

ARB CASE NO. 1005S
5927 BROADWAY ST

PERMANENT SIGNAGE



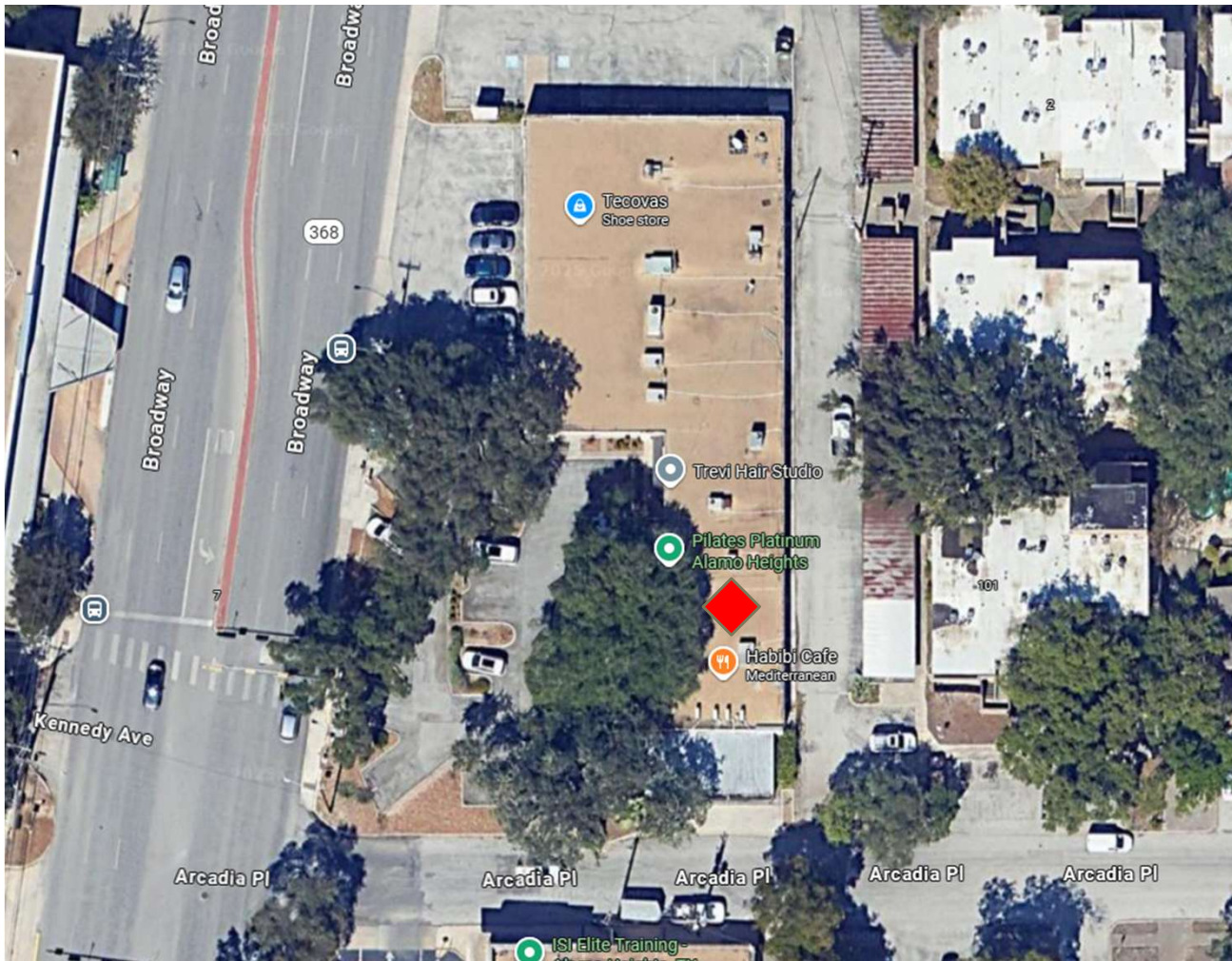
COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- B-1
- East side of Broadway St between Grandview Pl and Arcadia Pl
- Permanent Signage



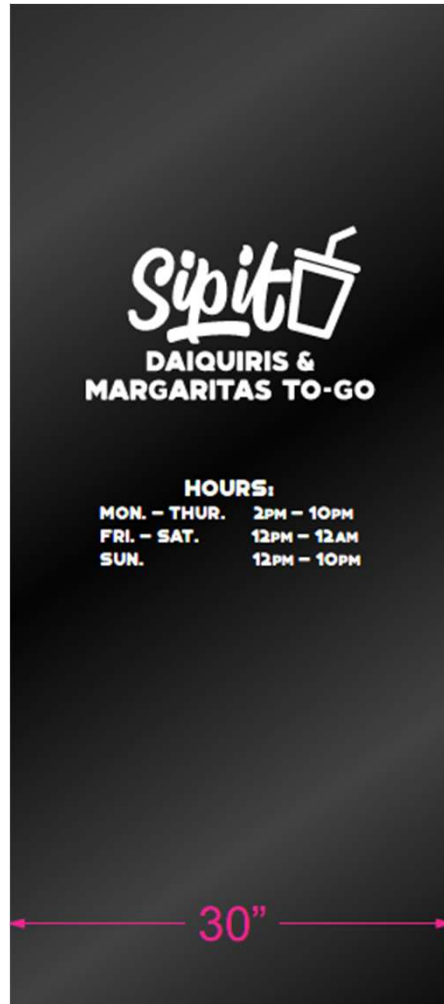
EXISTING CONDITIONS



PROPOSED SIGN



PROPOSED SIGN — WINDOW VINYL



SPECIFICATIONS



FACE-LIT CL SET ON BACKER PANEL & RCWY SIGN SPECS:

TAGLINE FACES: #7328 WHITE ACRYLIC

SIPIT FACES: #7328 WHITE ACRYLIC W/ FIRST SURFACE DIGITALLY PRINTED TRANS. VINYL

TRIMCAP: 1" PRE-FINISHED BLACK

RETURNS: 5" DEEP .040 ALUMINUM RETURNS PRE-FINISHED BLACK

BACKS: 3MM ACM

ILLUMINATION: WHITE L.E.D. INTERNAL

BACKER PANEL: BLACK DIBOND CONTOUR CUT TO SHAPE

MOUNTING: 7" X 4.5" RACEWAY PTM FASCIA (T.B.D)



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 wall sign (30.42 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. 1006S
5021 BROADWAY
PERMANENT SIGNAGE



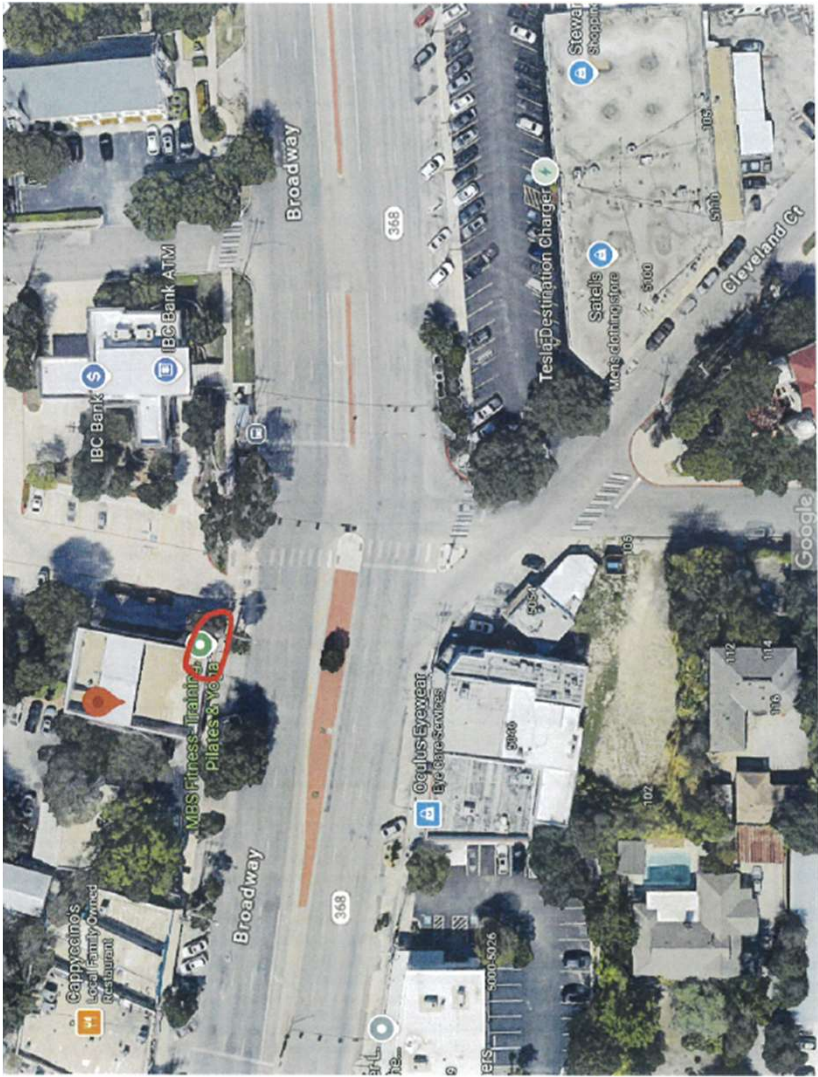
COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- B-1
- West side of Broadway St, north of Mary D Ave
- Permanent Signage



EXISTING CONDITIONS



PROPOSED SIGN



- Sign dimensions are 76.75"w x 39.5"h



SPECIFICATIONS



- Sign dimensions are 76.75"w x 39.5"h
- Single sided contour cut aluminum panel
- Paint and vinyl lettering
- Double stroke neon on larger lettering, single stroke neon on small word-ing
- Backlighting with LED
- Sign will be hung with aluminum cleat at the top and bottom of the sign
- Power for sign will be connected to weather proof junction box with its own 120v dedicated circuit.

*Color lines show path of neon - some colors may change



POLICY ANALYSIS

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

(b) Freestanding business or office building.

- (1) Only one (1) external identification sign shall be permitted for a building that faces a street bordering that business or office building.



COMPLIANCE/PUBLIC NOTICE

- Proposed sign (21.06 sq ft) complies with the City's Code of Ordinances
- No public notice required

ARB CASE NO. 996F 503 CIRCLE ST

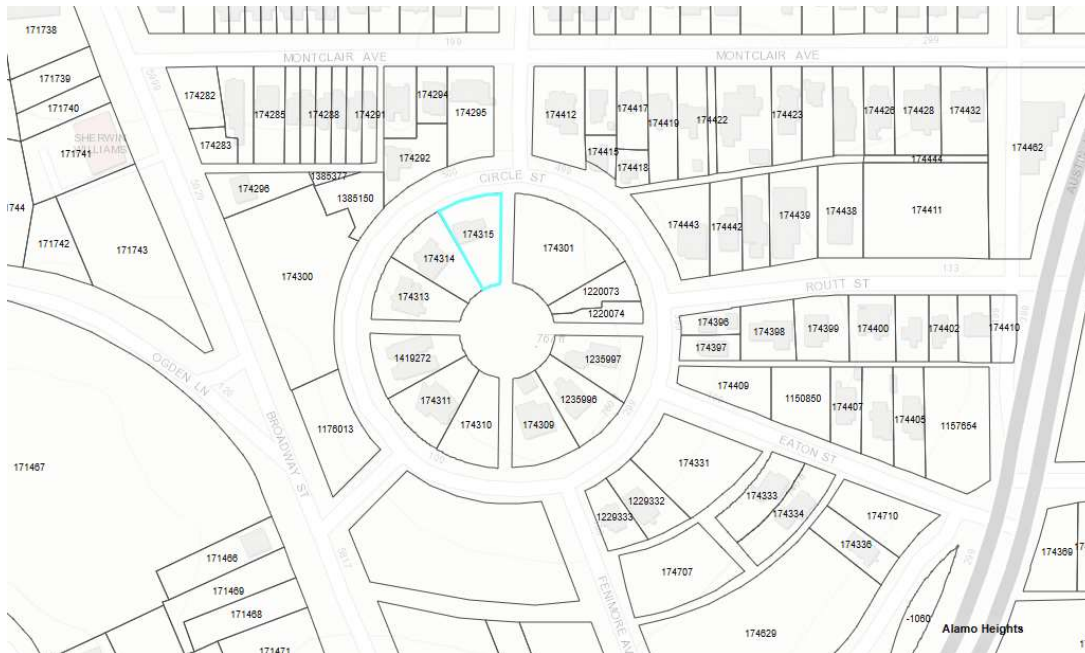
SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- Southwest of the intersection of Montclair Ave and Circle St, east of Broadway St
- New Duplex
- Tabled from 08.19.2025 meeting



HISTORY

- ARB conducted a preliminary design review on July 16, 2024. No action was required or taken.
- Based on ARB feedback, design elements changed for the August 19, 2025 significance and compatibility review.
- Item tabled on August 19, 2025 with feedback provided by the ARB.



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

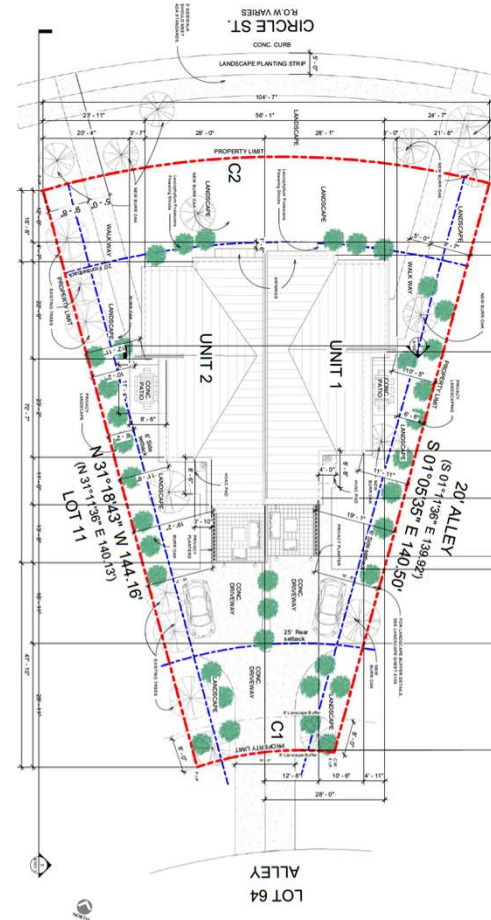


EXISTING CONDITIONS

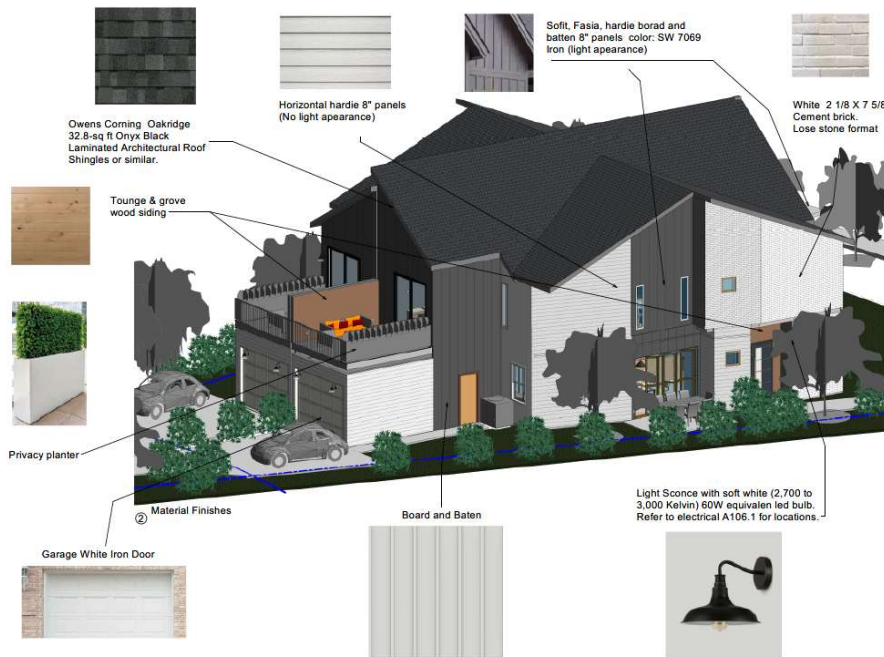


EXISTING CONDITIONS

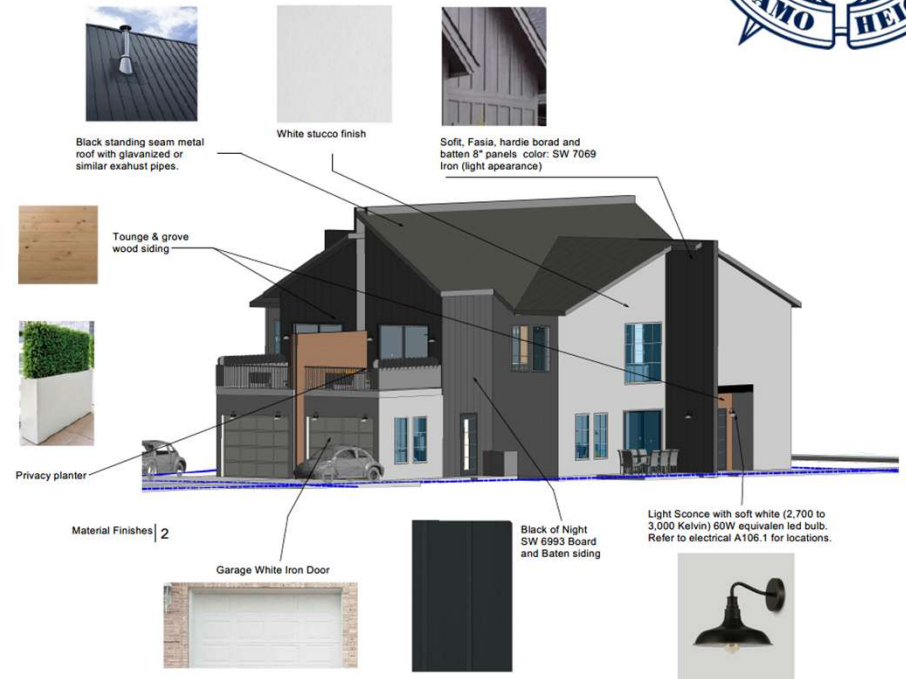


[illegible]

AUGUST VS. SEPTEMBER PROPOSAL

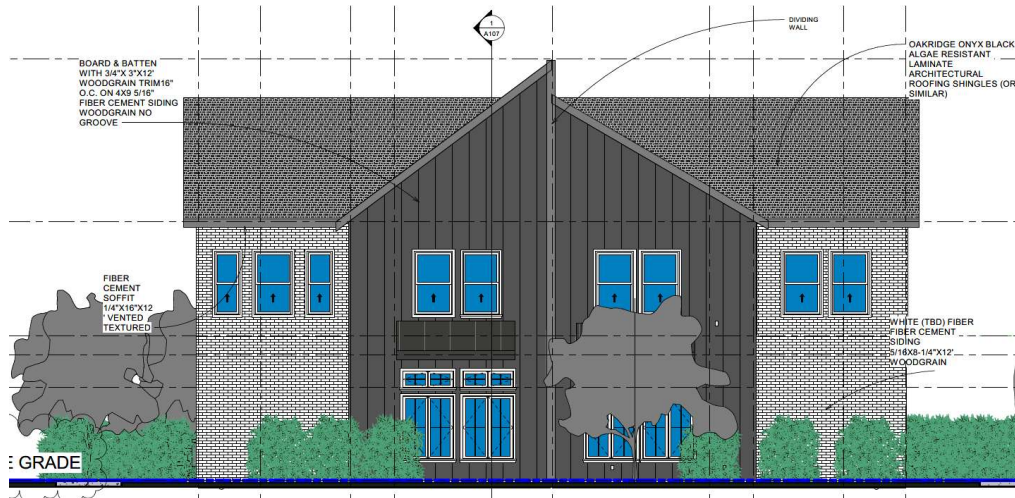


August



October

PROPOSED ELEVATION - FRONT



August

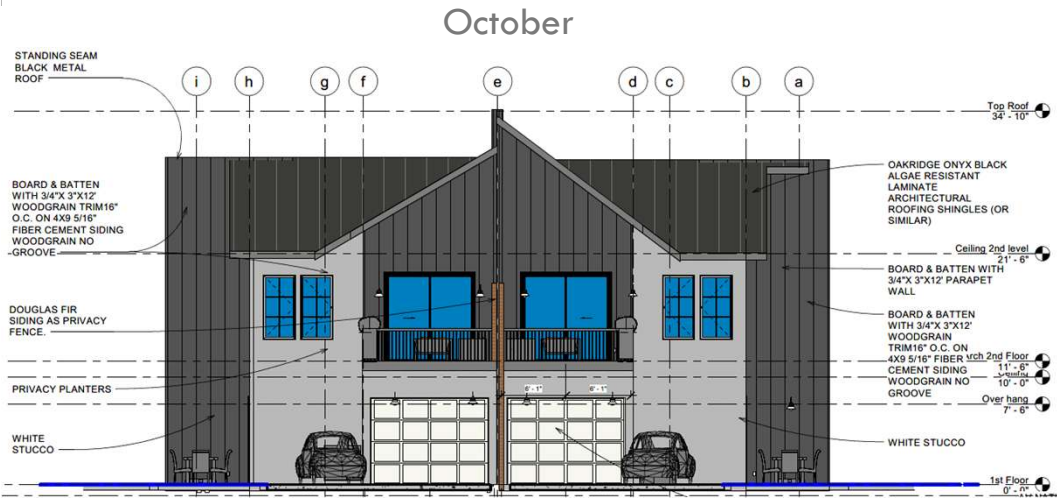
October



PROPOSED ELEVATION - REAR

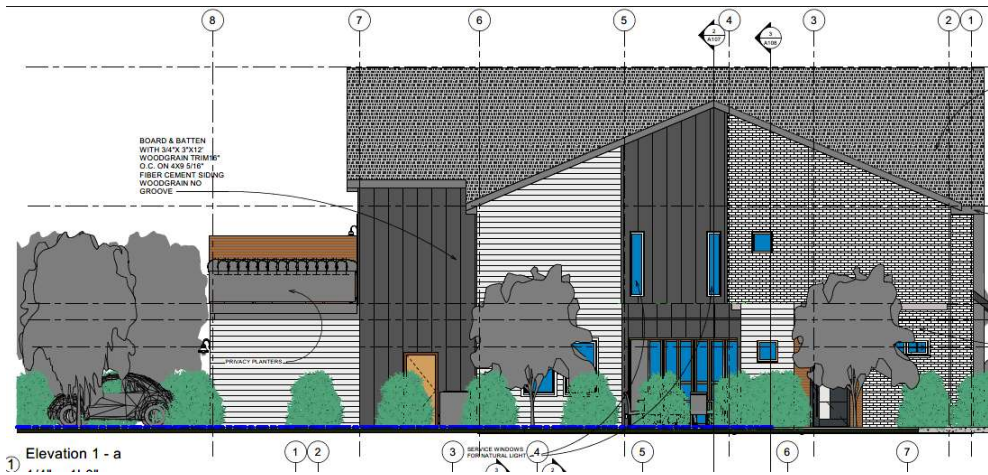


August



October

PROPOSED ELEVATION - EAST

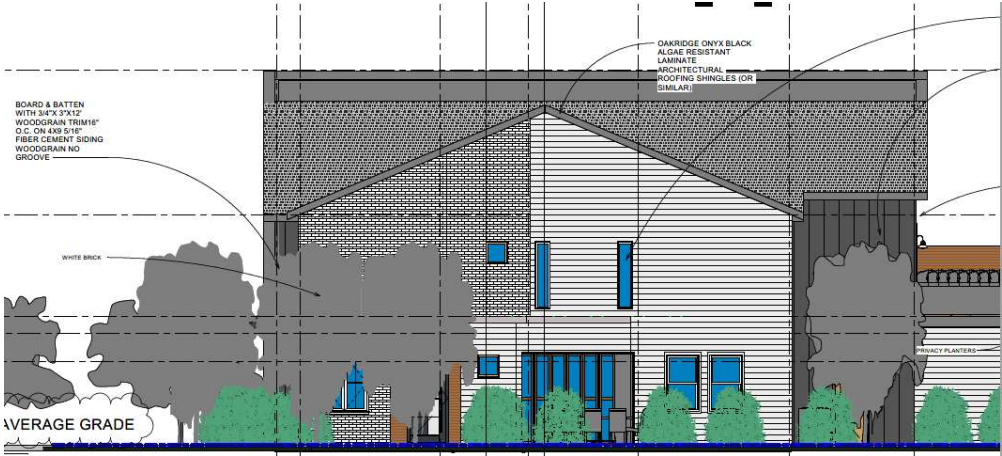


August

October



PROPOSED ELEVATION - WEST



August





STREETSCAPE



August

October



ADDITIONAL RENDERINGS



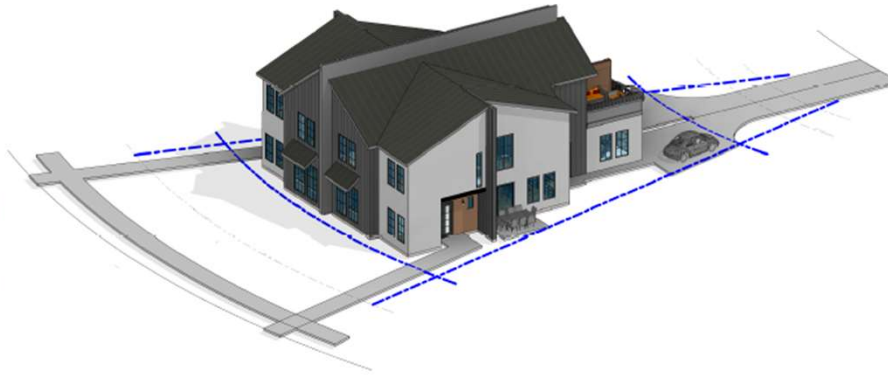
3D Front | 1



3D Back | 2



3D Lateral back | 4



3D Lateral acces | 3



ADDITIONAL RENDERINGS



ADDITIONAL RENDERINGS





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 October 27, 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:
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 - Oppose: (0)



ARB CASE NO. 999F 216 INSLEE AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- South side of Inslee Ave, East of AH Blvd
- SF Addition/Remodel



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **47.7% facing Inslee Ave**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



EXISTING CONDITIONS



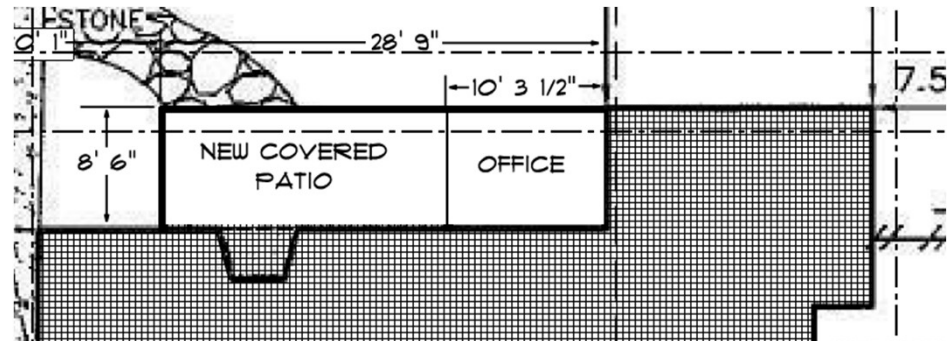
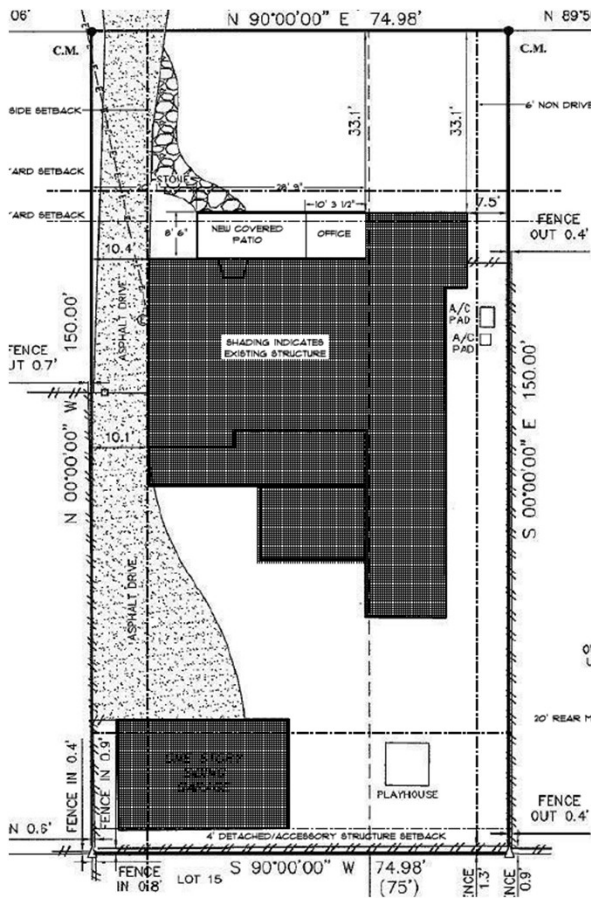
EXISTING CONDITIONS



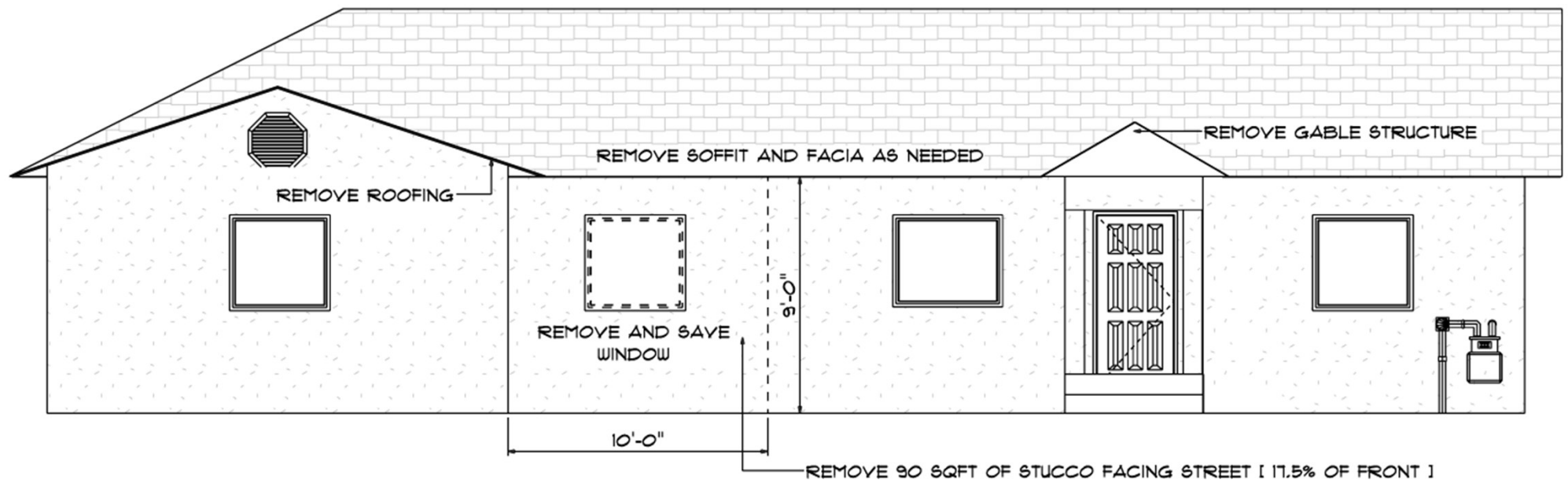
EXISTING CONDITIONS



SITE PLAN

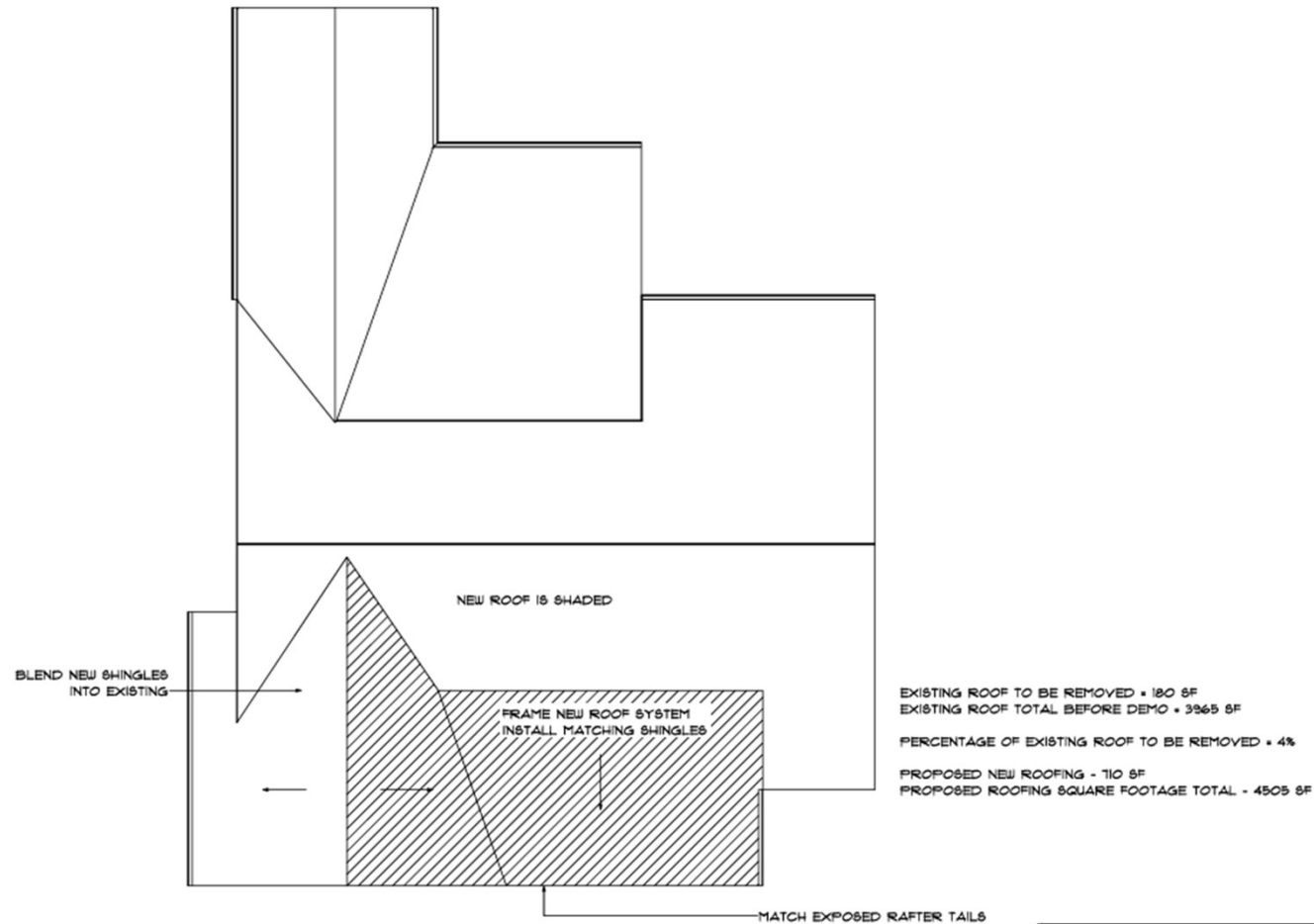


DEMO PLAN - NORTH



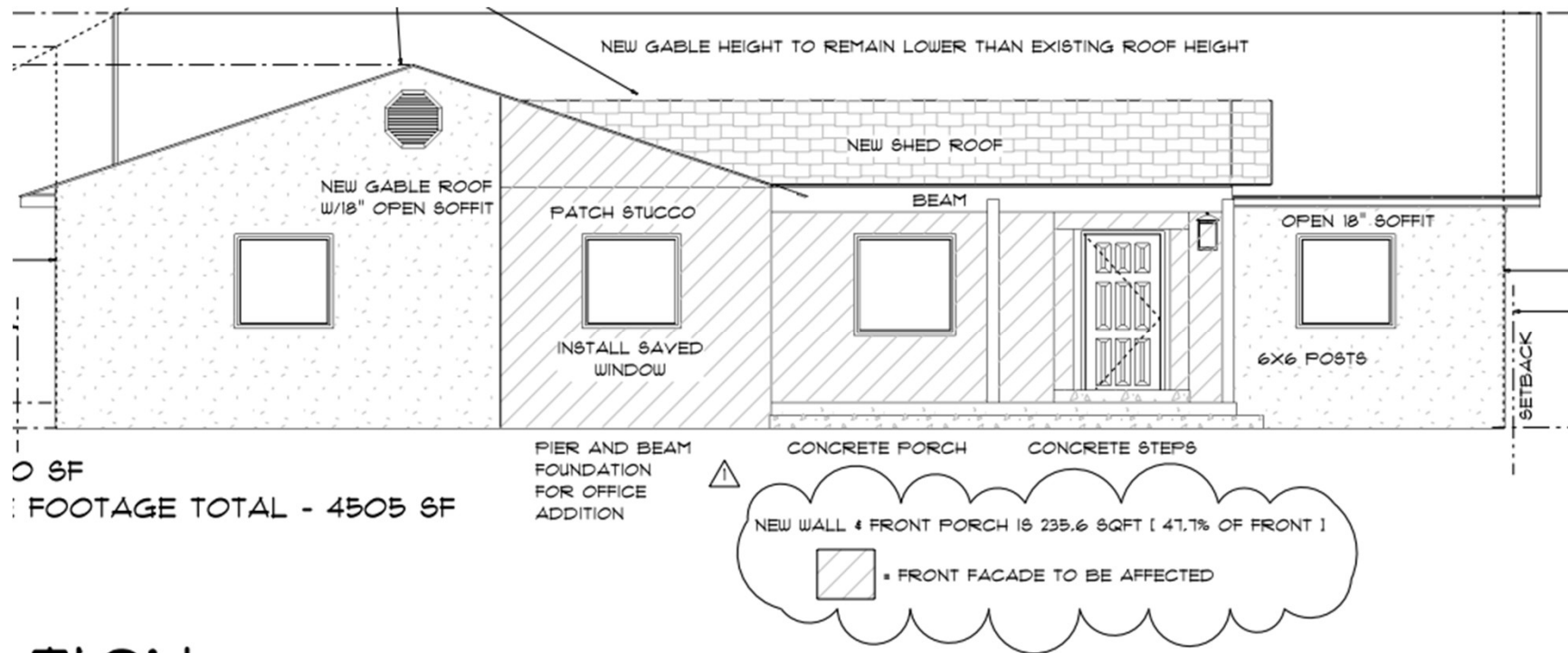
* Demo + Encapsulation (47.7%) shown on proposed elevation)

DEMO PLAN - ROOF

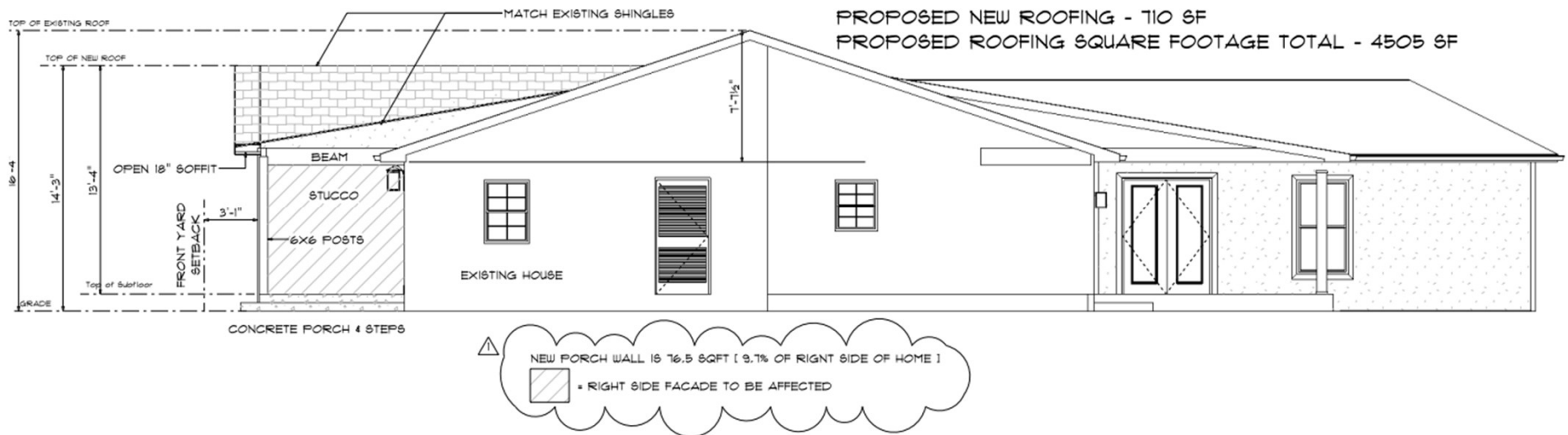


Initials: _____ Date: _____

PROPOSED FACADE - NORTH



PROPOSED FACADE - WEST



LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	11,250	11,250
Main house: 1st floor*	2,650	2,742
Main house: 2nd floor		
Front porch*		152
Side porch*		
Rear porch*	300	300
Garage/Carport: 1st floor*	700	700
Garage: 2nd floor		
Shed*		
Breezeway*		
Covered patio structure*		
Other accessory structures*		
Total Square Footage:	11,250	11,250
Total Lot Coverage*:	3,650	3,894
Total FAR:	32 %	34 %
Max. 40% lot coverage for SF-A and SF-B Districts		



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 October 27, 2025 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

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 - Oppose: (0)



ARB CASE NO. 1000F 280 RETAMA PL COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- Southwest corner of North New Braunfels Ave and Retama Pl
- New Single-Family Residence



HISTORY

- ARB conducted significance review in April 2023
- City Council approved demolition in May 2023

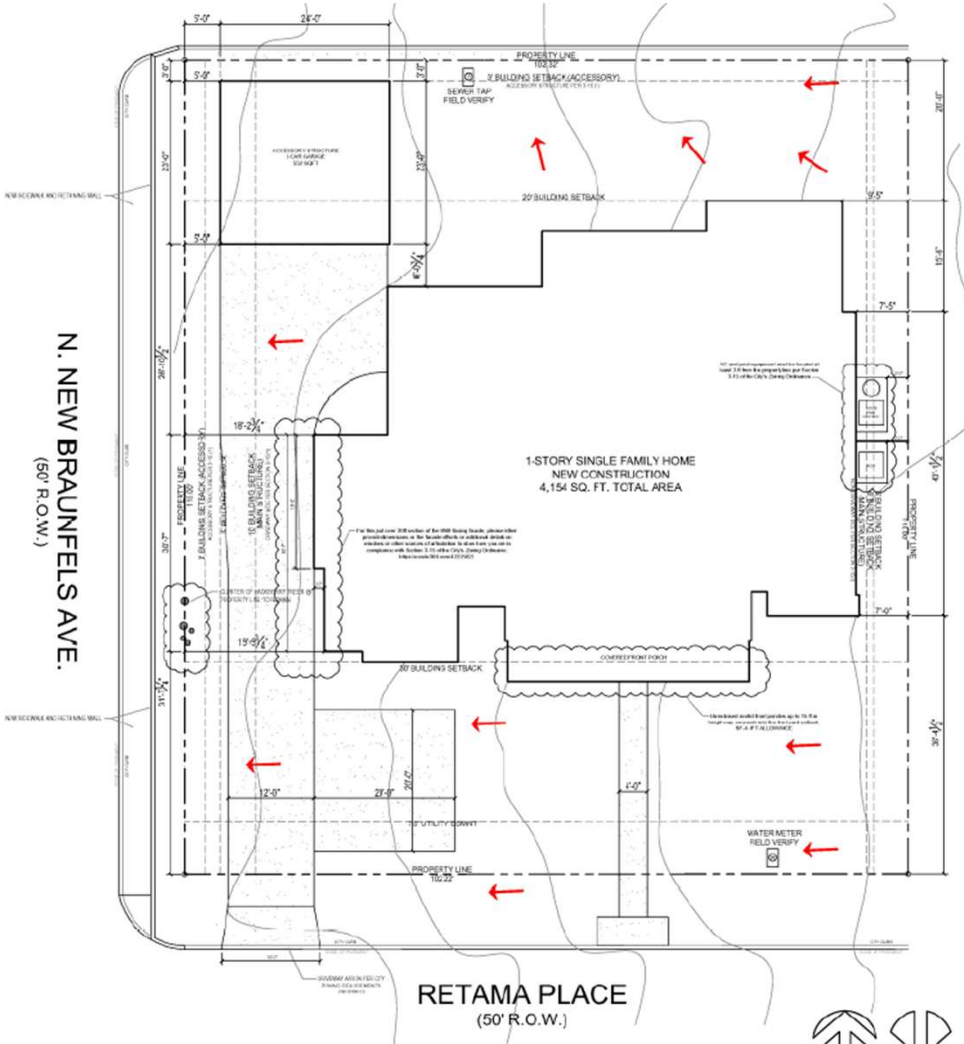


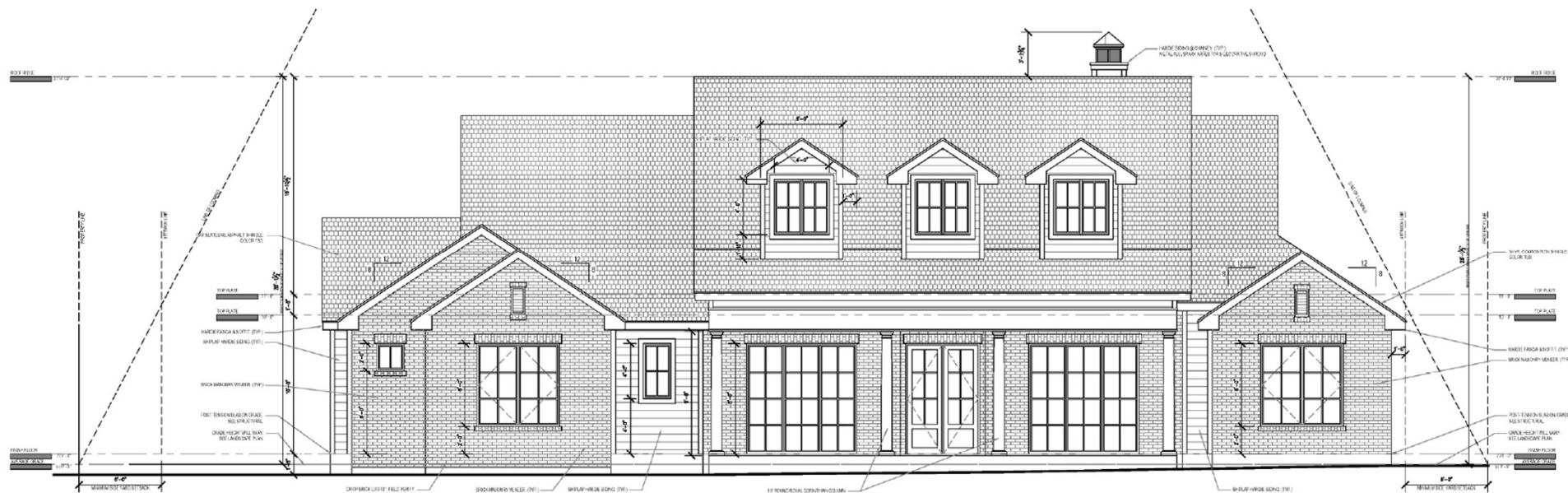
SUMMARY

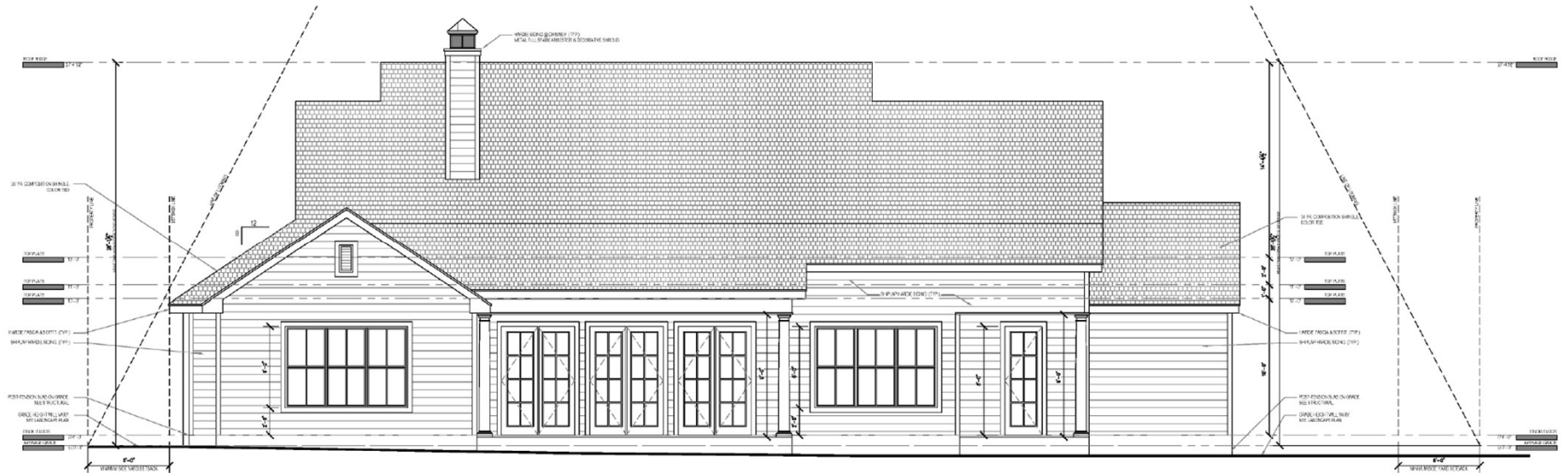
- Demolition Review
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS

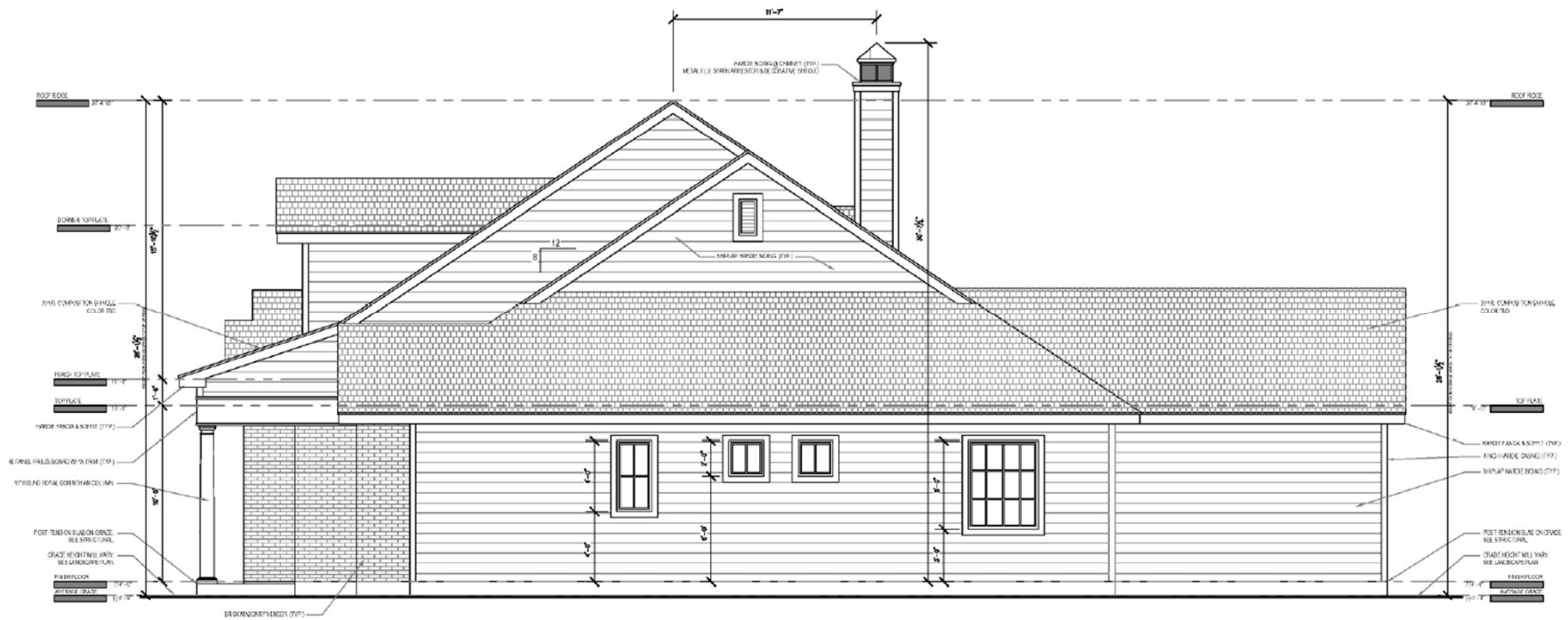




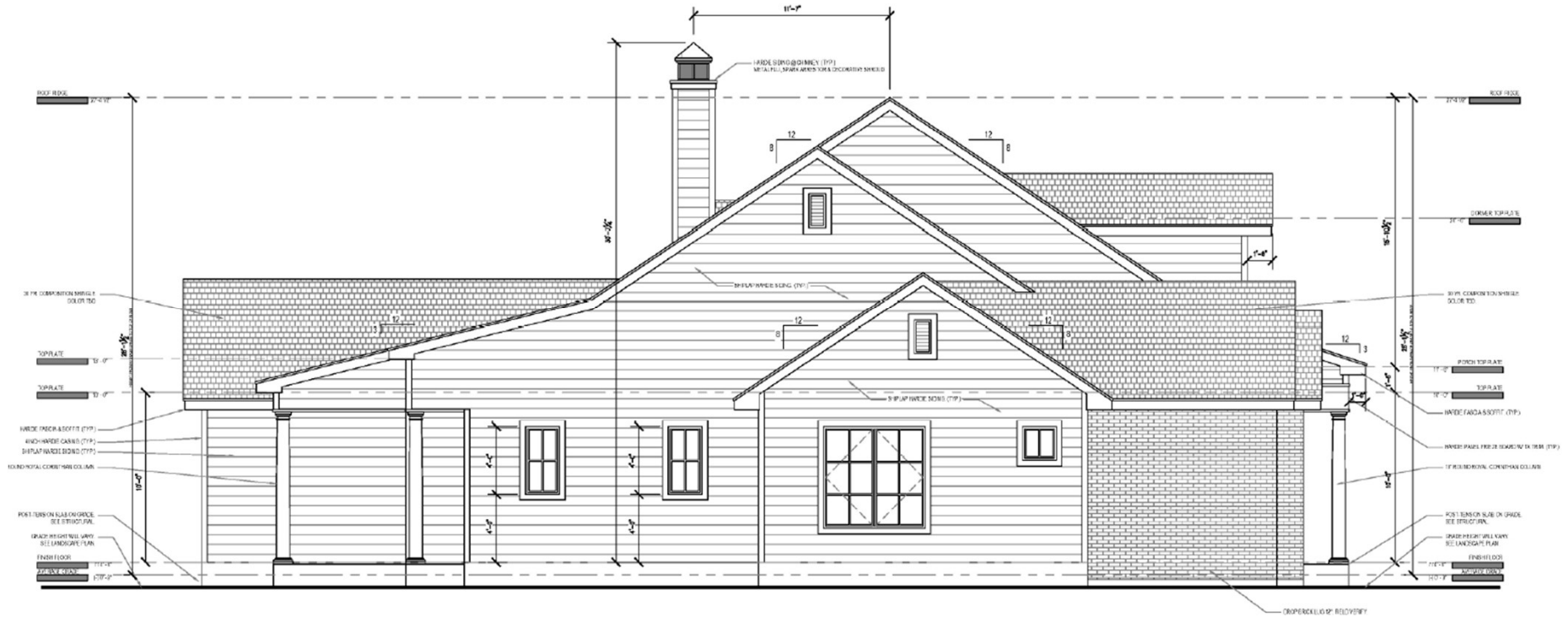




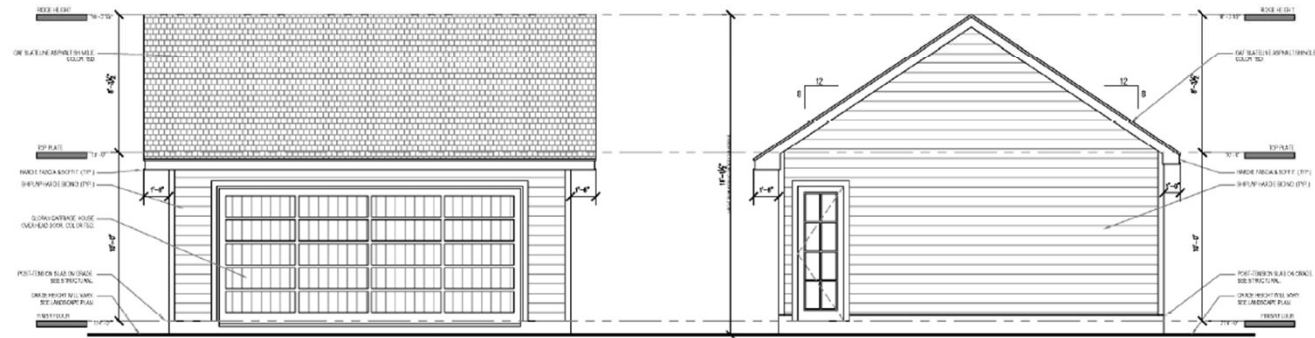
PROPOSED ELEVATION - WEST



PROPOSED ELEVATION- EAST

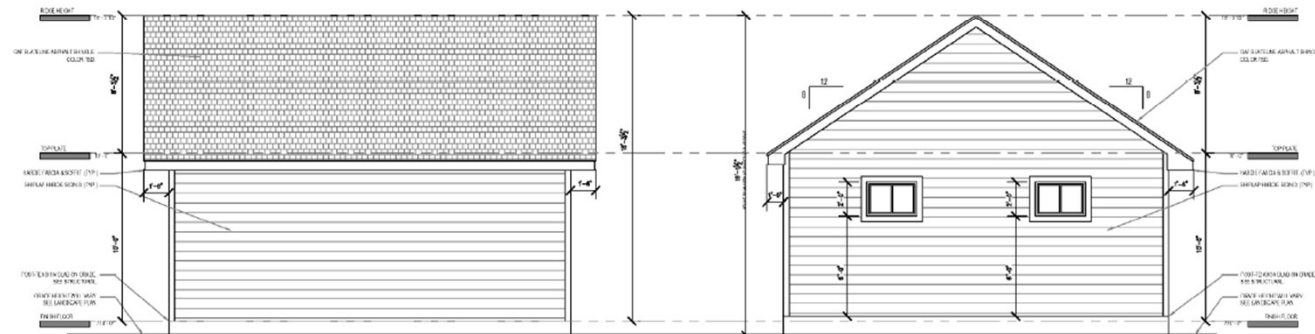


PROPOSED ELEVATIONS - GARAGE



4 FRONT ELEVATION
SCALE: 1/4" = 1'

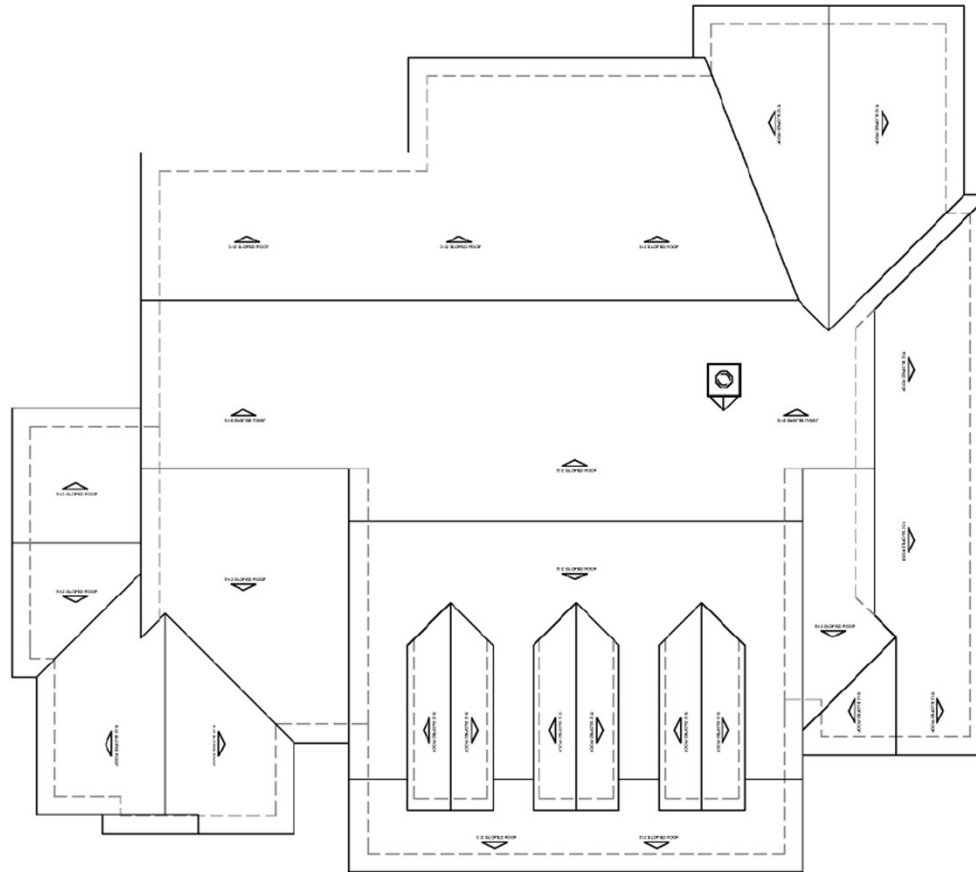
5 RIGHT ELEVATION
SCALE: 1/4" = 1'



6 REAR ELEVATION
SCALE: 1/4" = 1'

7 LEFT ELEVATION
SCALE: 1/4" = 1'

PROPOSED PLAN - ROOF





POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- Property is located partially in the floodplain and will be required to obtain a floodplain development permit prior to construction.
- The case is tentatively scheduled to be heard at the October 27, 2025 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

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 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1001F 727 PATTERSON

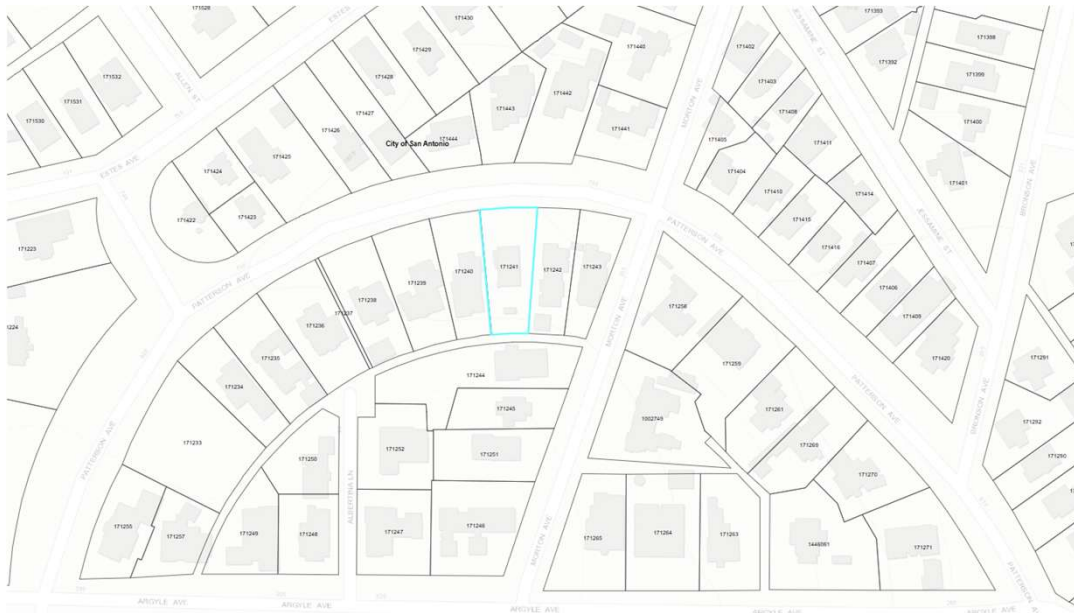
SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- South side of Patterson Ave, west of Morton Ave
- New Single-Family Residence



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

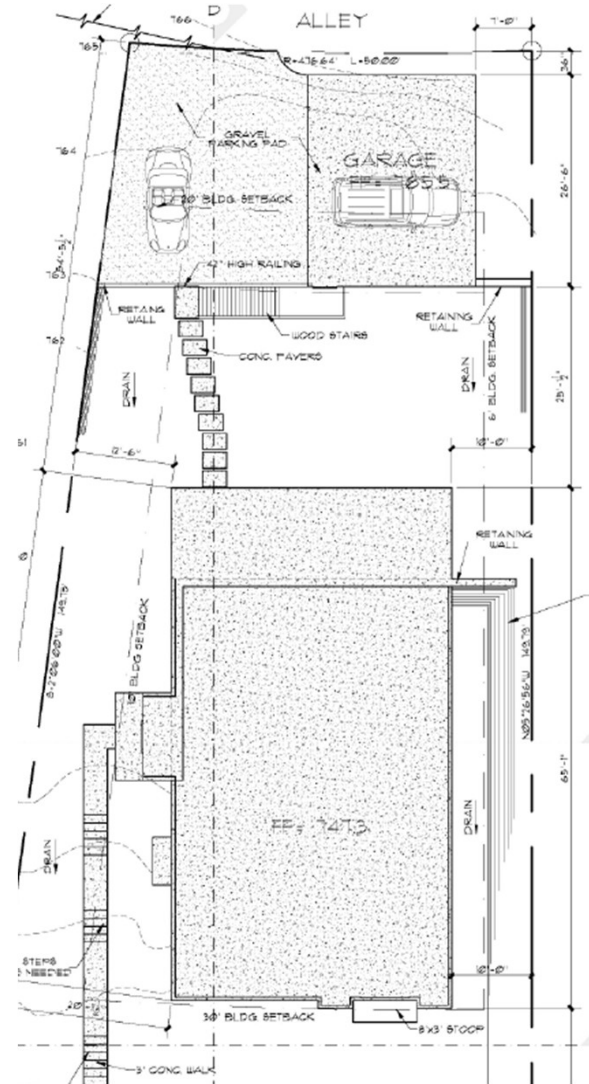
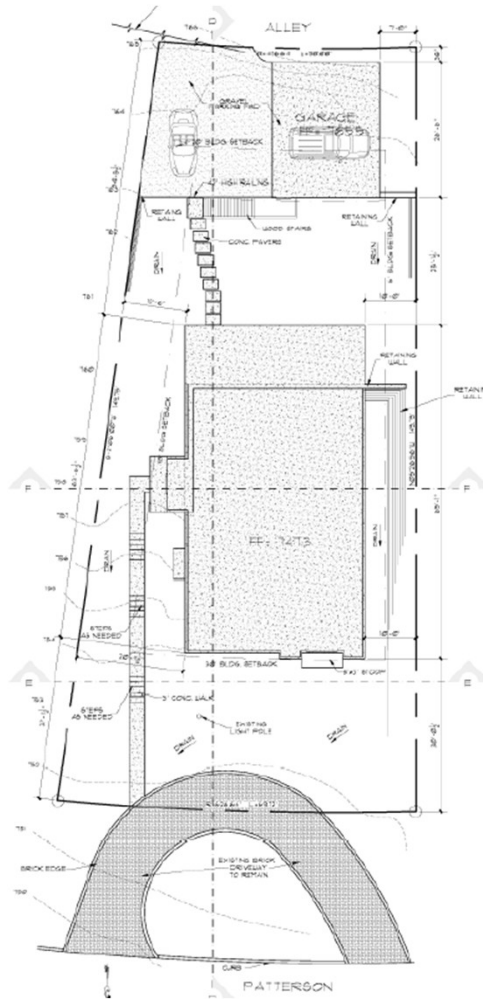


EXISTING CONDITIONS



EXISTING CONDITIONS

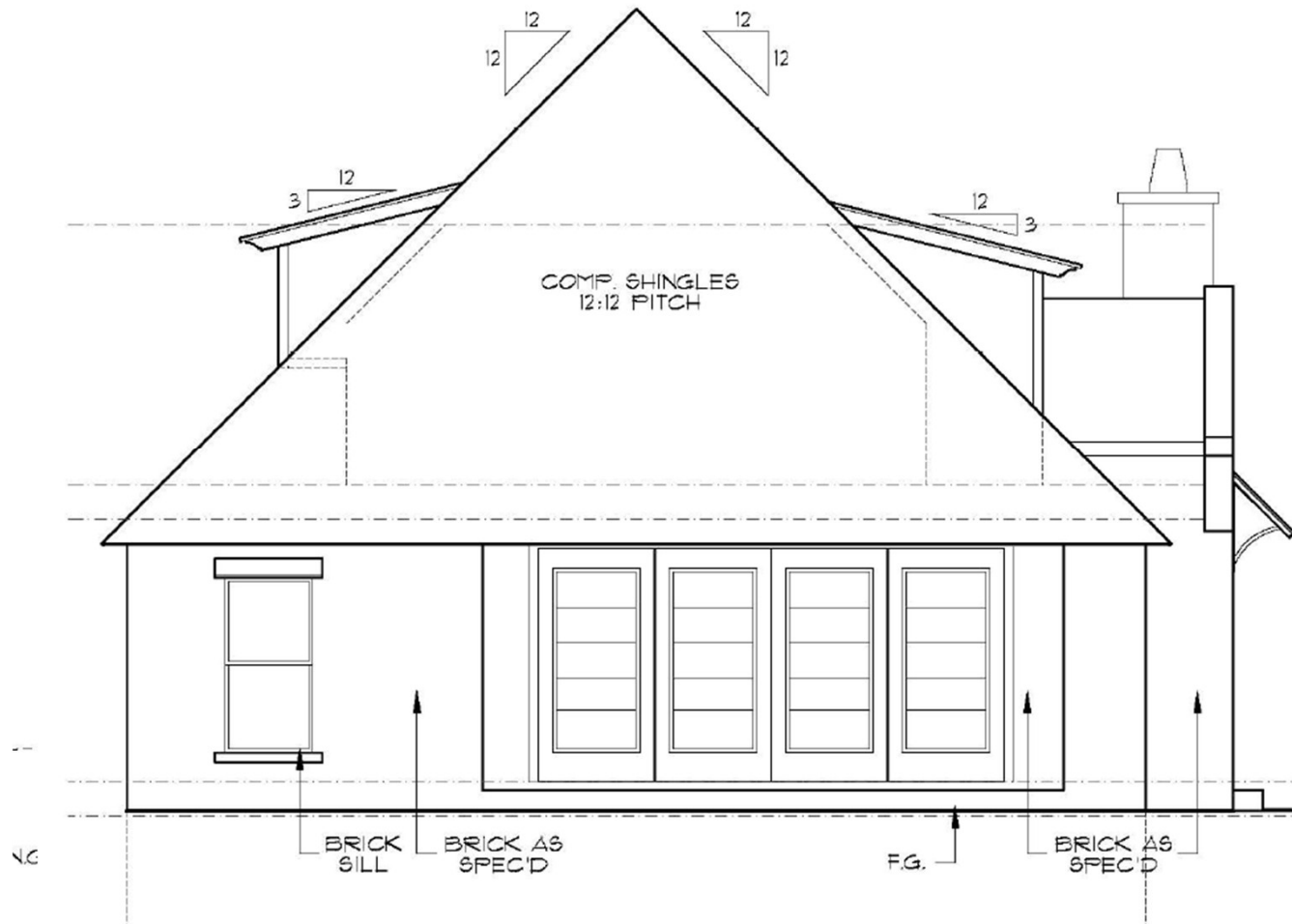




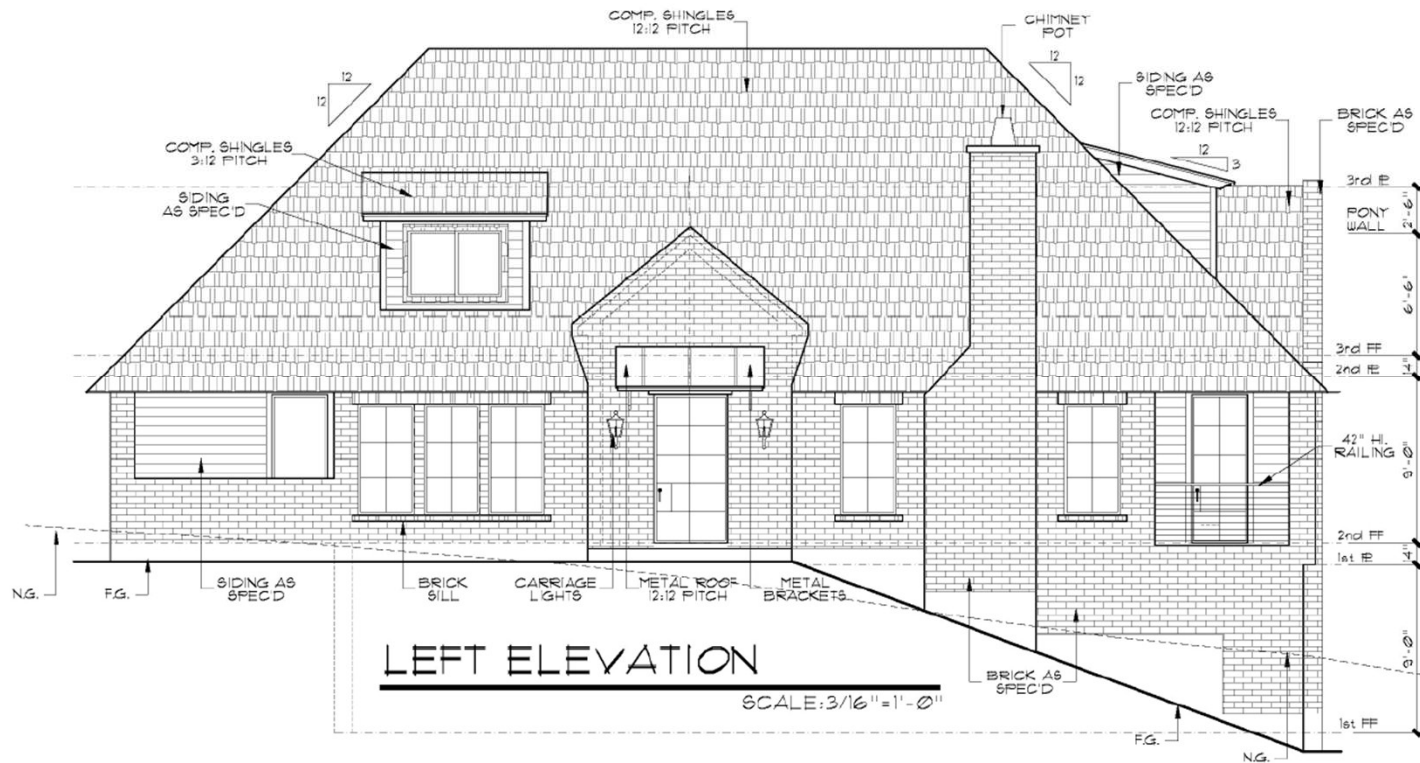
PROPOSED ELEVATION - FRONT

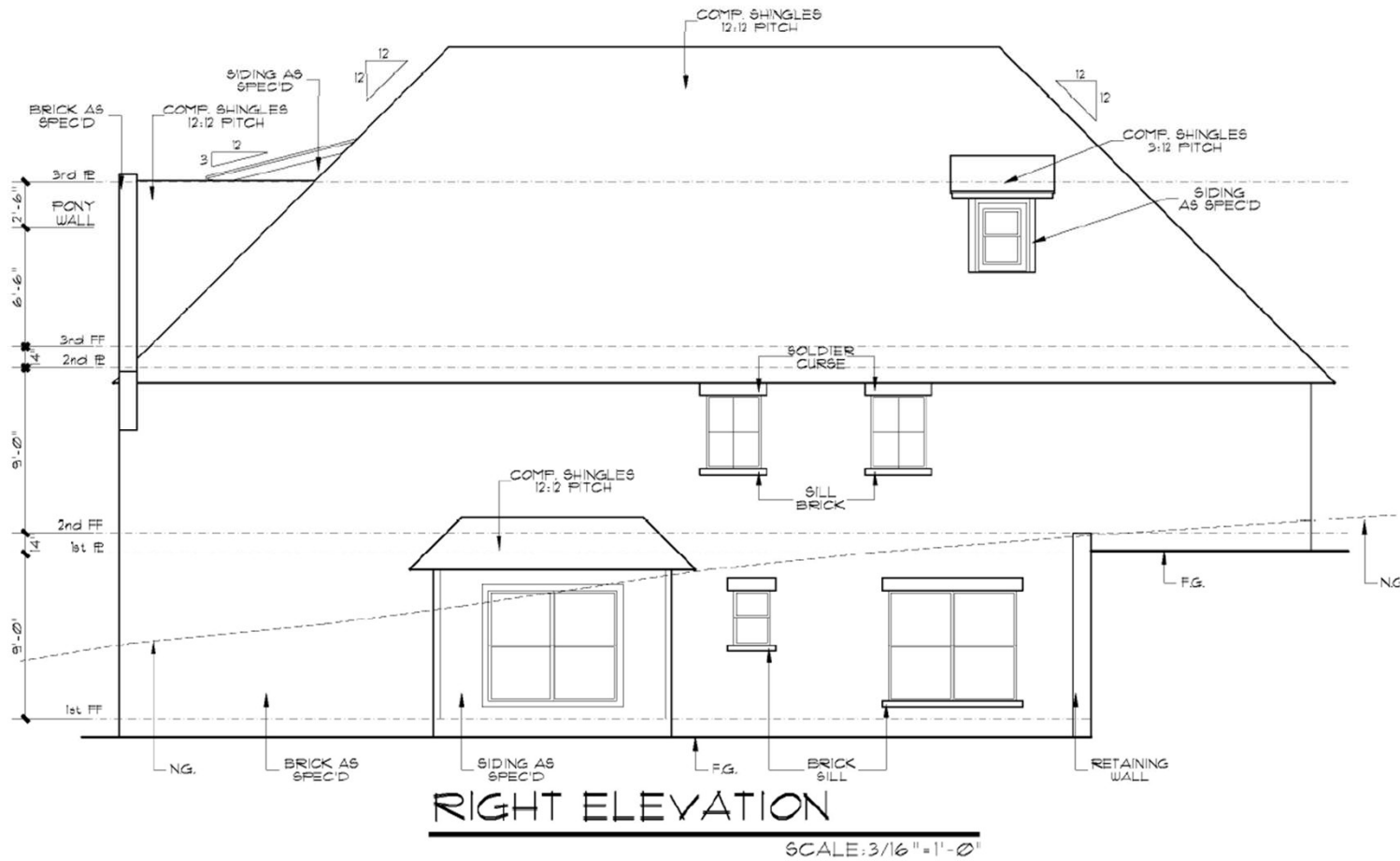


PROPOSED ELEVATION - REAR

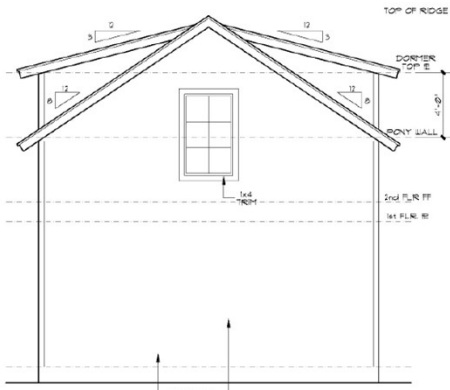


PROPOSED ELEVATION - EAST



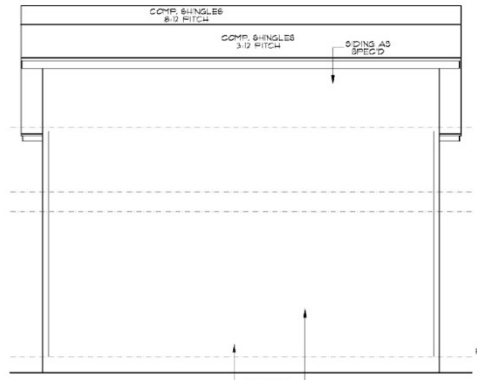


PROPOSED ELEVATIONS - GARAGE



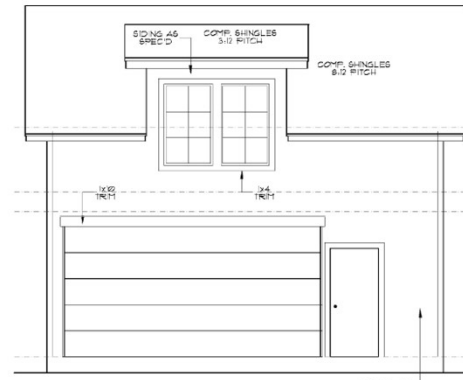
GARAGE REAR ELEV.

SCALE: 1/4" = 1'-0"



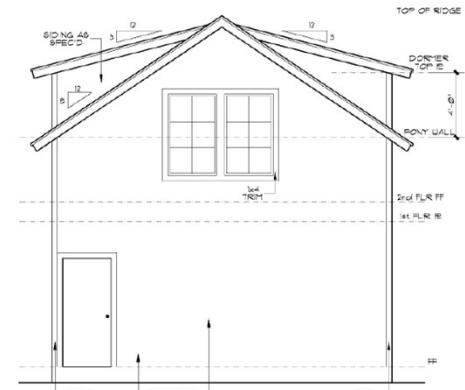
GARAGE RIGHT ELEV.

SCALE: 1/4" = 1'-0"



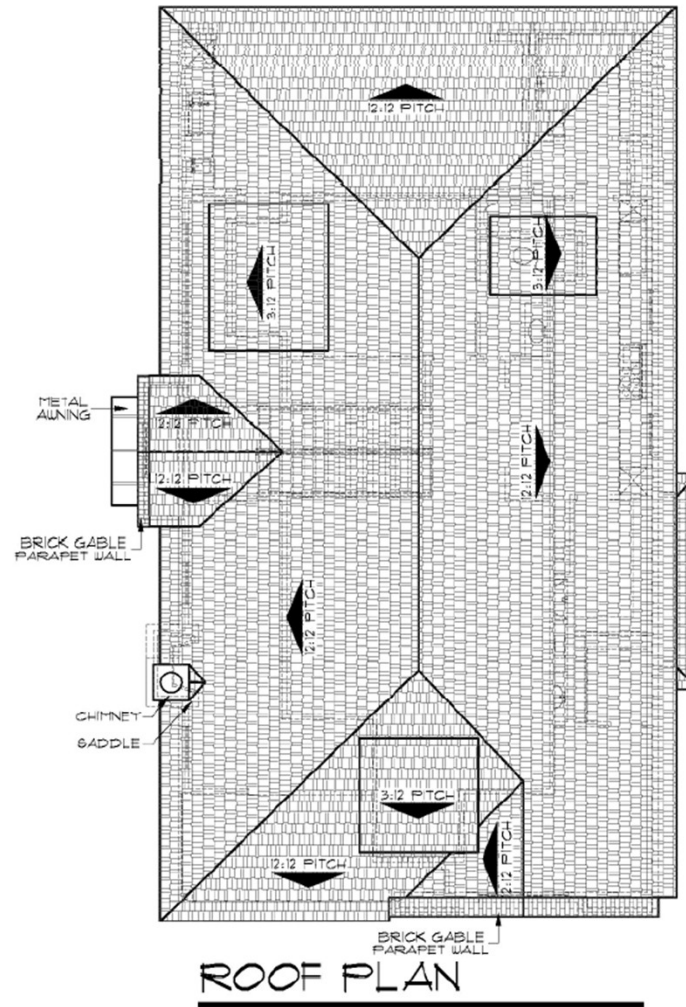
GARAGE LEFT ELEV.

SCALE: 1/4" = 1'-0"



GARAGE FRONT ELEV.

SCALE: 1/4" = 1'-0"



STREETSCAPE



727 Patterson Ave – proposed structure with both neighbors either side



725 Patterson Ave



Please note; final plans have changed front door porch from this image to accommodate looming standard. Remainder unchanged



729 Patterson Ave



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 October 27, 2025 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

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ARB CASE NO. 1002F
123 INSLEE AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- North side of Inslee Ave, west of Broadway St
- New Single-Family Residence



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

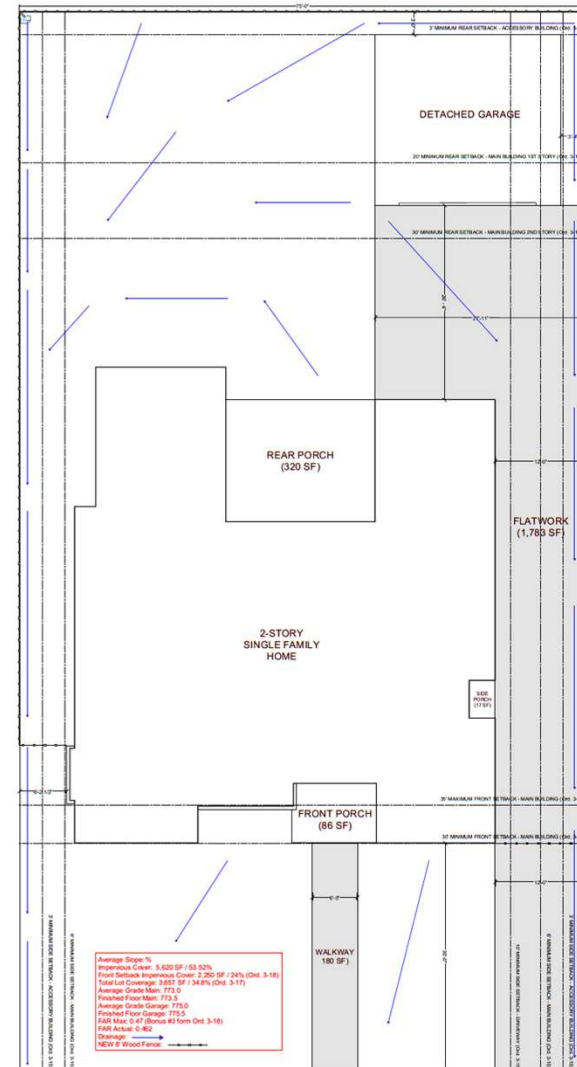


EXISTING CONDITIONS



EXISTING CONDITIONS



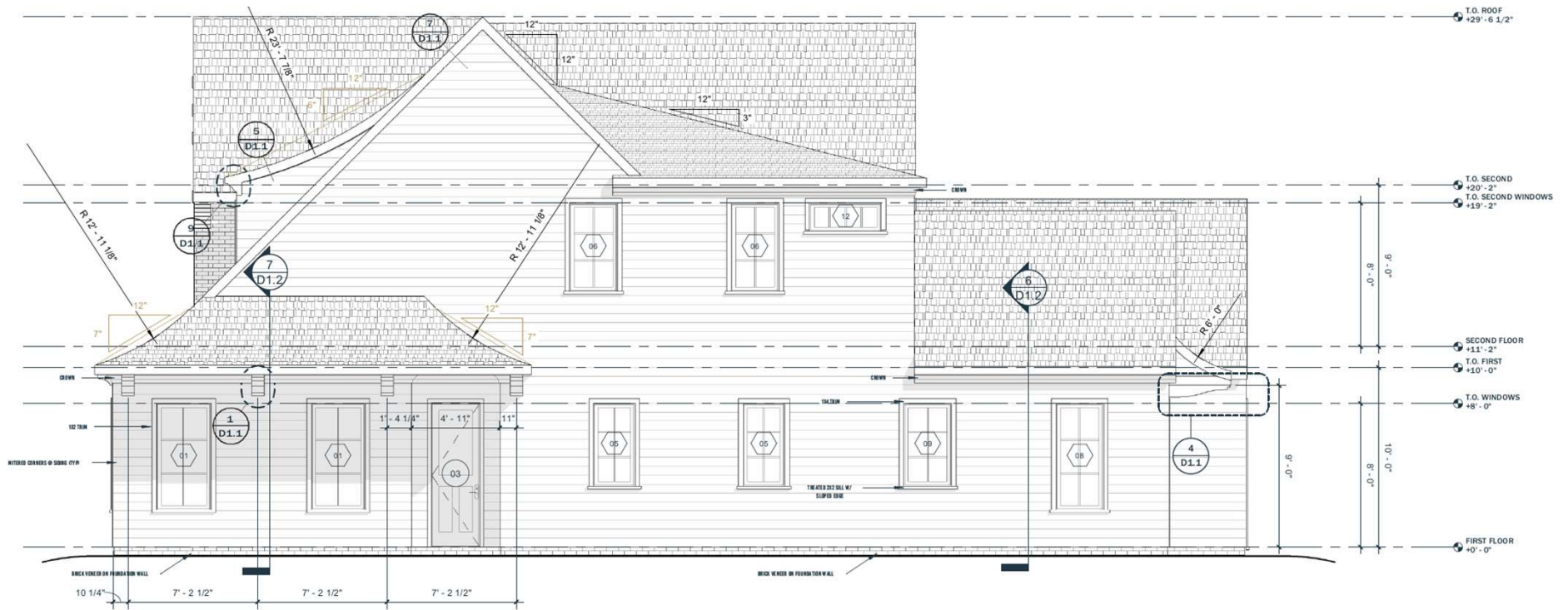


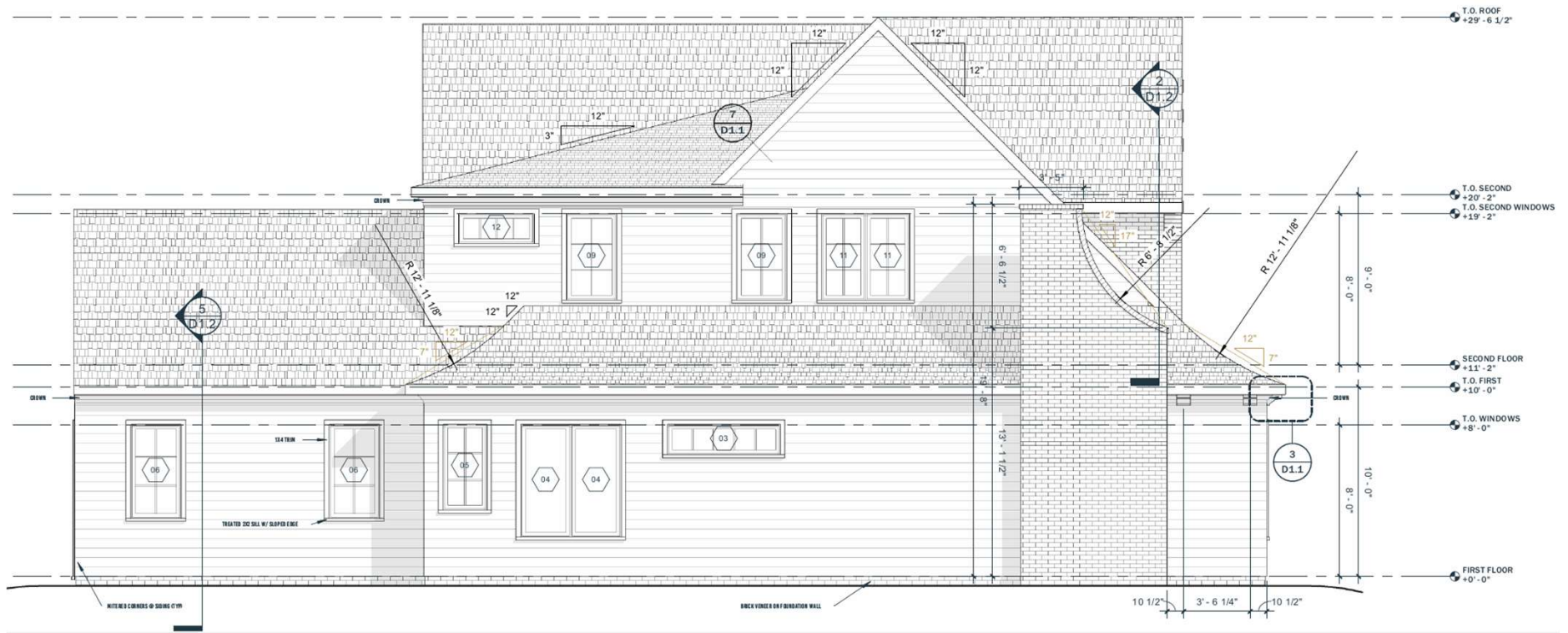
PROPOSED ELEVATION - FRONT



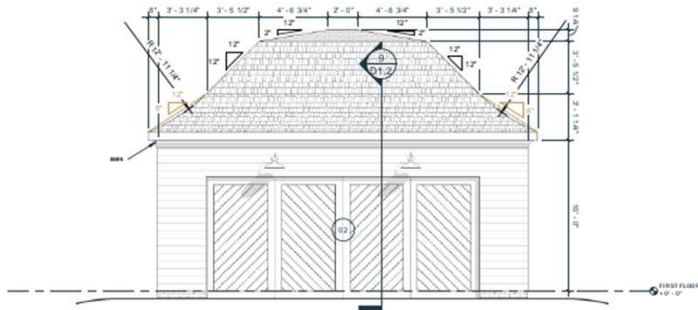
PROPOSED ELEVATION - REAR



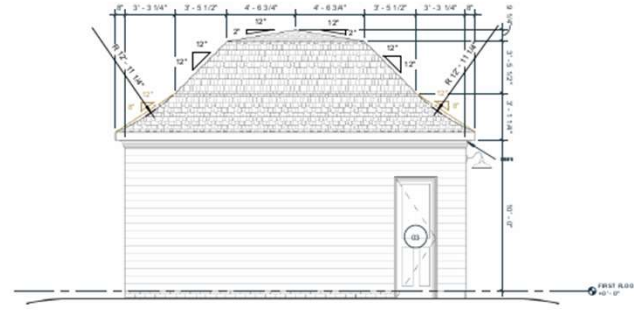




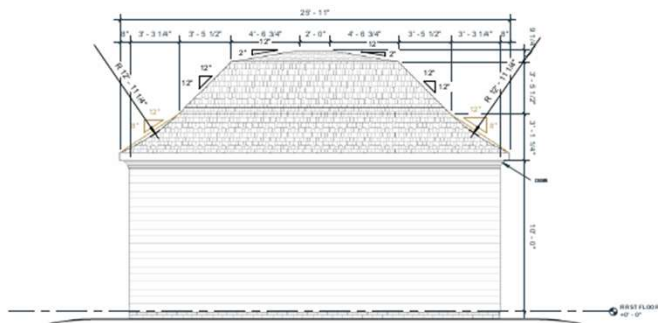
PROPOSED ELEVATIONS - GARAGE



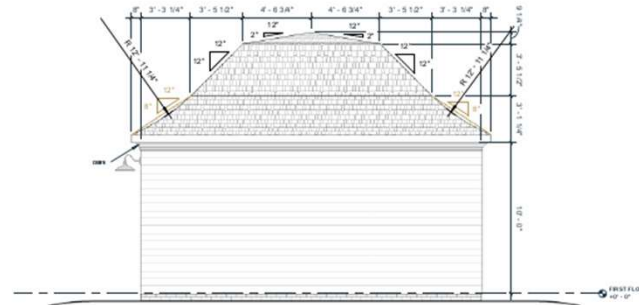
F DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'



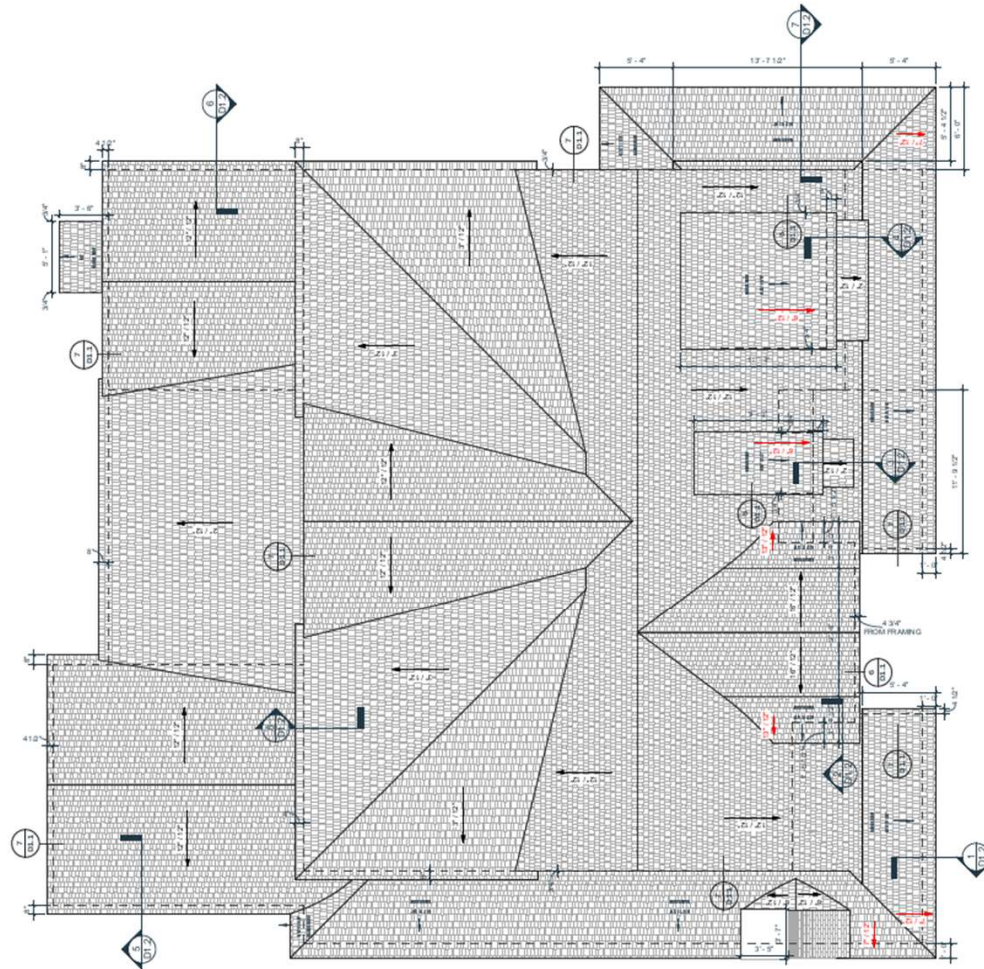
L DETACHED GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'



R DETACHED GARAGE REAR ELEVATION



D DETACHED GARAGE RIGHT ELEVATION



STREETSCAPE - PROPOSED



129 Inslee Ave



123 Inslee Ave (SUBJECT HOME)



117 Inslee Ave



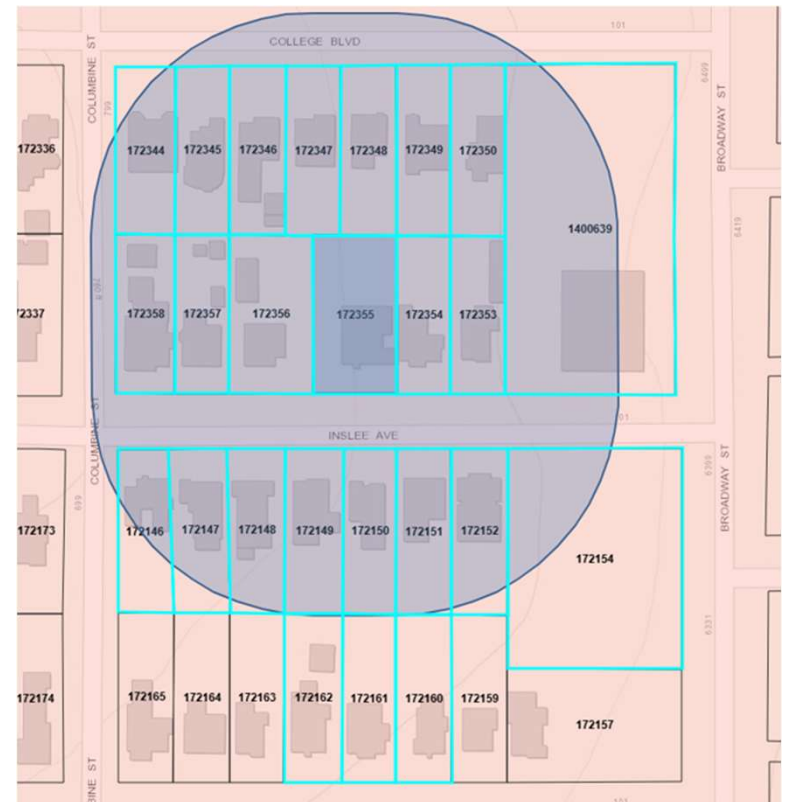
POLICY ANALYSIS

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 - Oppose: (0)



ARB CASE NO. 1003F 417 PATTERSON AVE COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- West side of Patterson Ave, north of Westover Rd
- New Single-Family Residence



SUMMARY

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

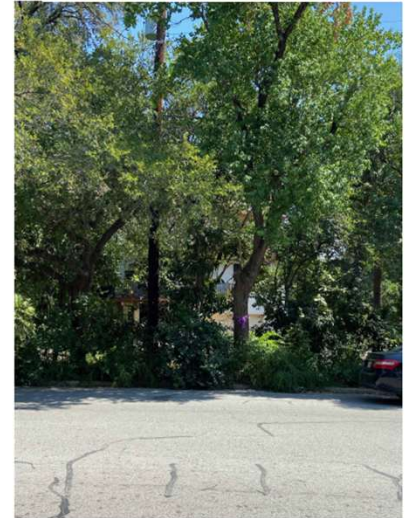
EXISTING CONDITIONS



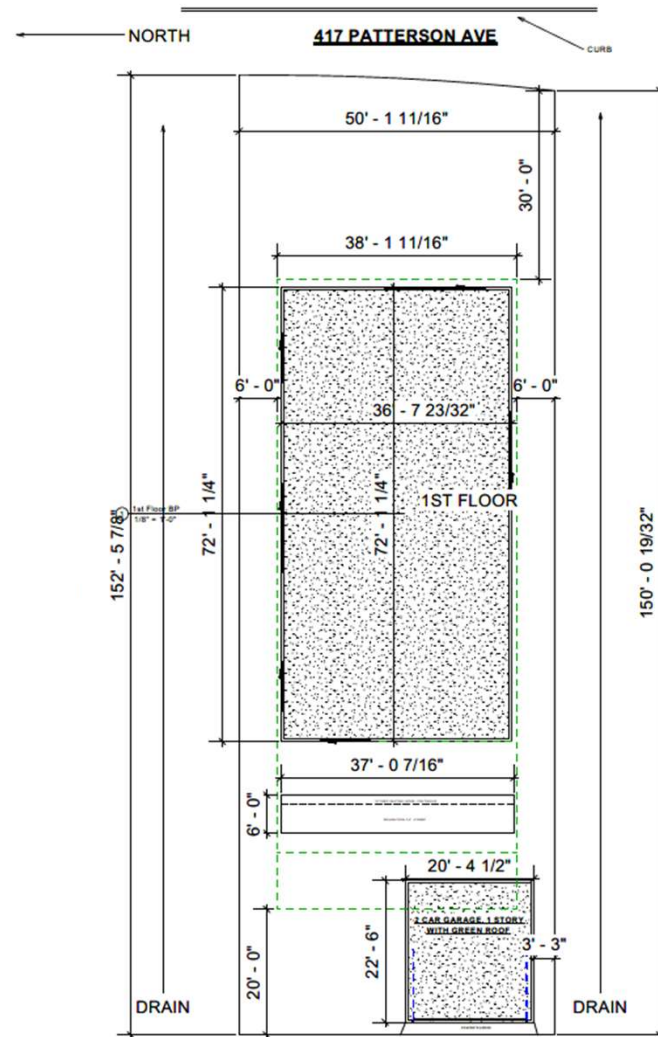
STREETSCAPE — LOOKING TOWARD PROPERTY



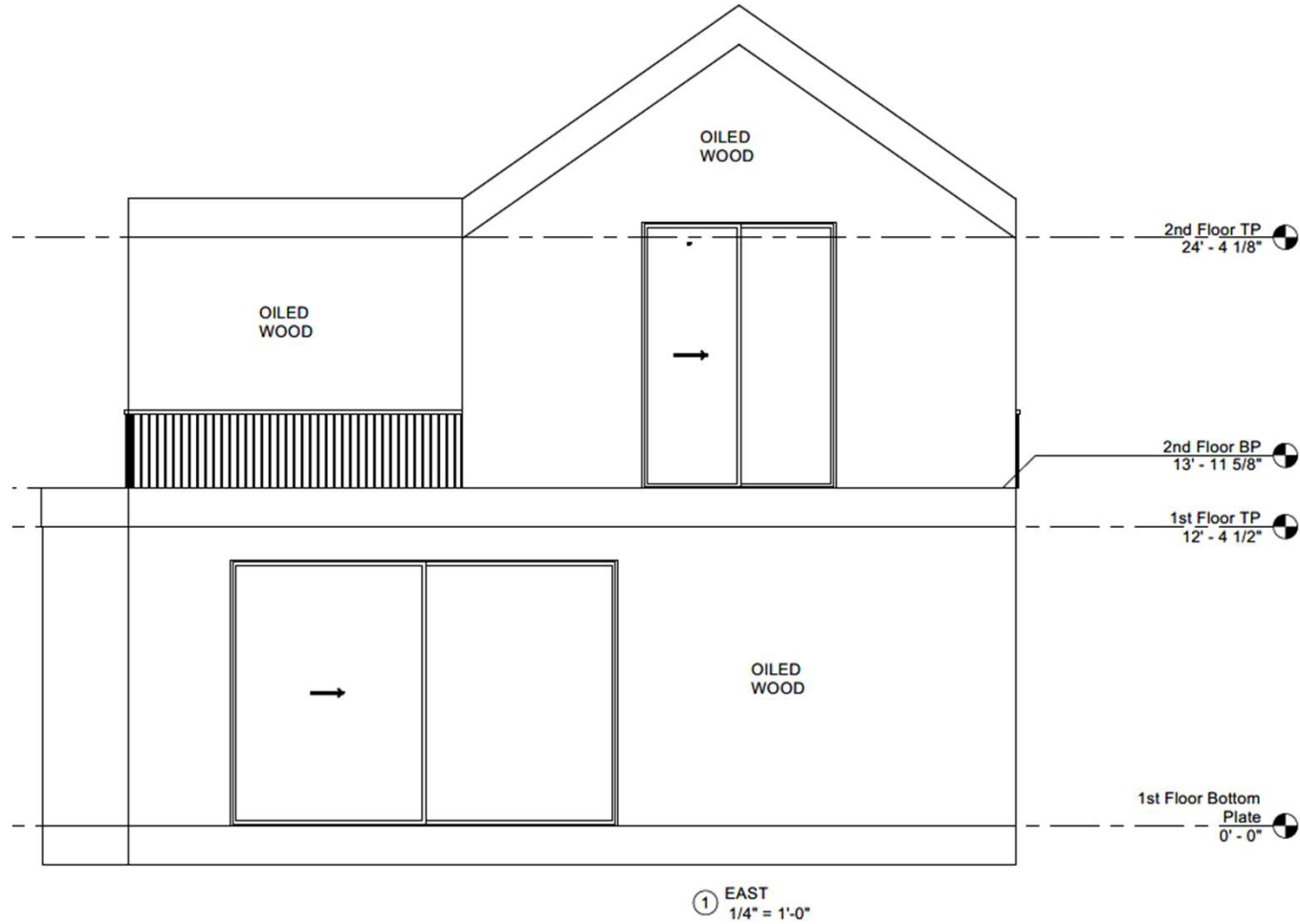
STREETSCAPE — OPPOSITE SIDE OF PATTERSON



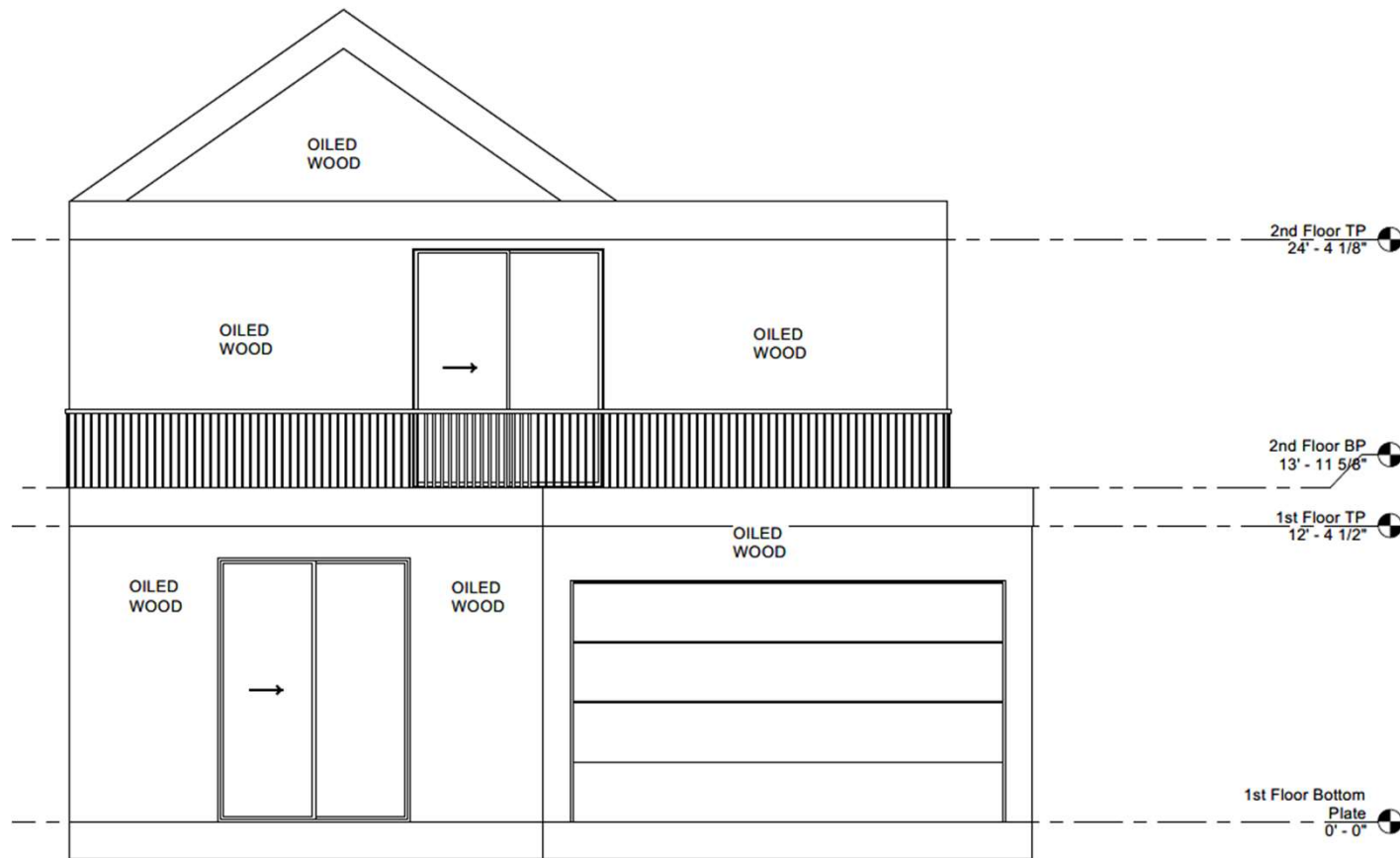
SITE PLAN — PROPOSED



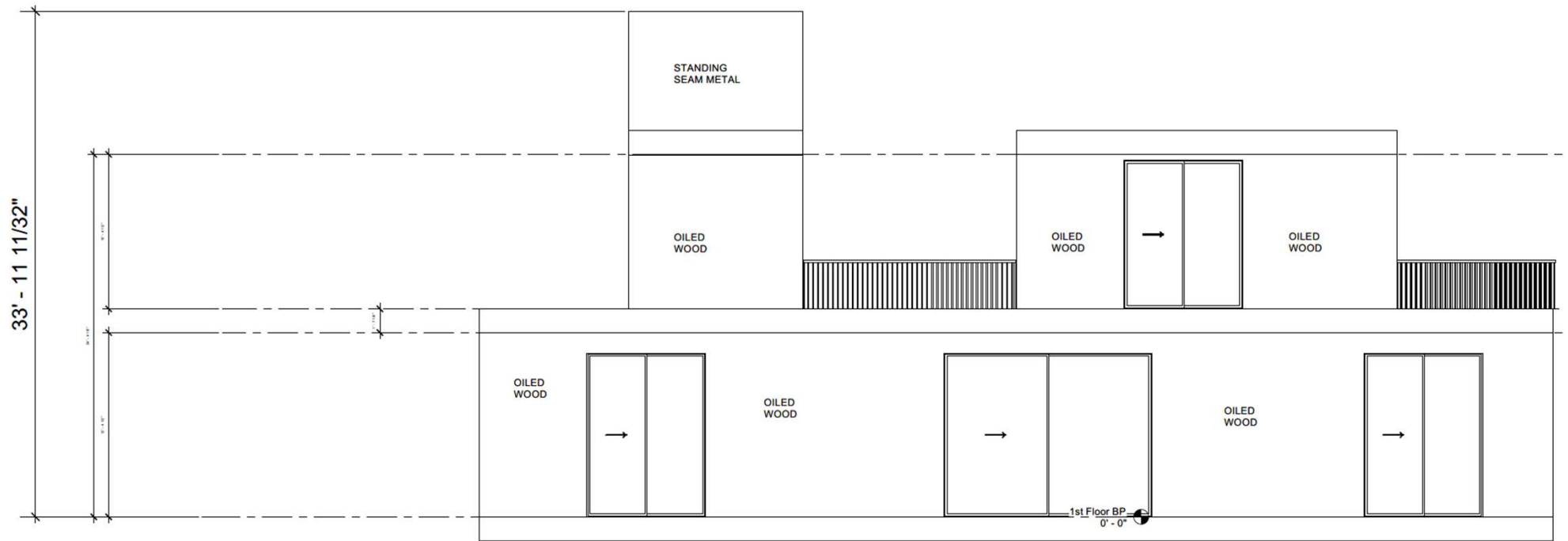
PROPOSED ELEVATION - FRONT



PROPOSED ELEVATION - REAR

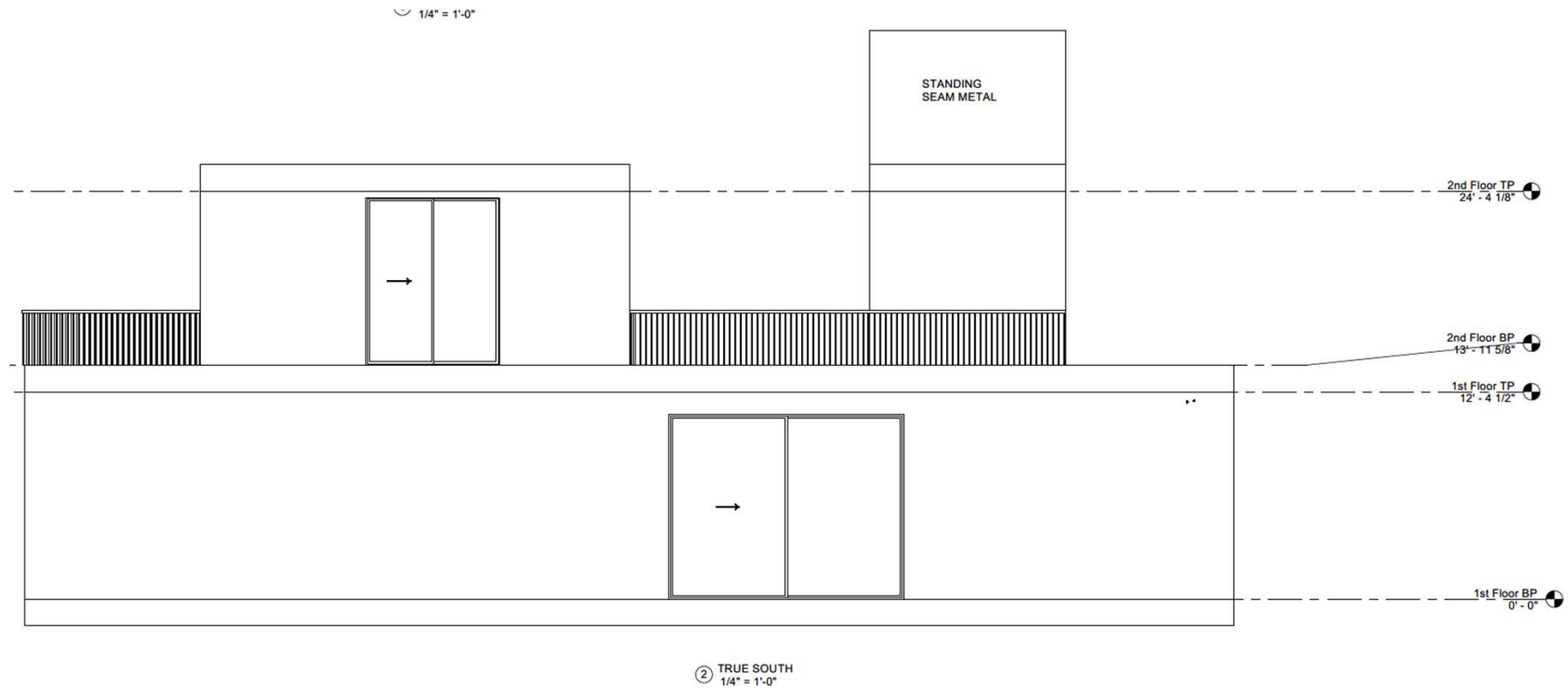


PROPOSED ELEVATION — SIDE (NORTH)

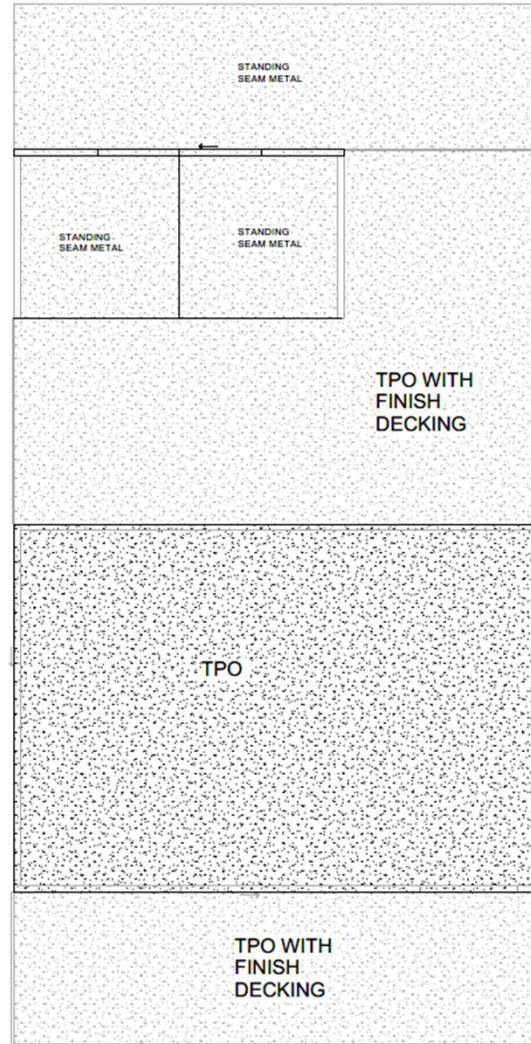


① TRUE NORTH
1/4" = 1'-0"

PROPOSED ELEVATION — SIDE (SOUTH)



PROPOSED PLAN - ROOF





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 October 27, 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)

