

ARB CASE NO. 994S
5927 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



B-1
West side of
Broadway at
Ogden Ln
Permanent
Signage



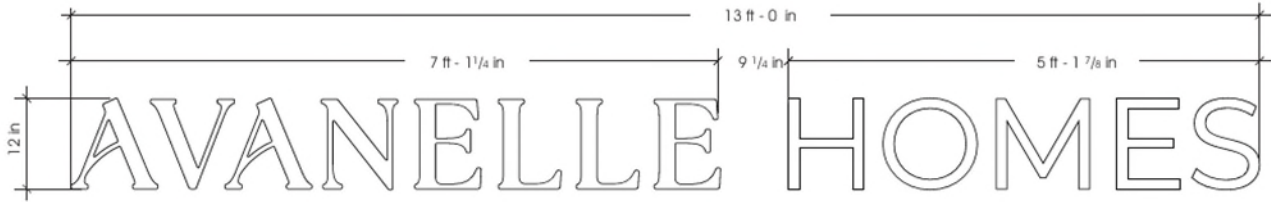
EXISTING CONDITIONS



PROPOSED SIGN

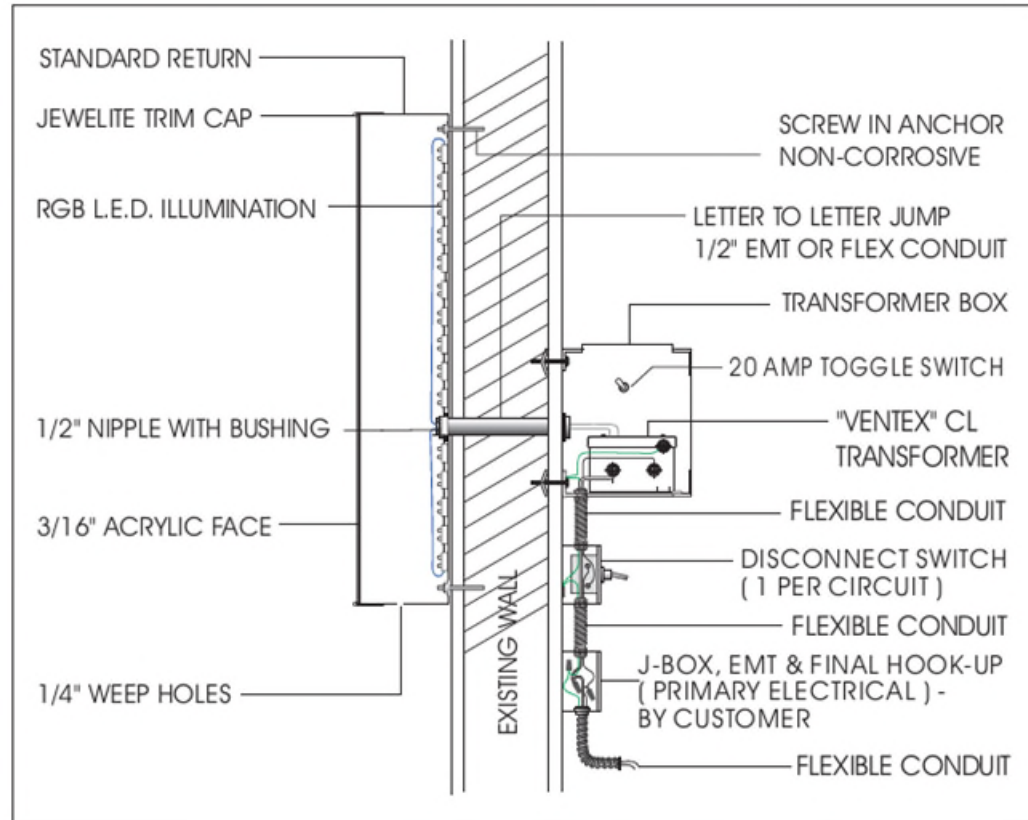


PROPOSED SIGN



FABRICATE AND INSTALL (1) ONE SET OF FRONT LIT ALUMINUM CHANNEL LETTERS'.
5" BLACK ALUMINUM RETURNS.
WHITE PLEXI FACES.
1" BLACK TRIM CAP.
WHITE LED ILLUMINATION.

SPECIFICATIONS





POLICY ANALYSIS

§ 15-32 Limitation of signs for business or office premises.

(c) Shopping center or multi-tenant building.

- (1) 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.
 - a. The monument sign shall only display the name and address of the facility.
 - b. Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are not visible from city streets or rights-of-way.



COMPLIANCE/PUBLIC NOTICE

- Proposed signs comply with the City's Code of Ordinances
- No public notice required

ARB CASE NO. 997S
6411 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



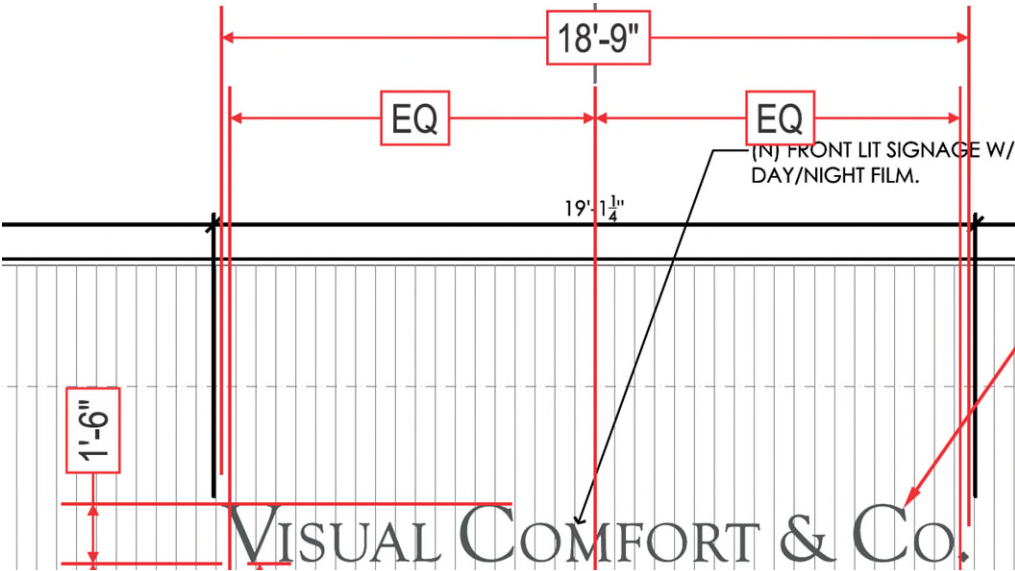
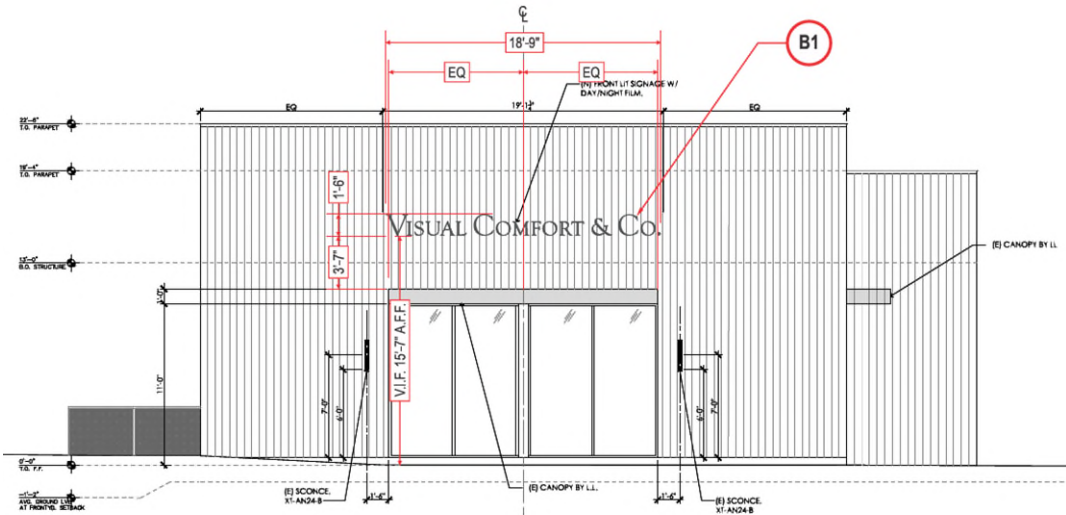
- B-1
- West side of Broadway at College Blvd
- Permanent Signage



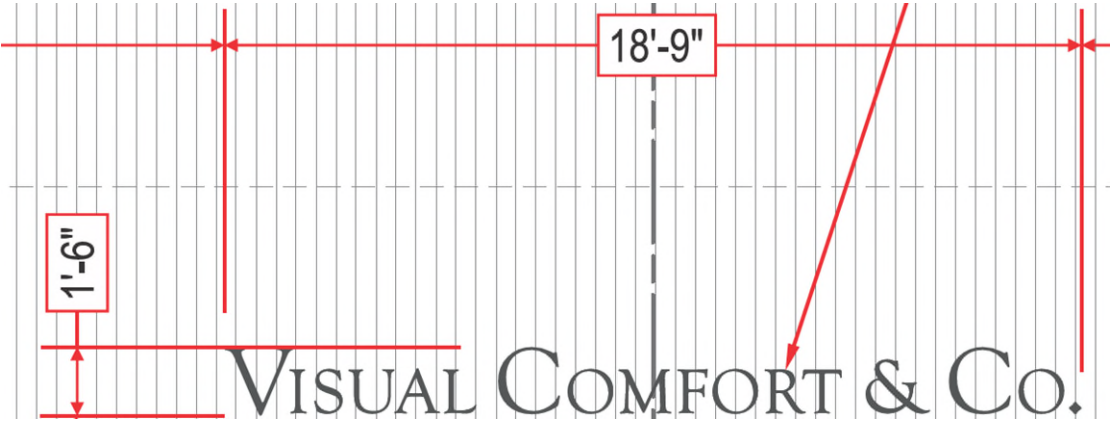
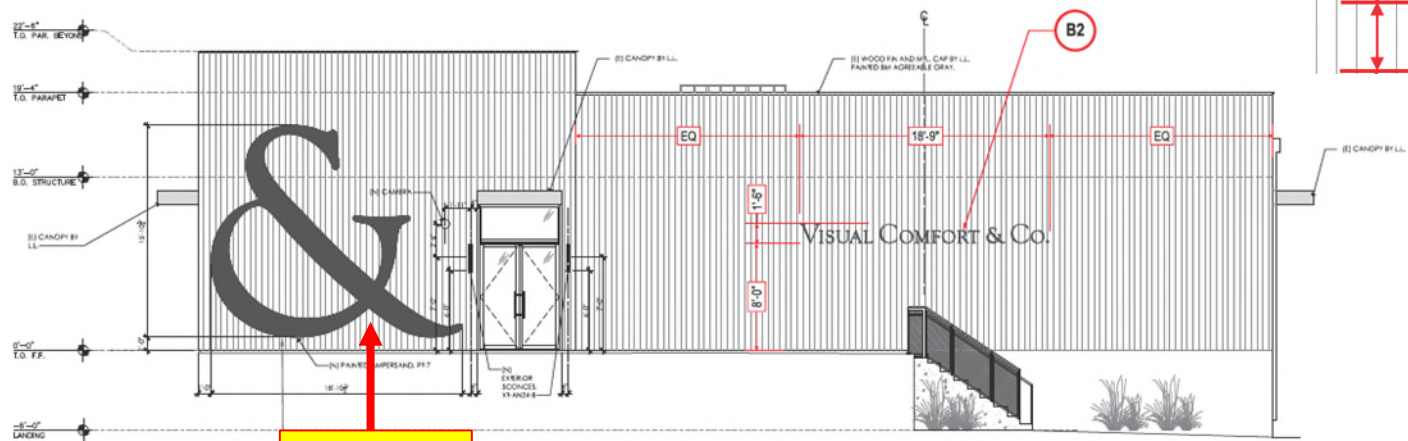
EXISTING CONDITIONS

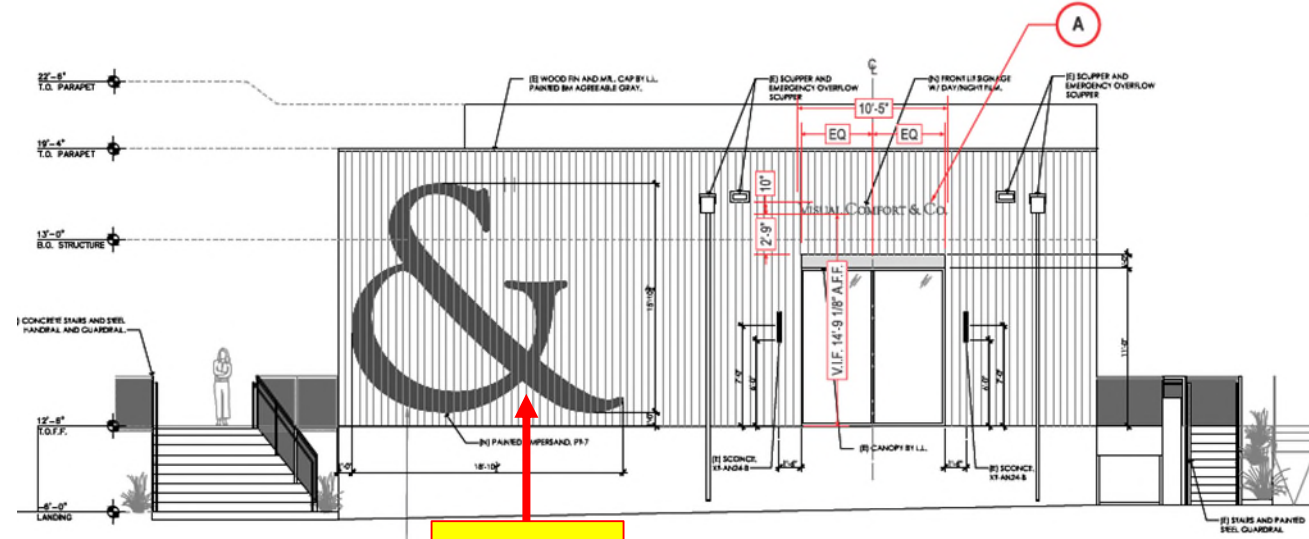


PROPOSED SIGN

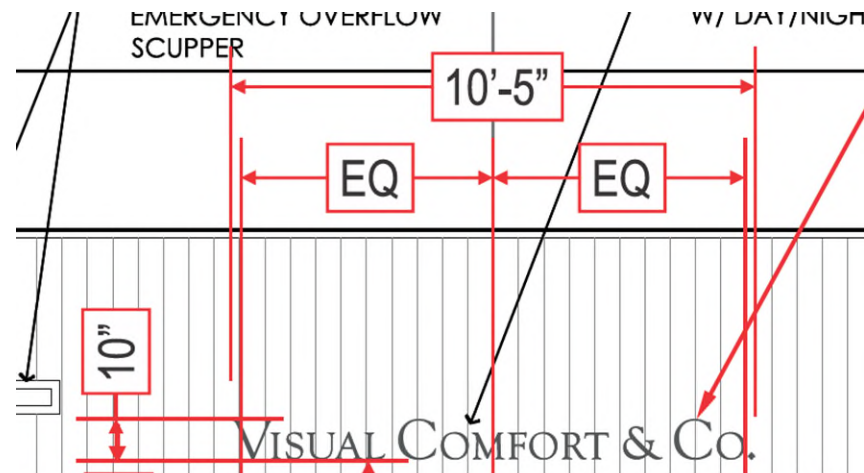


PROPOSED SIGN



[illegible]

Not in scope









POLICY ANALYSIS

§ 15-32 Limitation of signs for business or office premises.

(c) Shopping center or multi-tenant building.

- (1) 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.
 - a. The monument sign shall only display the name and address of the facility.
 - b. Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are not visible from city streets or rights-of-way.



COMPLIANCE/PUBLIC NOTICE

- Building has three (3) signs instead of the one (1) allowed per Section 15-32(c) of the City's Code of Ordinances
- East/Front elevation sign & North/Side elevation sign
 - (28.125 sq ft) exceeds the maximum allowed wall sign size (24 sq ft) per Section 15-32(e)(2) of the City's Code of Ordinances
- West/Side elevation (8.68 sq ft) sign complies with the City's Code of Ordinances
- No public notice required

ARB CASE NO. 998S
5162 BROADWAY ST

PERMANENT SIGNAGE

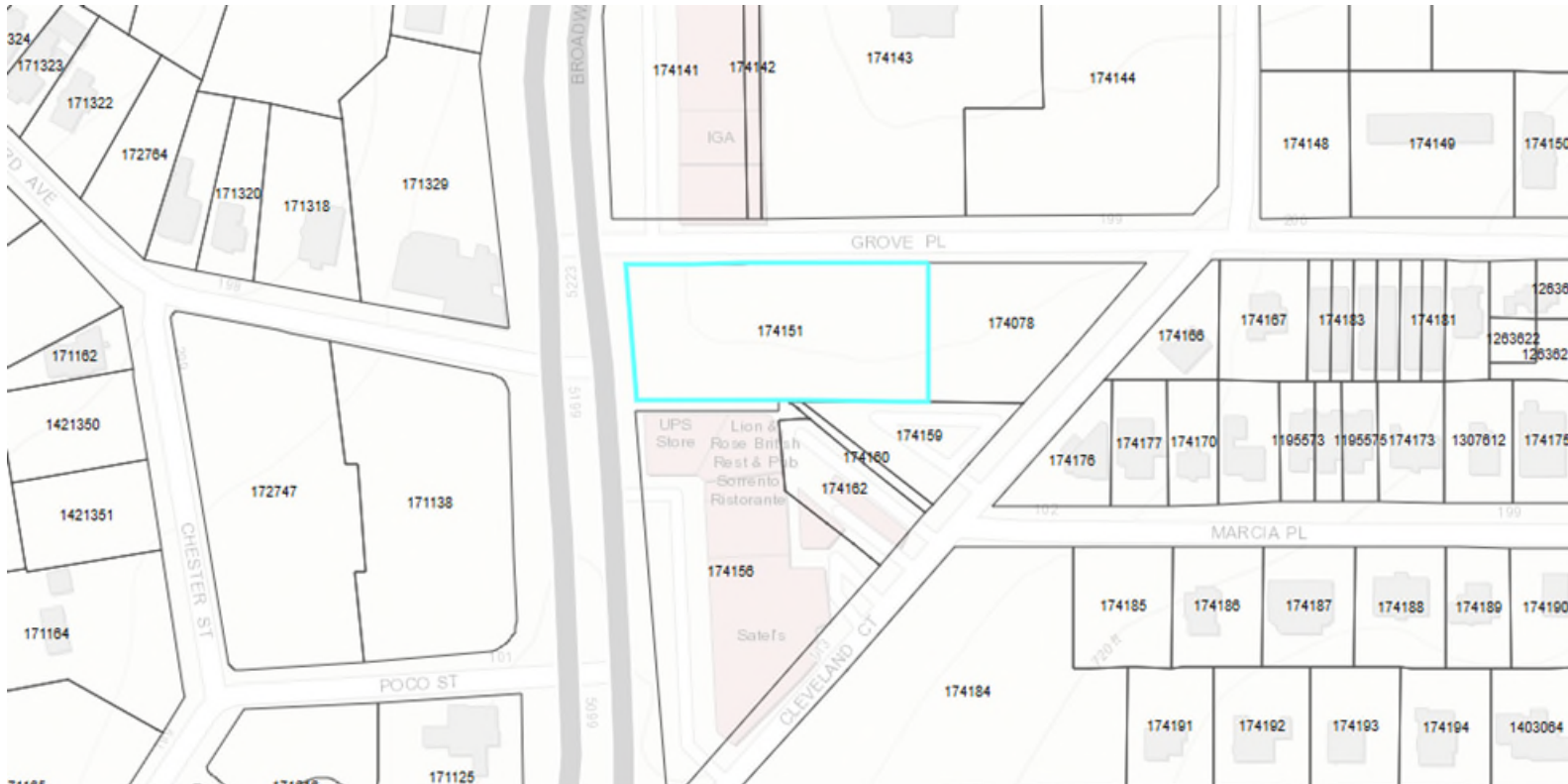


COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



- B-1
- East side of Broadway at Grove Pl
- Permanent Signage



EXISTING CONDITIONS



PROPOSED SIGN



PROPOSED SIGN





PROPOSED SIGN/SPECIFICATIONS



S01

FACE LIT CHANNEL LETTERS ON RACEWAY

54.26 SQ. FT.

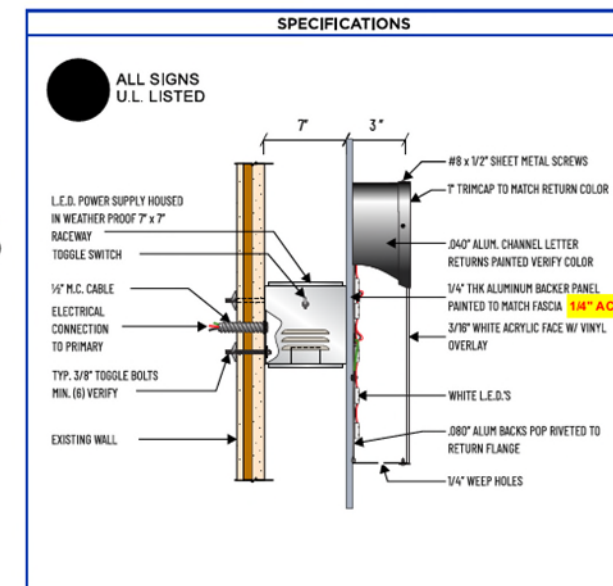
QTY: 1 SET

SCALE: 1:30

3" DEEP CHANNEL LETTERS RETURNS PAINTED BLACK, 1" TRIMCAP PAINTED BLACK
1/4" THK ALUMINUM BACKER PANEL PAINTED TO MATCH FASCIA
7"x7" WEATHER PROOF RACEWAY HOUSING POWER SUPPLY PAINTED TO MATCH FASCIA

COLOR KEY

-  PMS 4274
-  3M #3630-78 VIVID ROSE
-  3M #3630-137 EUROPEAN BLUE
-  3M #3630-246 TEAL VINYL



POLICY ANALYSIS



(2) Wall signs.

- a. Maximum size. Shall be no more than twenty-four (24) square feet; alternative sign sizes may be considered by the architectural review board based on the wall in which the sign is being attached, due to the wide variation of potential wall configurations, such as the height, size, and location.
- b. Maximum height. A wall sign shall not project above the top of the wall it is constructed upon.



COMPLIANCE/PUBLIC NOTICE

- Proposed sign (54.25 sq ft) exceeds the maximum allowed wall sign size (24 sq ft) per Section 15-32(e)(2) of the City's Code of Ordinances
- No public notice required

ARB CASE NO. 992F
533 COLLEGE BLVD

SIGNIFICANCE & COMPATIBILITY



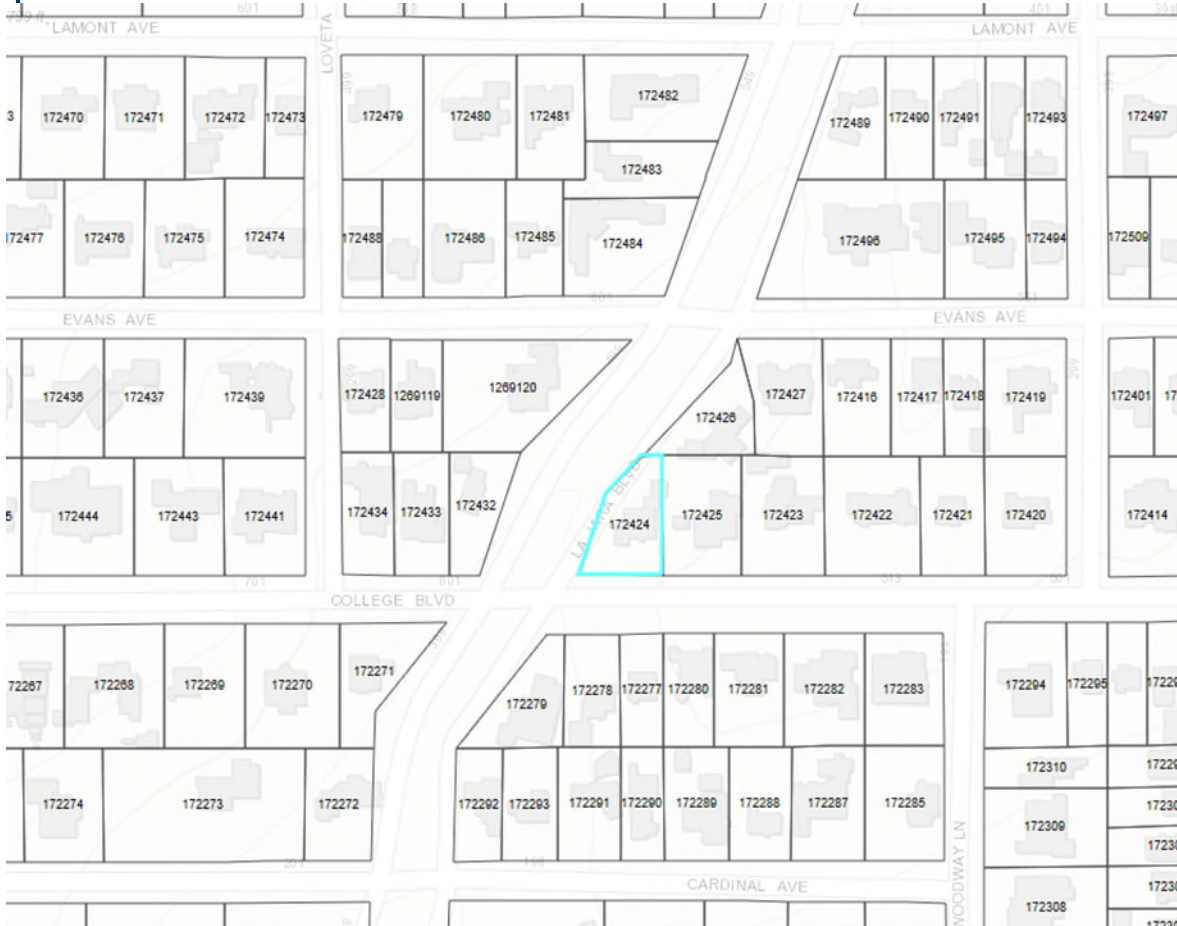
COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- Northeast corner of College Blvd and La Jara Blvd
- SF Addition





SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **38% facing College and 28% facing La Jara**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls – **Greater than 50% of walls**
 - Removal/encapsulation of more than 50% percent of the framed structure of all roofs – **Greater than 50% of roofs**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



EXISTING CONDITIONS





EXISTING CONDITIONS





EXISTING CONDITIONS





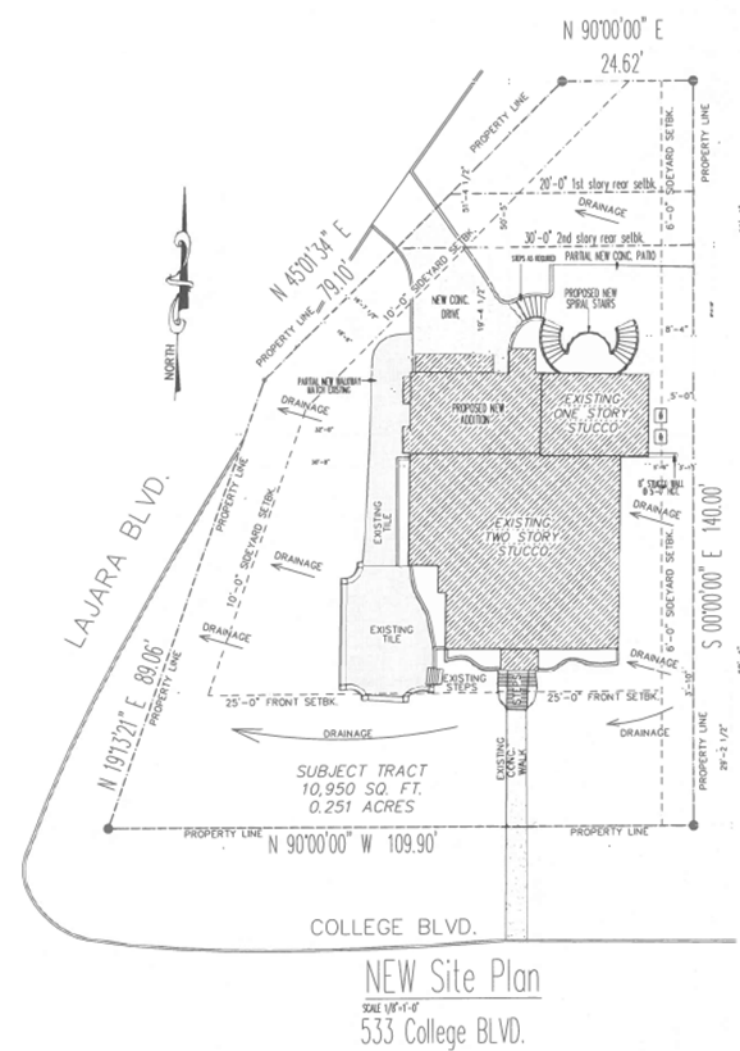
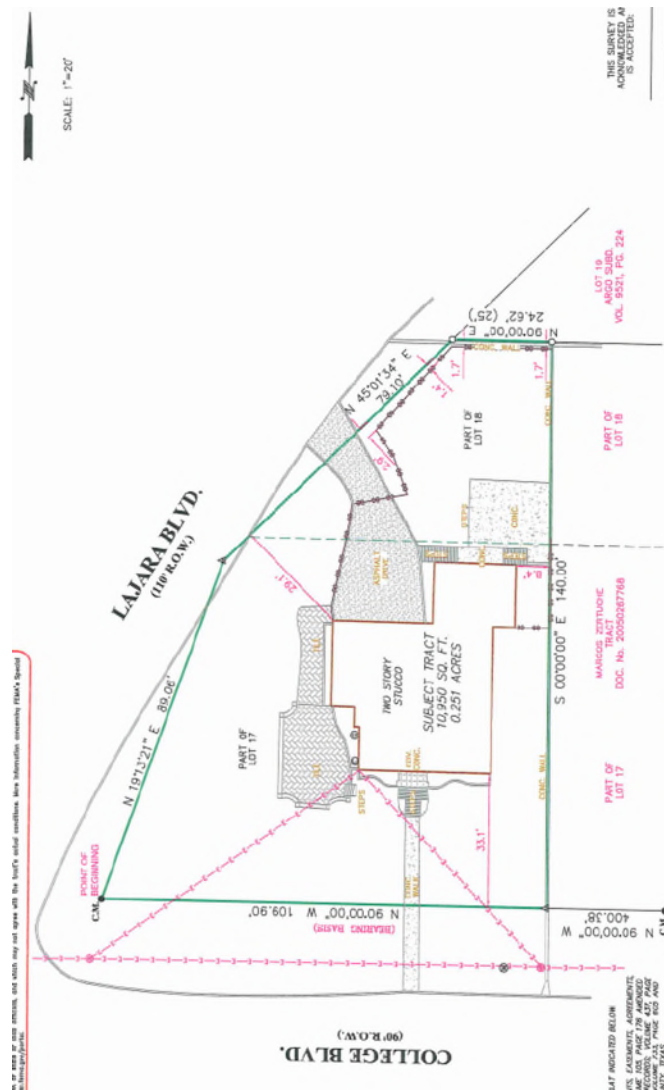
EXISTING CONDITIONS



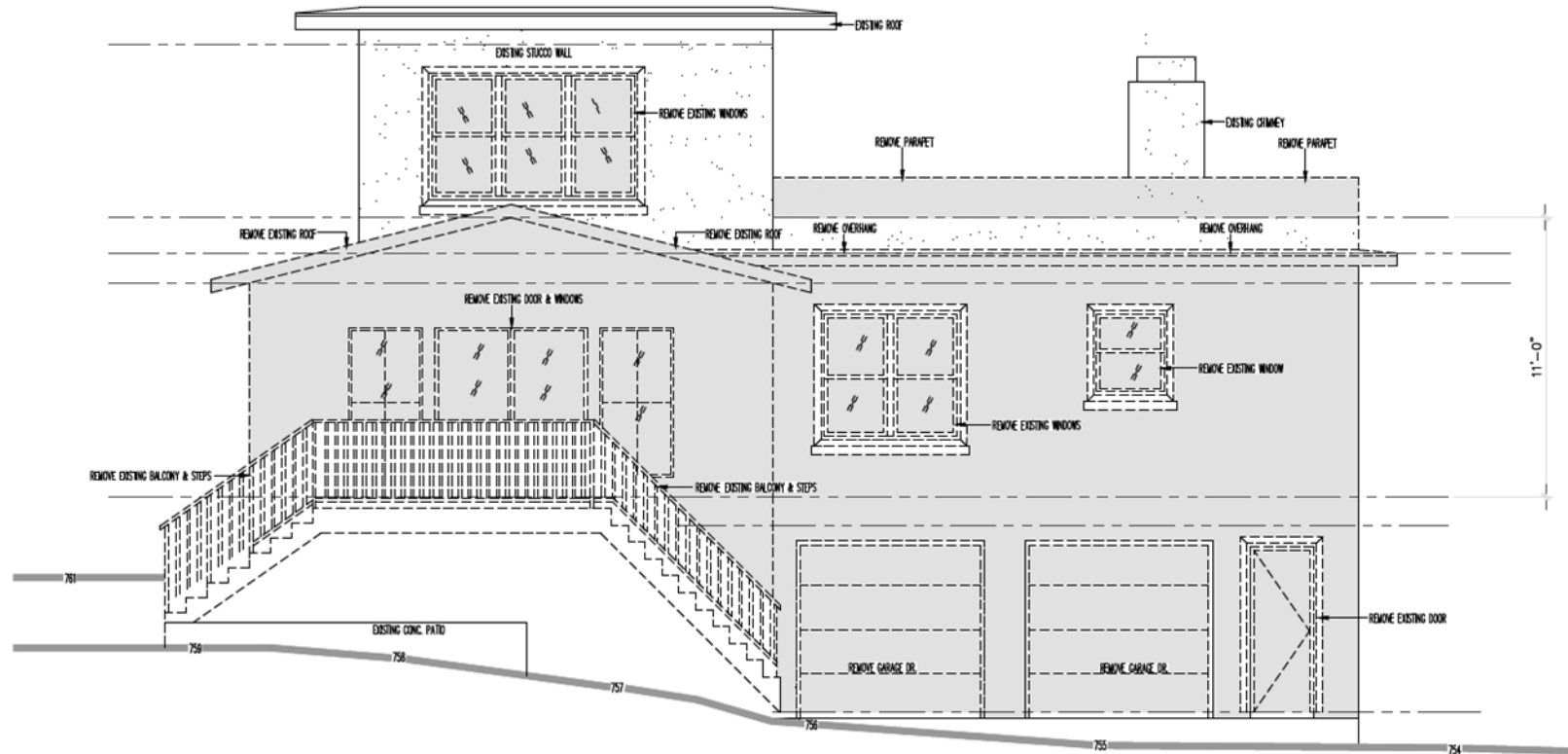


EXISTING CONDITIONS





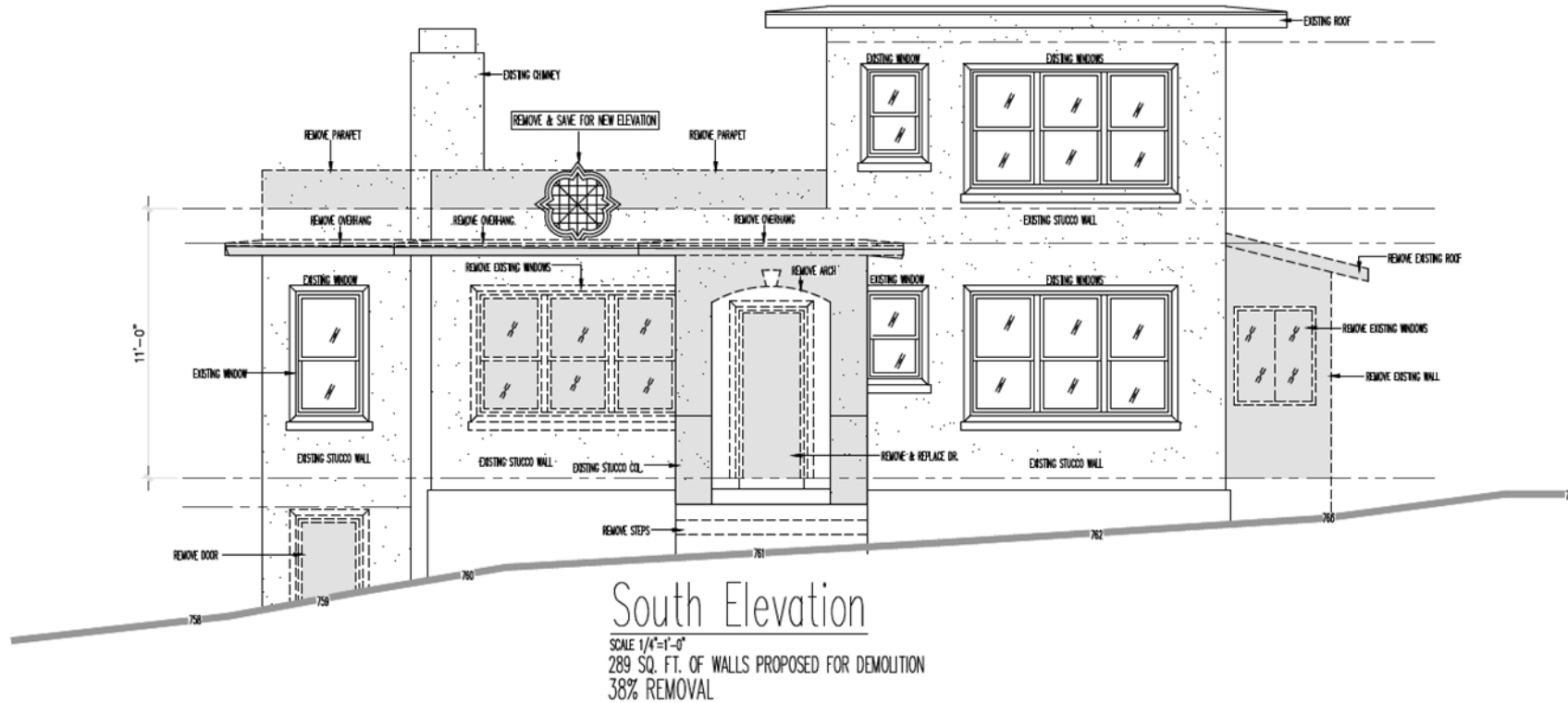
DEMO PLAN - NORTH



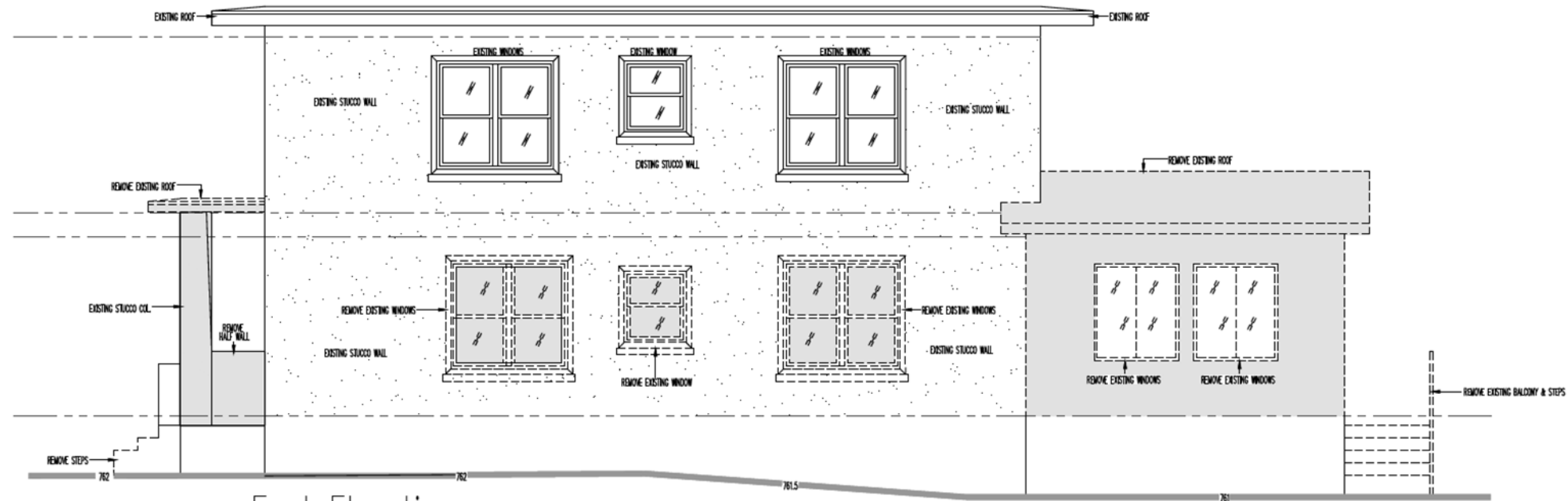
North Elevation

SCALE 1/4"=1'-0"
631 SQ. FT. OF WALLS PROPOSED FOR DEMOLITION
74% REMOVAL

DEMO PLAN - SOUTH



DEMO PLAN - EAST



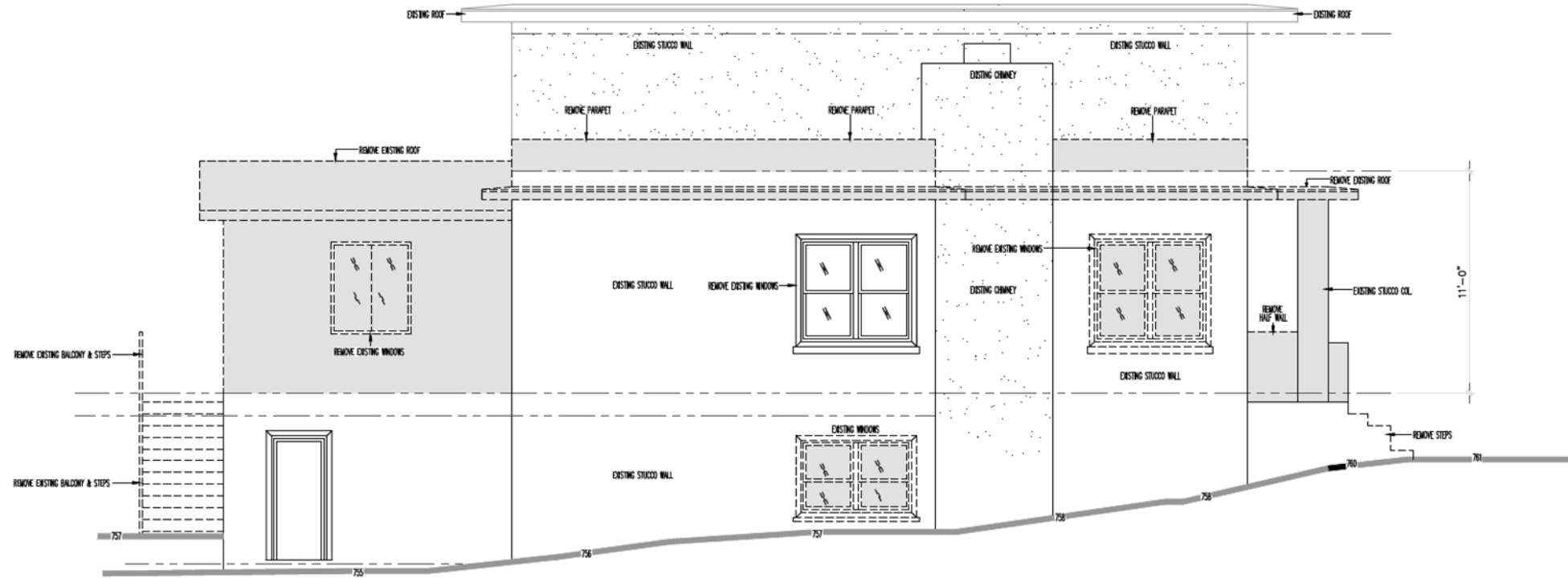
East Elevation

SCALE 1/4"=1'-0"

391 SQ. FT. OF WALLS PROPOSED FOR DEMOLITION

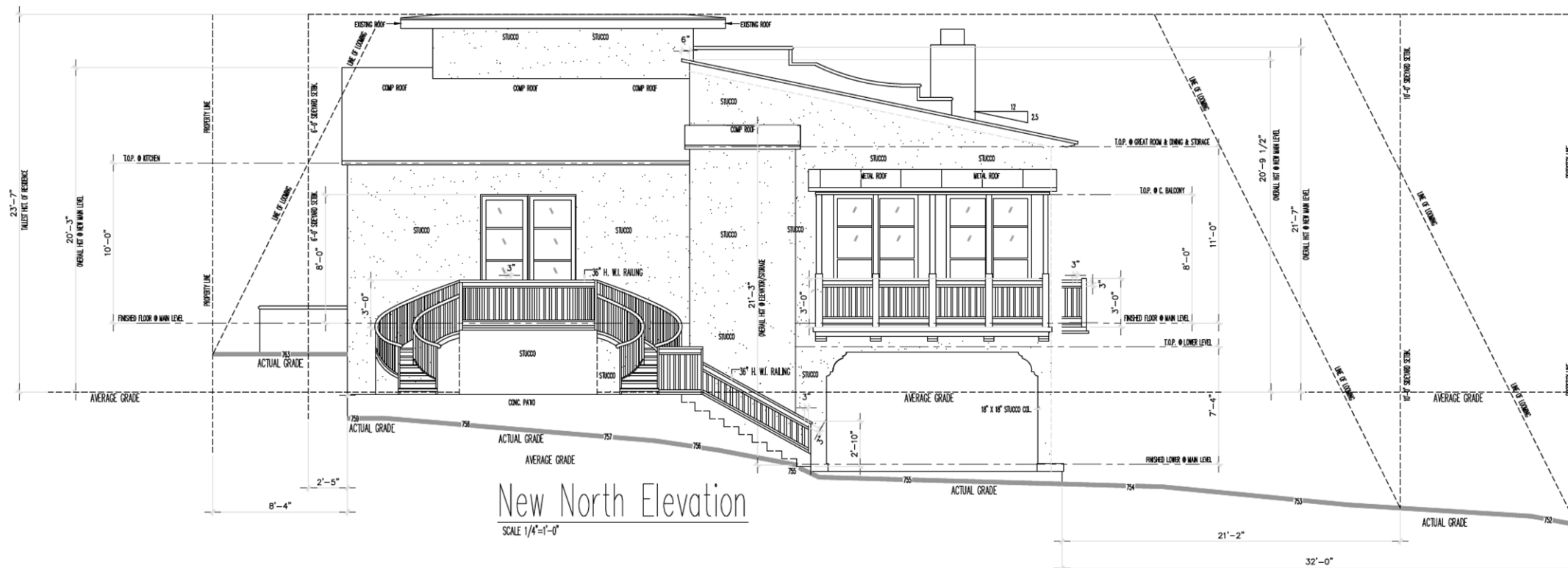
44% REMOVAL

DEMO PLAN - WEST

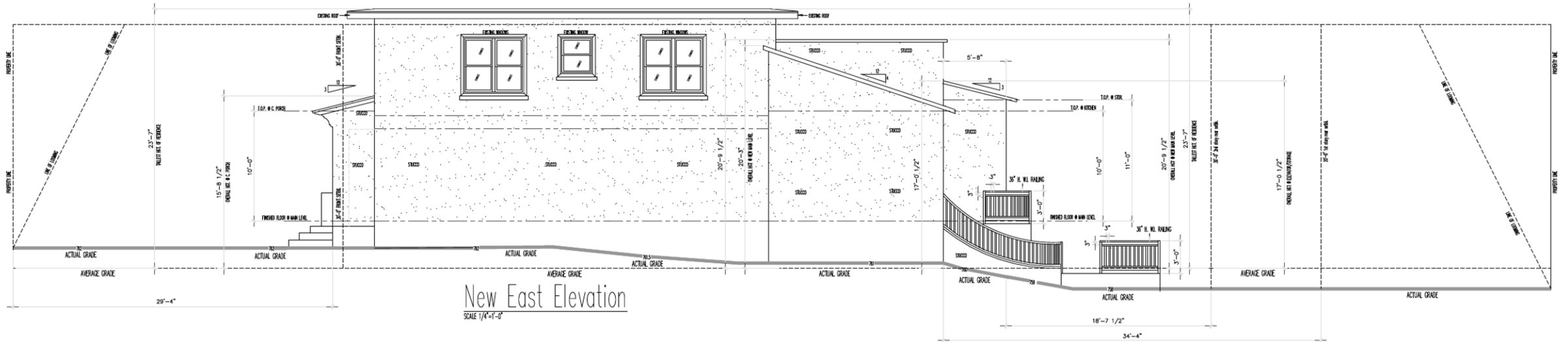


West Elevation

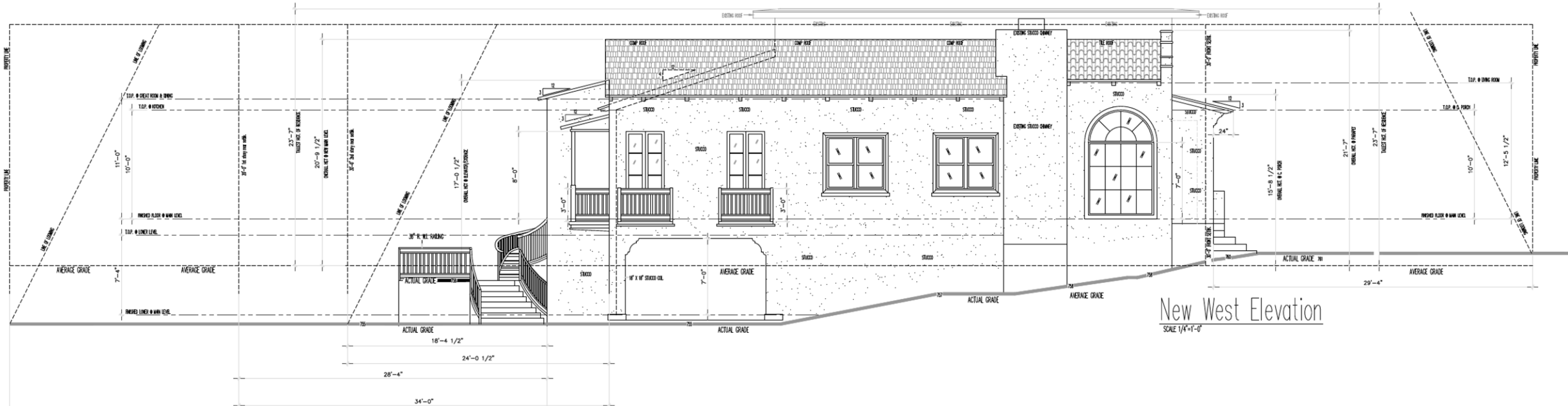
SCALE 1/4"=1'-0"
342 SQ. FT. OF WALLS PROPOSED FOR DEMOLITION
28% REMOVAL





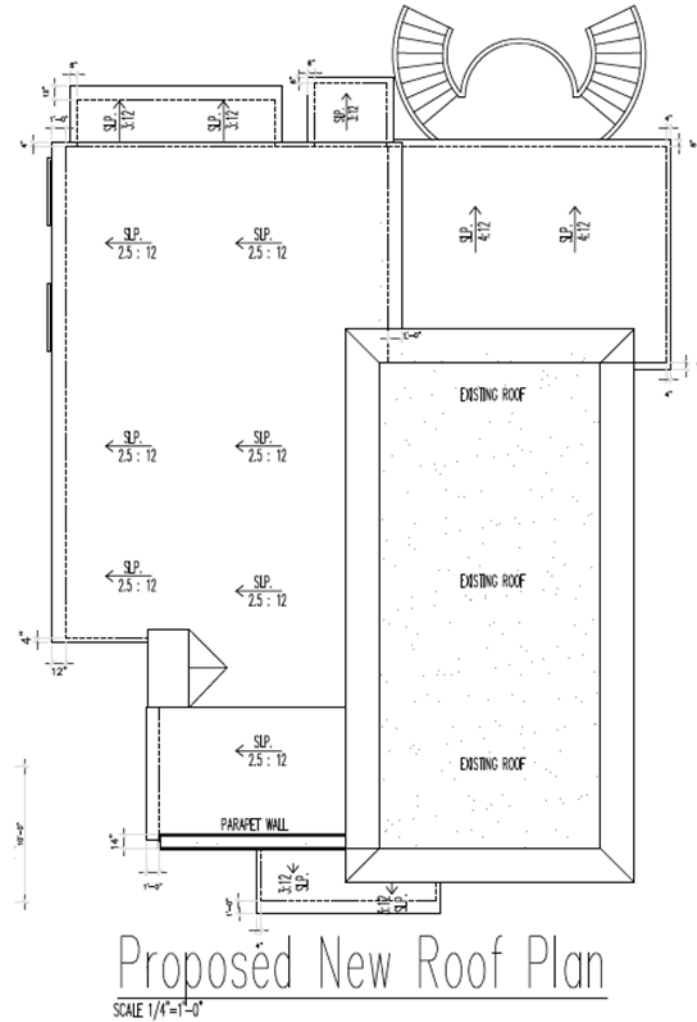


PROPOSED ELEVATION - WEST



New West Elevation
SCALE 1/4"=1'-0"

PROPOSED PLAN - ROOF



LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total In Develop
Lot area	10,950	10,950	Footprin
Main house: 1st floor*	1635	2019	Drivewa
Main house: 2nd floor	596	596	Walkwa
Front porch*	31	31	Swimmi
Side porch*			Other in
Rear porch*			
Garage/Carport: 1st floor*	764	764	
Garage: 2nd floor	—	—	Impervi
Shed*			Front ya
Breezeway*			Footprin
Covered patio structure*			Drivewa
Other accessory structures*	99	299	Walkwa
Total Square Footage:	3125	3509	Other in
Total Lot Coverage*:	3125	2913 = 26.67	Total I
Total FAR:		3478 = 31.8	
Max. 40% lot coverage for SF-A and SF-B Districts			Max



POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the September 8, 2025 City Council Regular 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)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 996F 503 CIRCLE ST

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- Southwest of the intersection of Montclair Ave and Circle St, west of Broadway St
- New Duplex



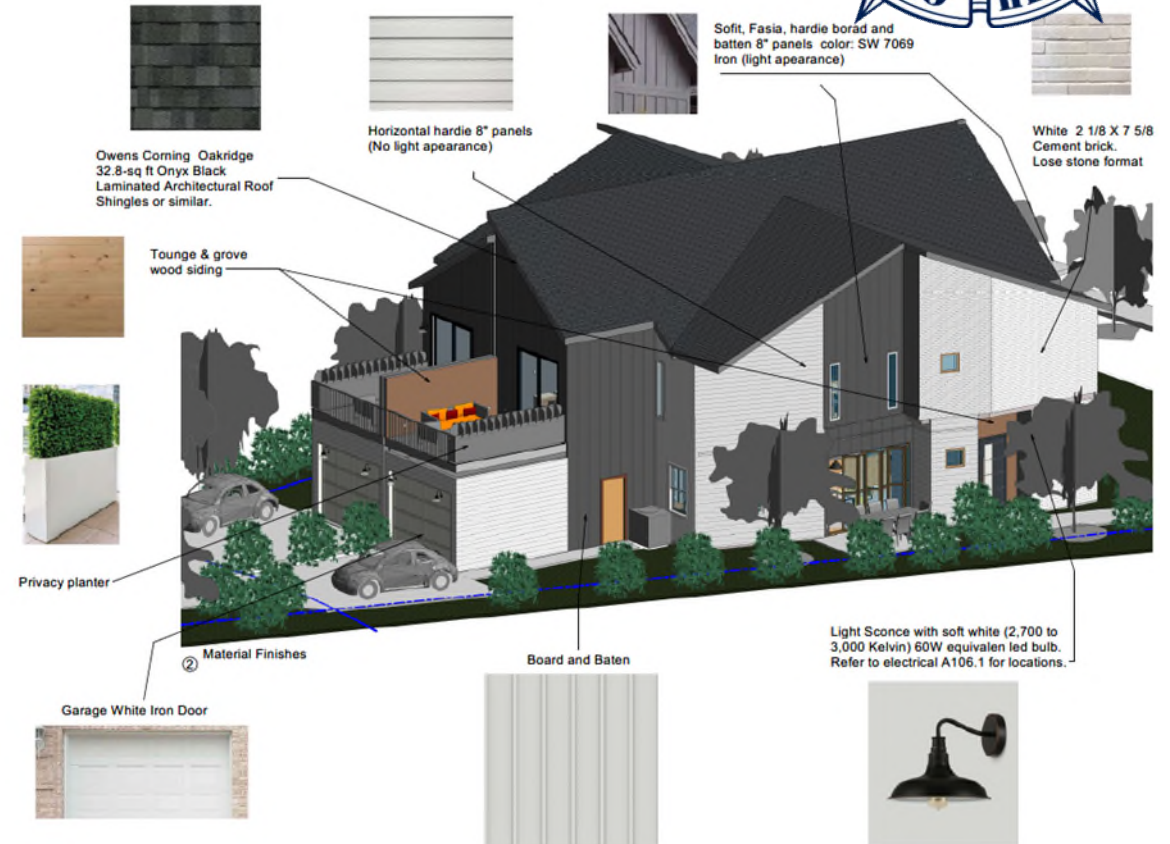
HISTORY

- ARB conducted a preliminary design review on July 16, 2024. No action was required or taken.
- Based on ARB feedback, design elements have changed.

PRELIMINARY VS FINAL PROPOSAL



Preliminary



Final



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 both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS





EXISTING CONDITIONS



EXISTING CONDITIONS





EXISTING CONDITIONS

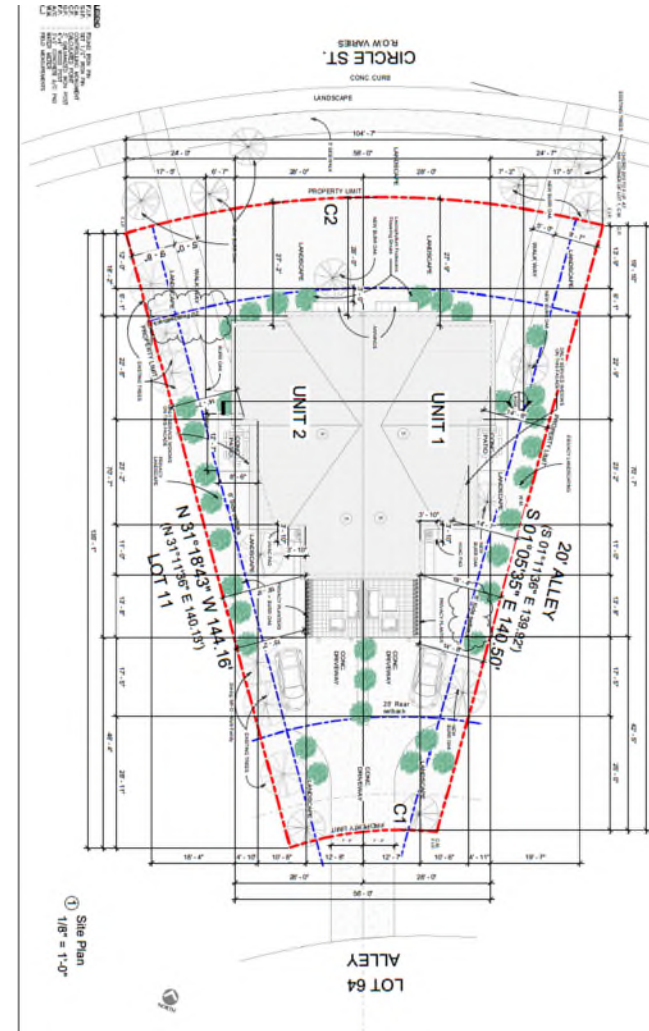
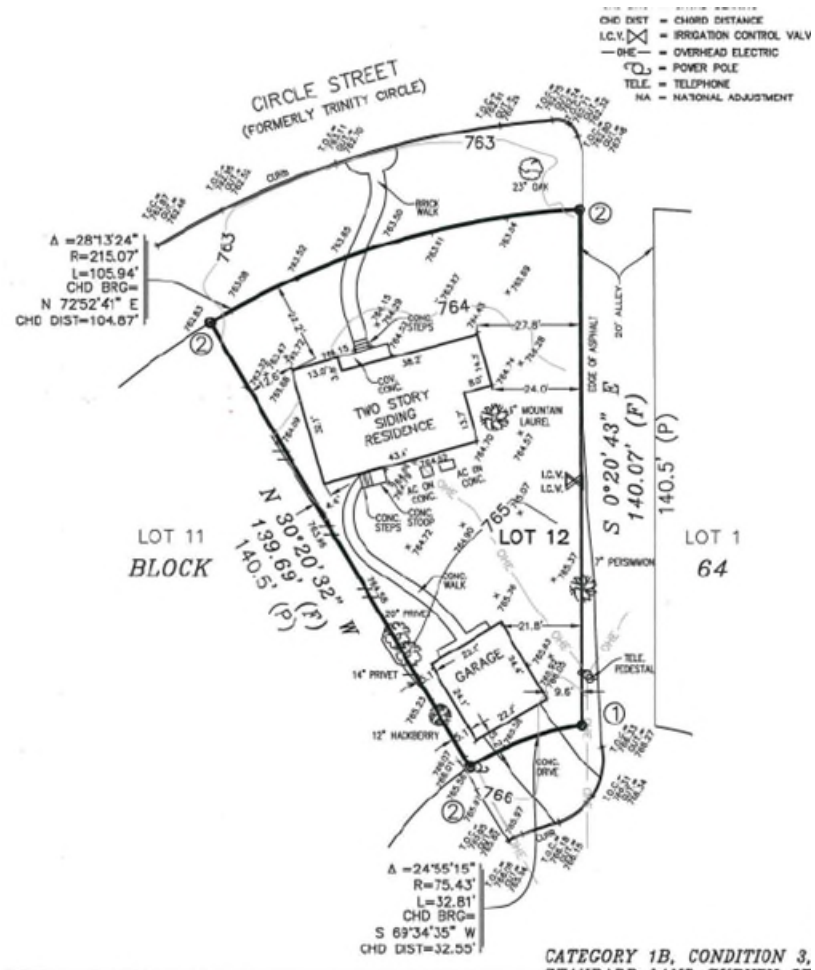




EXISTING CONDITIONS

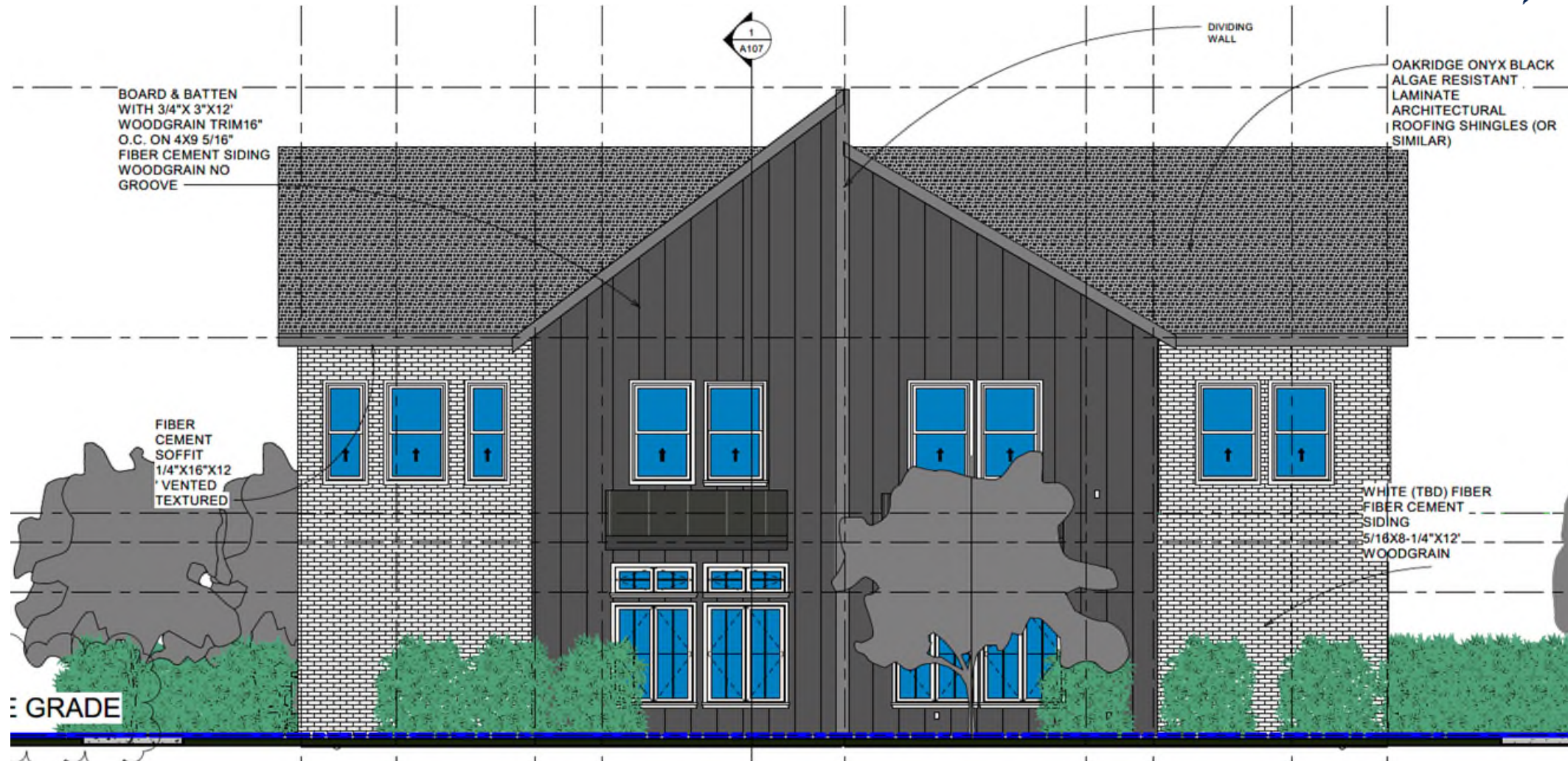


SURVEY & SITE PLAN

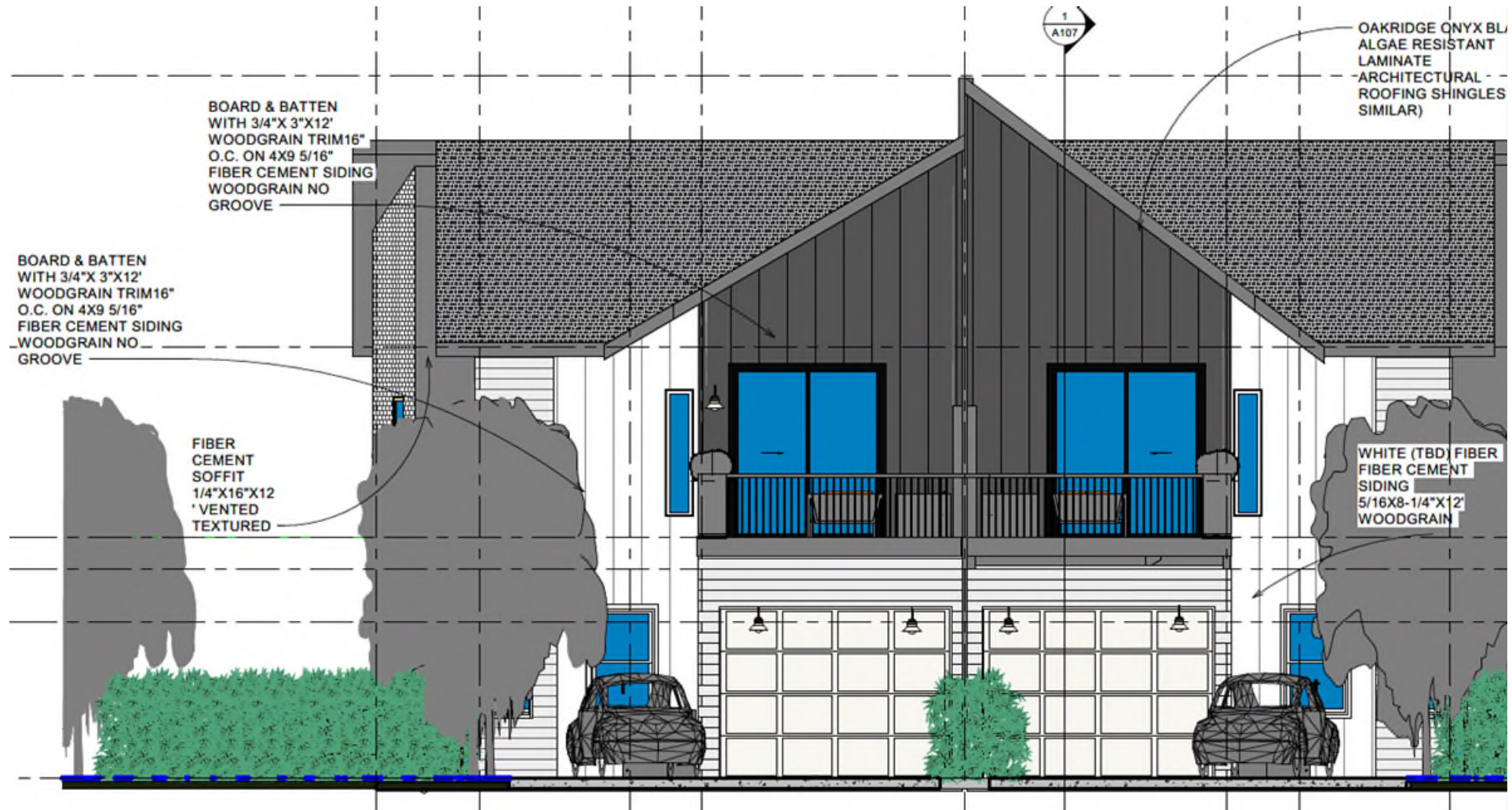




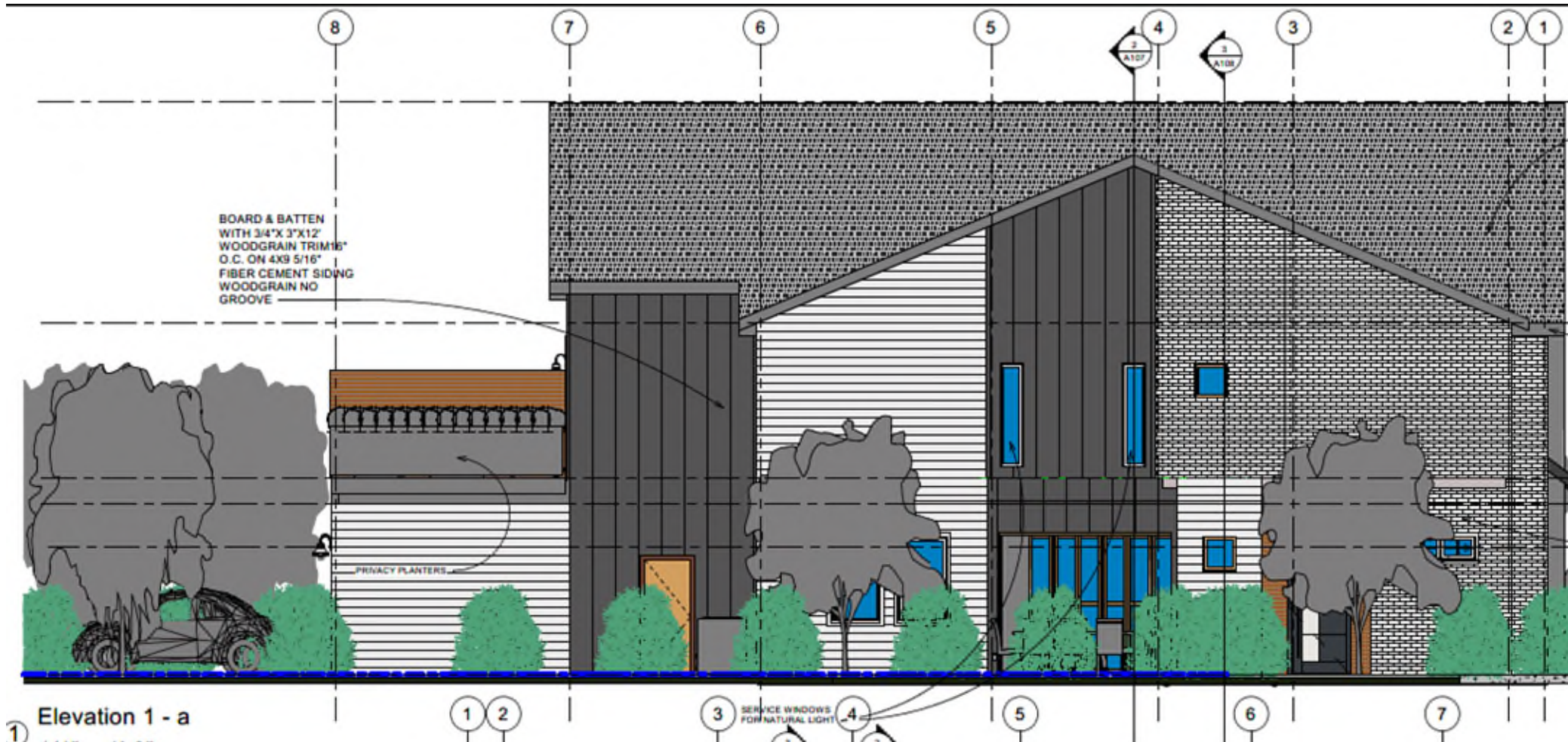
PROPOSED ELEVATION - FRONT



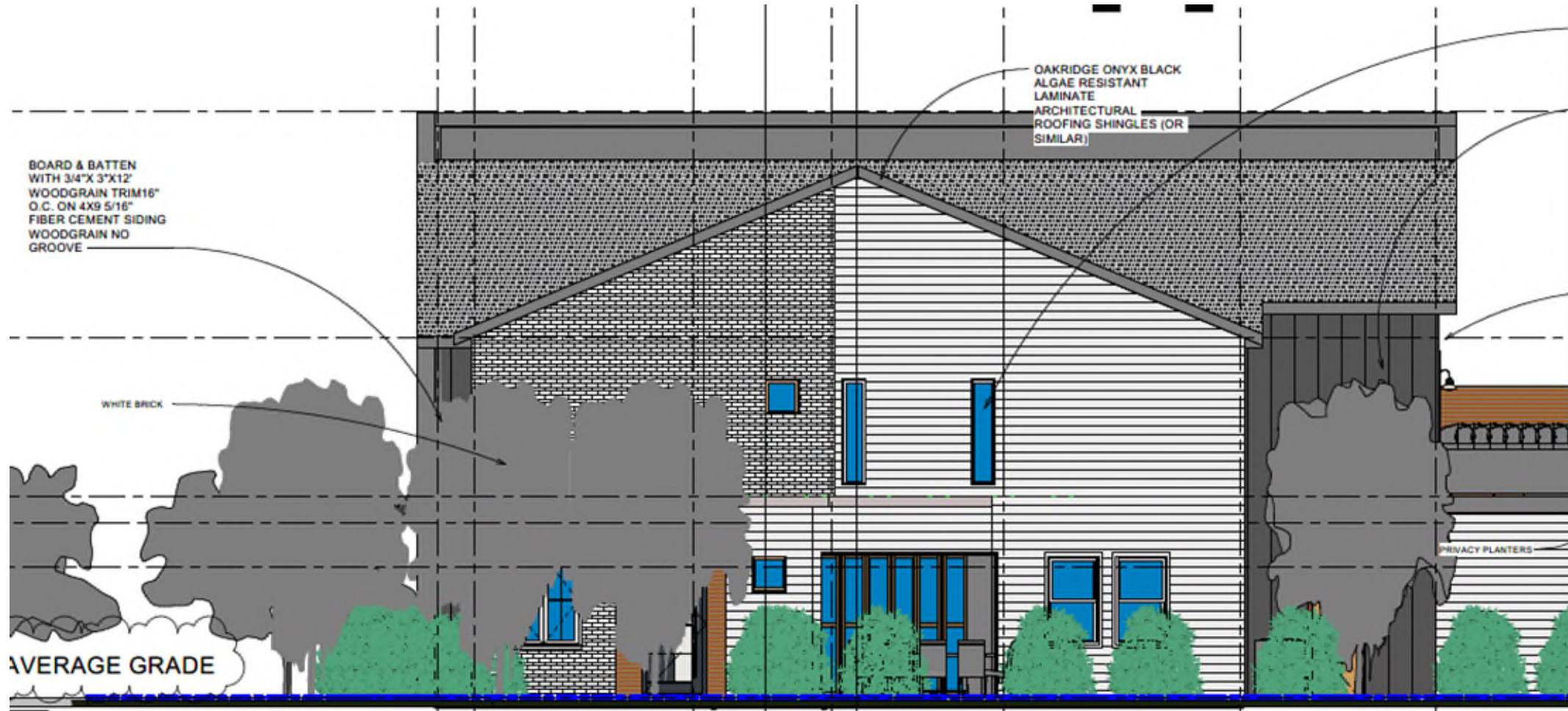
PROPOSED ELEVATION - REAR



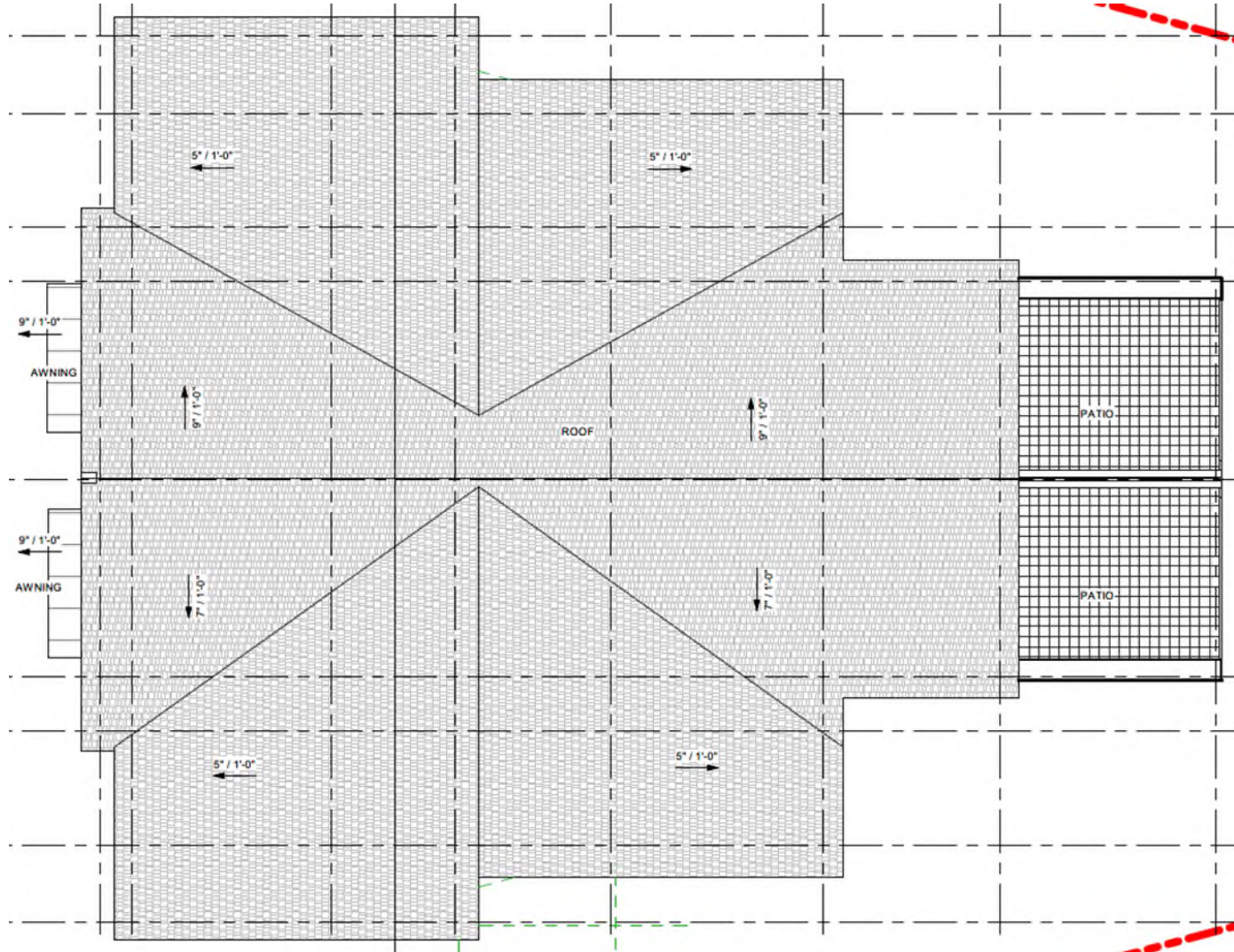
PROPOSED ELEVATION-SIDE



PROPOSED ELEVATION- SIDE



PROPOSED PLAN - ROOF



STREETSCAPE





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