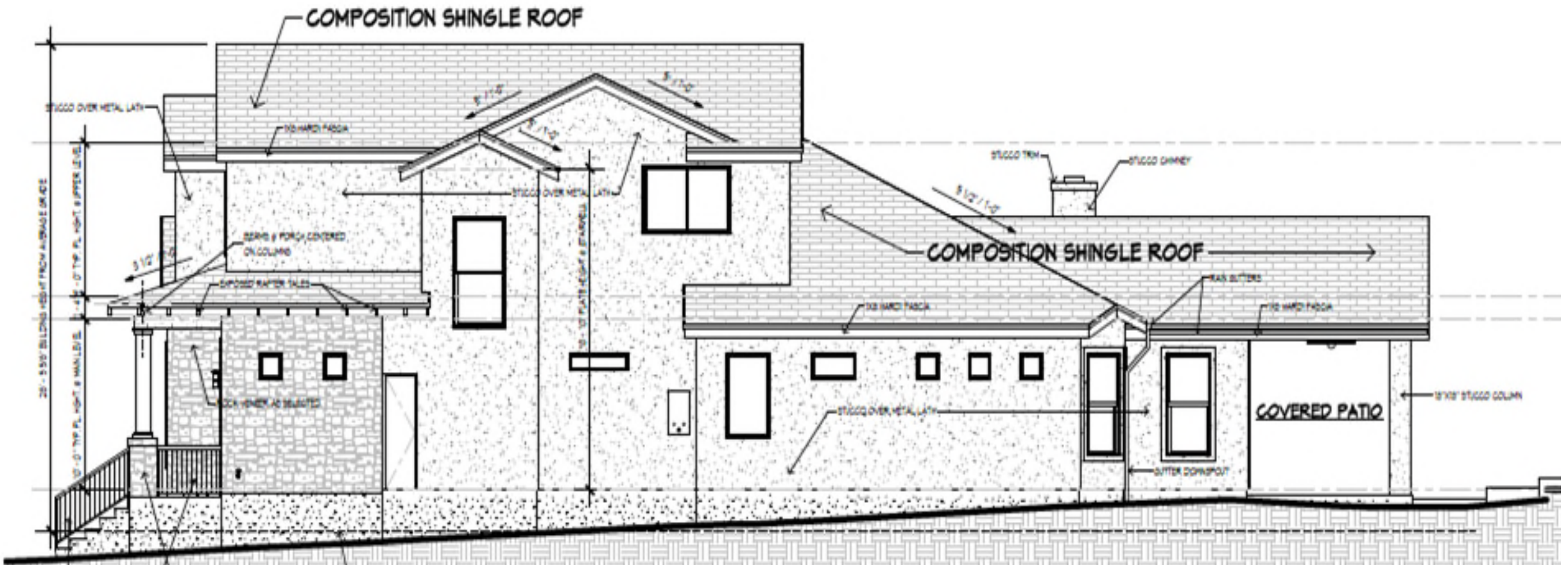


WEST ELEVATION



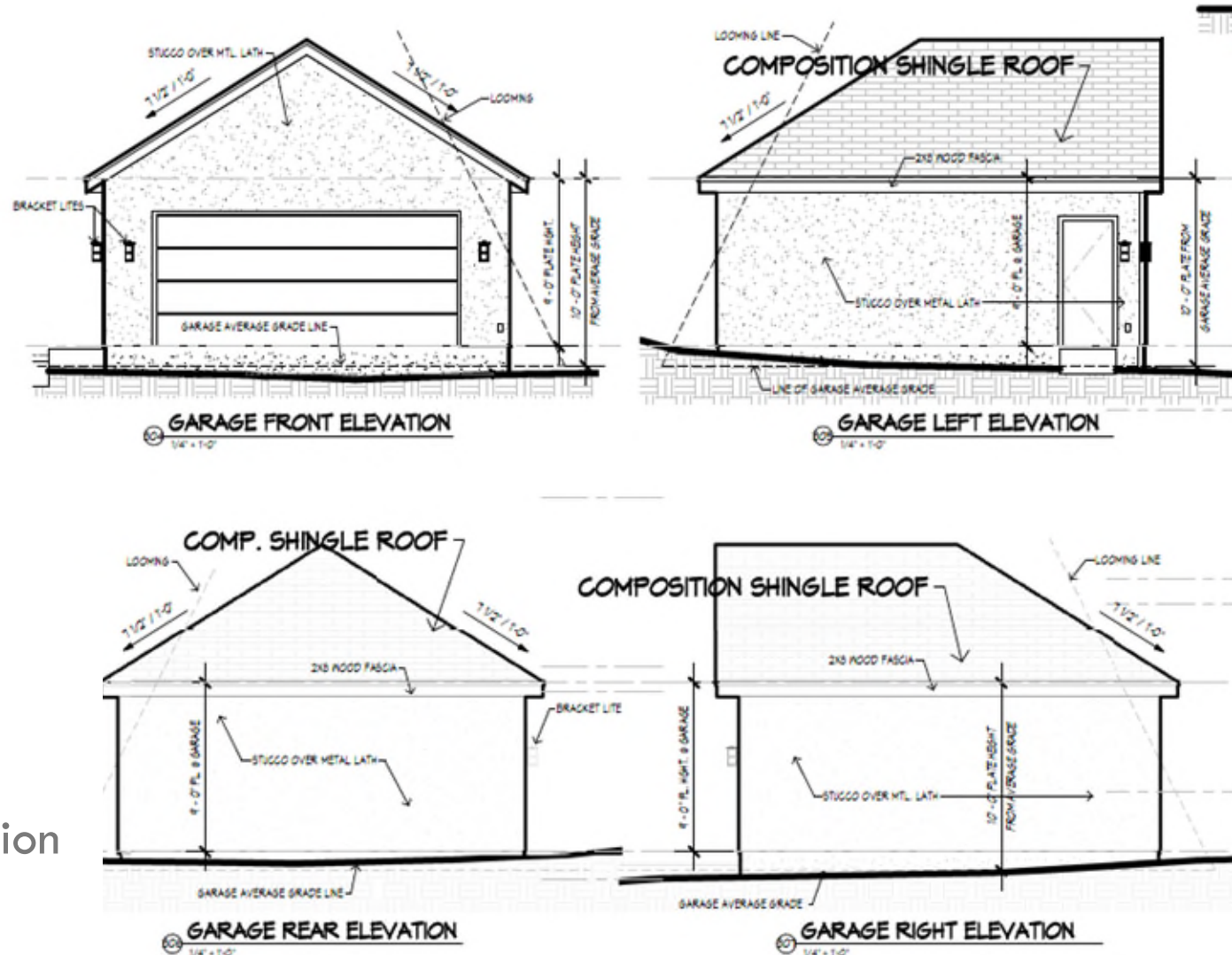


EAST ELEVATION





DETACHED GARAGE



- **Height:**
Not Provided
- **Siding:** Stucco
- **Roof:** Composition Shingles





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7500	7500
Main House 1 st Floor*	1020	2200
Main House 2 nd Floor	0	843
Main House – Loft		
Garage/Carport – 1 st Floor*	400	480
Garage – 2 nd Floor		
Front Porch*	40	126
Side Porch*		
Rear Porch*		196
Breezeway*		
Shed*		
Total Square Footage	1460 sq ft	3845 sq ft
Lot Coverage* (max 40%)	1460 sq ft / 19.47%	3002 sq ft / 40.03%
FAR (max .47 with bonus)	1420 sq ft / .189	3523 sq ft / .470

Bonuses Utilized

+2 – One-story garage



EXISTING STREETScape



Existing Streetscape



No Homes Across Street



PROPOSED STREETScape



No Homes Across Street



POLICY ANALYSIS

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- Oppose: (0)

