

ARB CASE NO. 908F
330 ARGO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-B
- South side between Imlay St and Arbutus St
- New SF Residence w/detached Garage

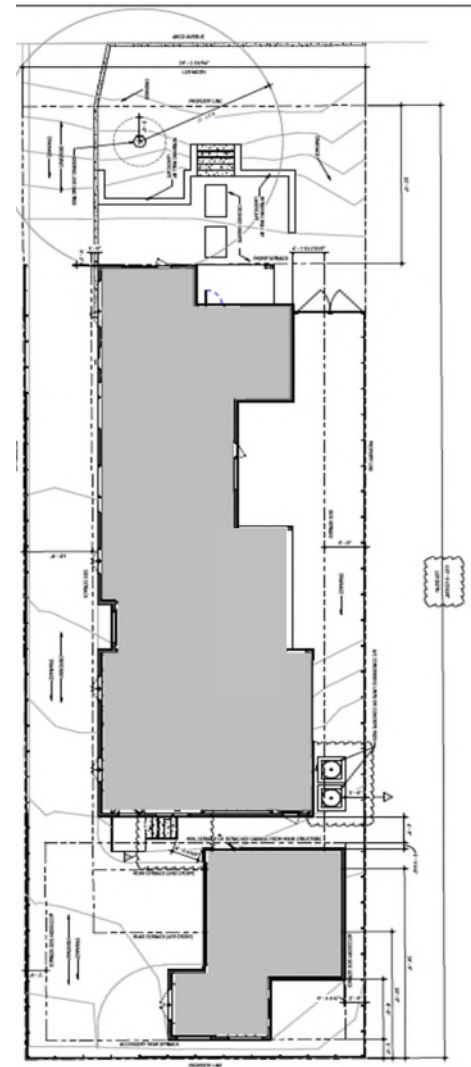
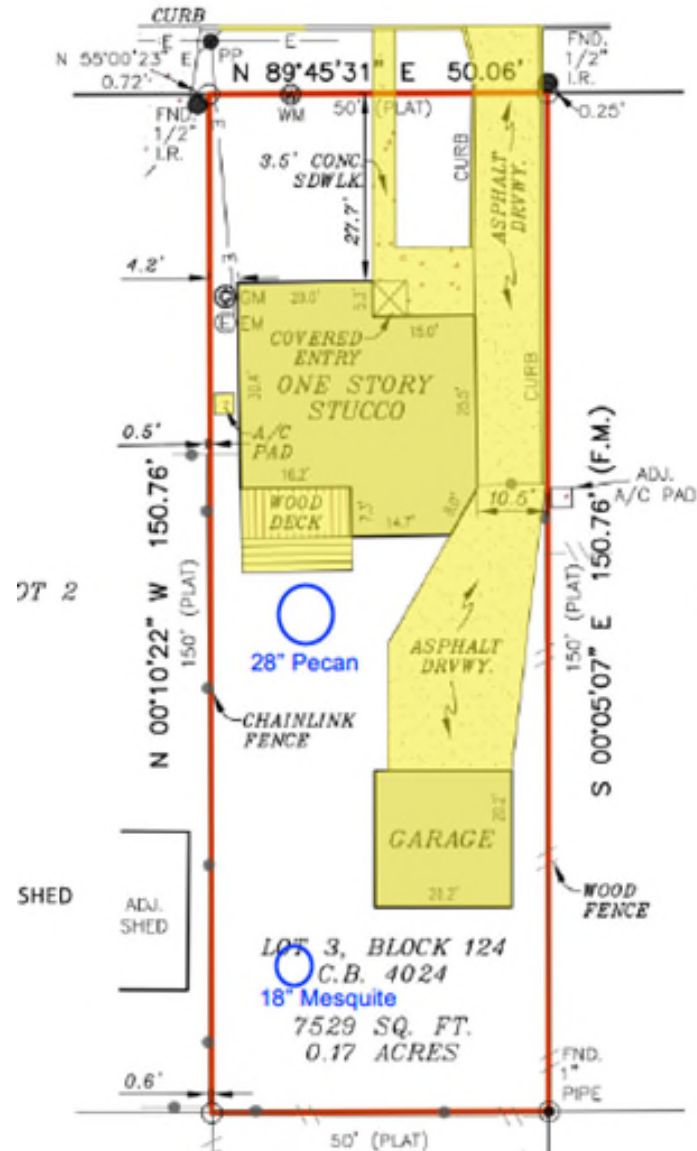


SUMMARY

- 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

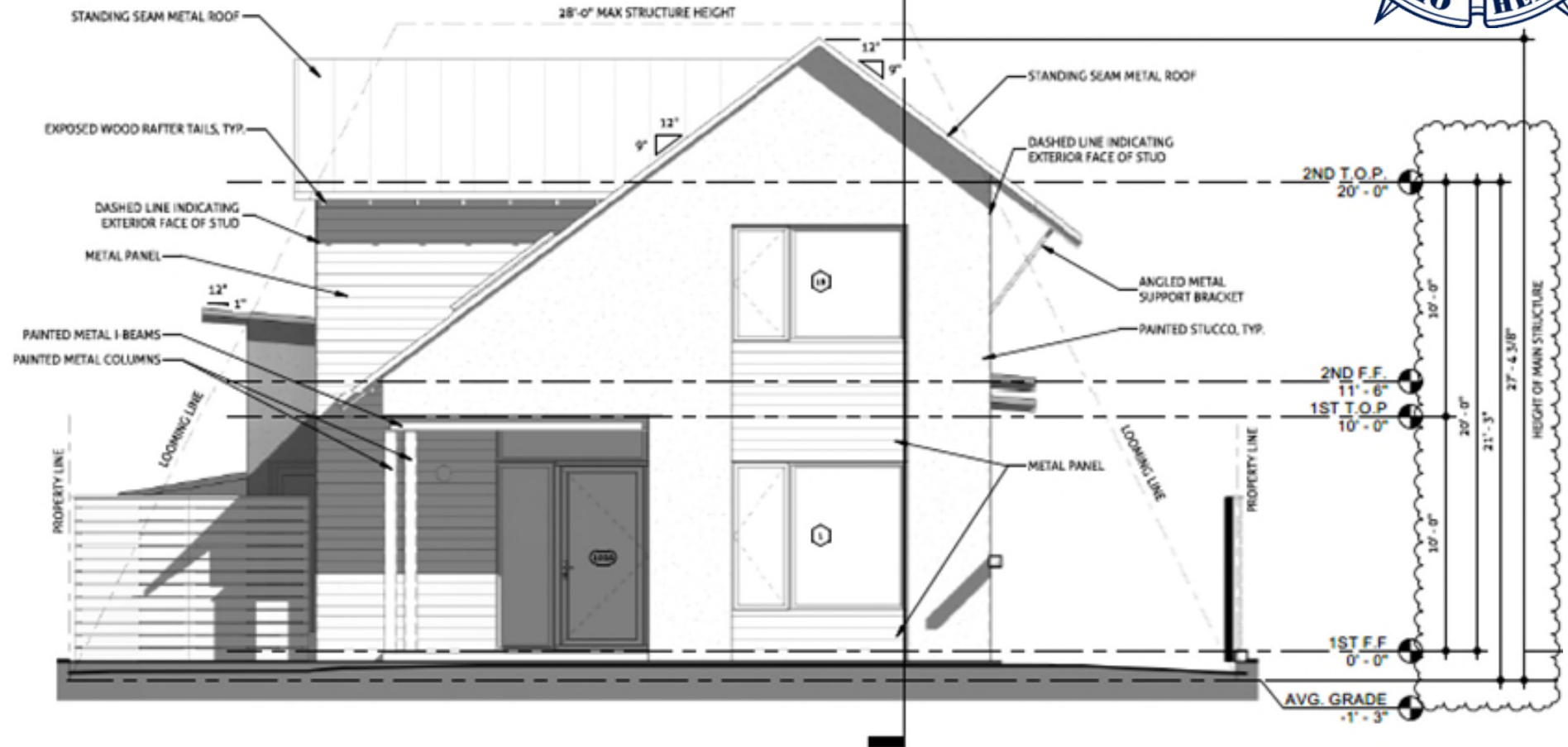


EXISTING & PROPOSED SITE PLANS





NORTH ELEVATION (FRONT)

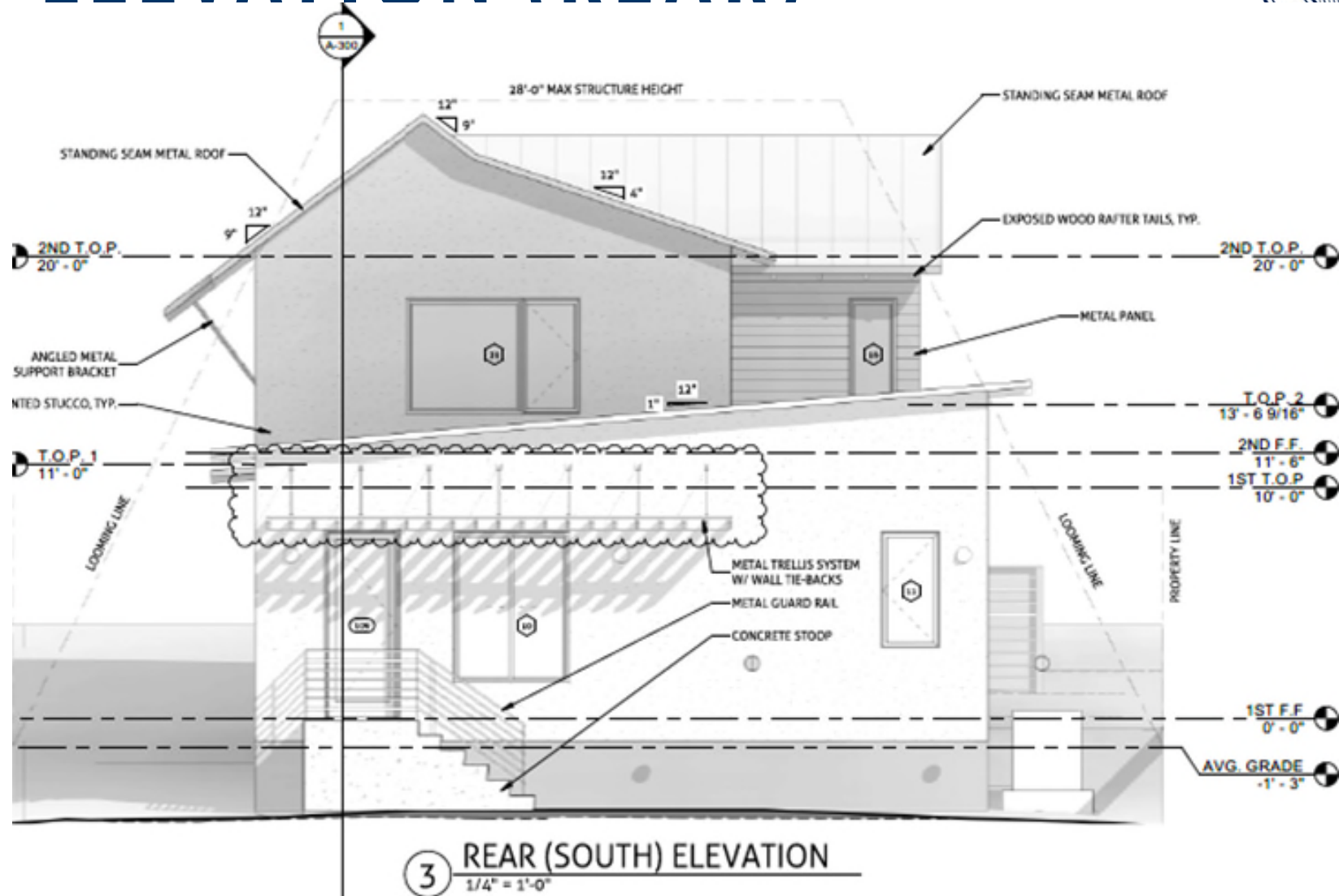


1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"

- **Height:**
28ft 4-3/8in
- **Siding:** Metal Panel and Stucco
- **Roof:** Standing Seam Metal

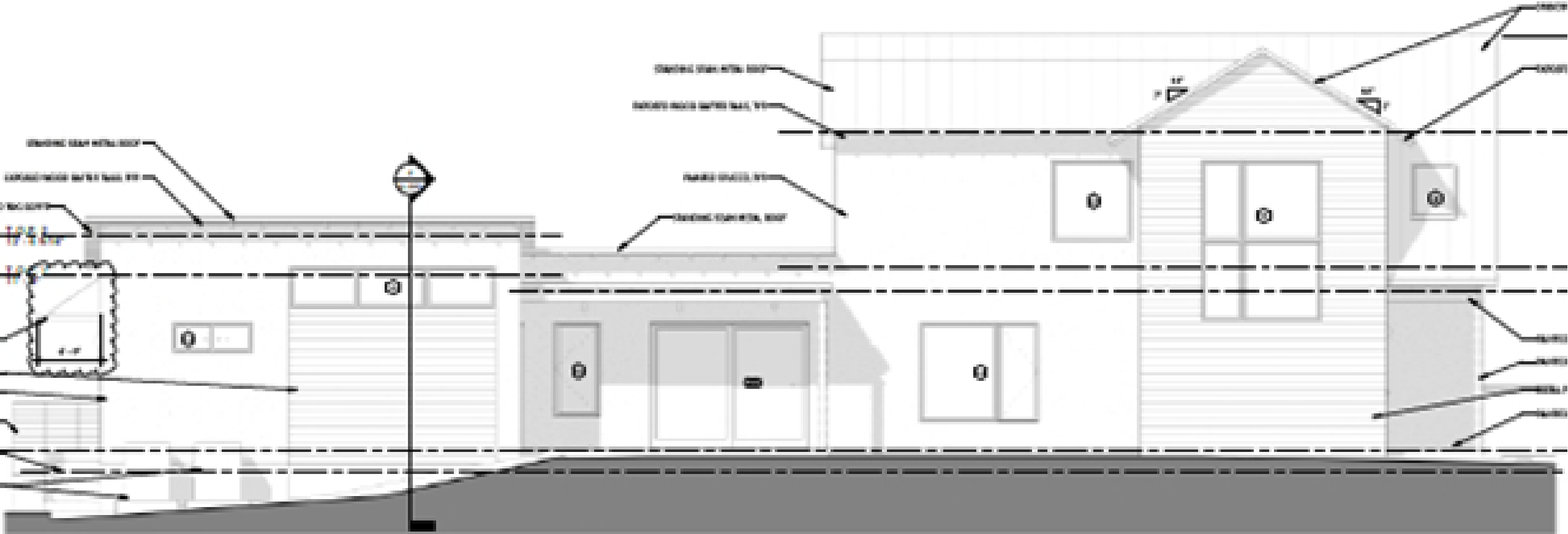


SOUTH ELEVATION (REAR)





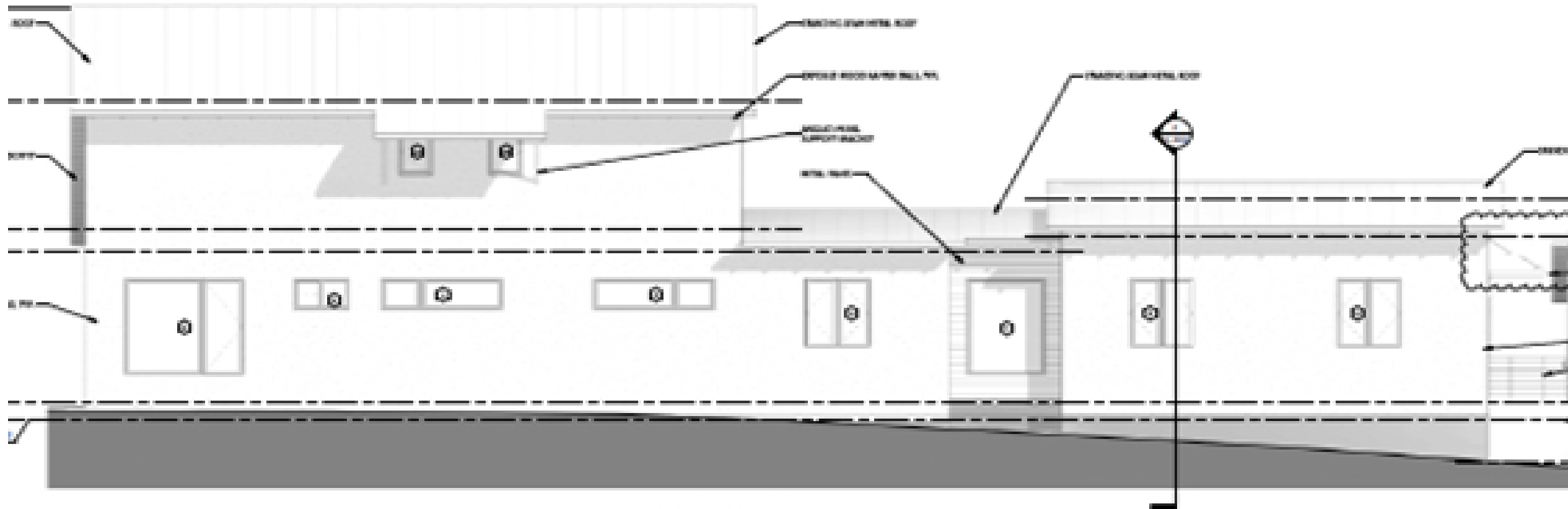
EAST ELEVATION (SIDE)



② SIDE (EAST) ELEVATION
1/2" = 1'-0"



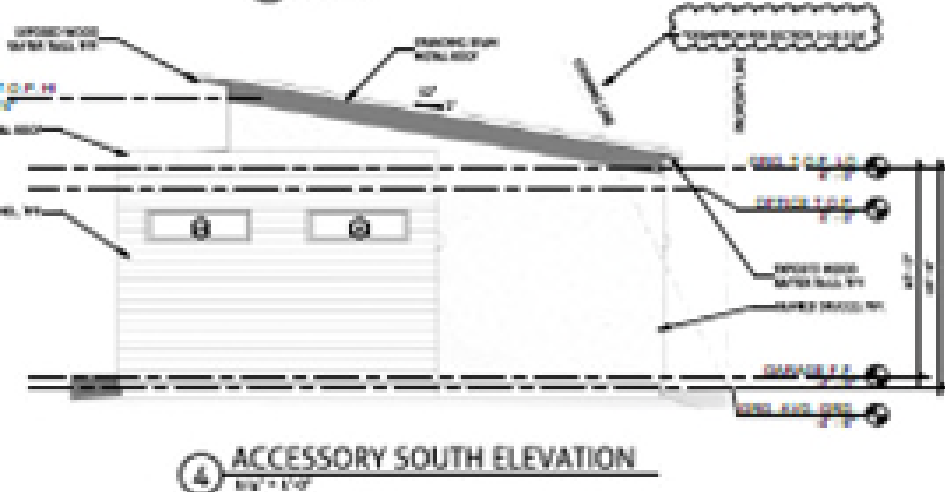
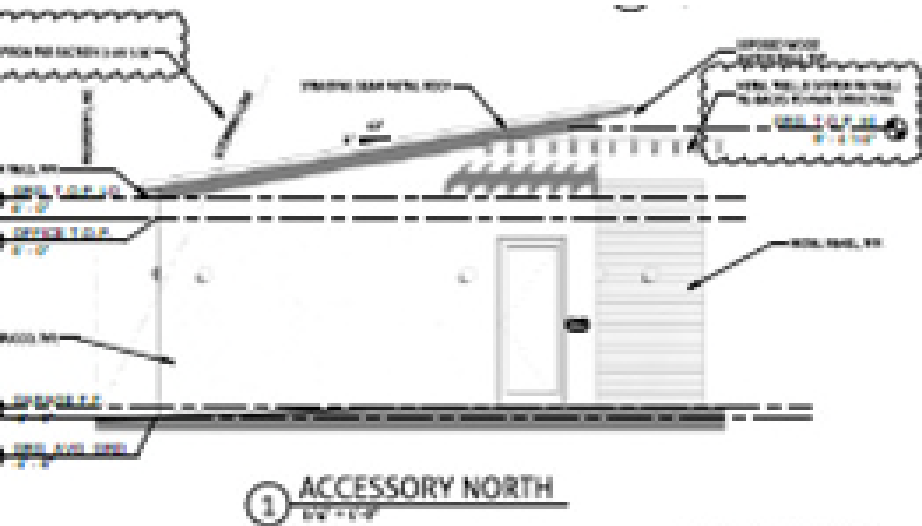
WEST ELEVATION (SIDE)



② SIDE (WEST) ELEVATION
1/2" = 1'-0"



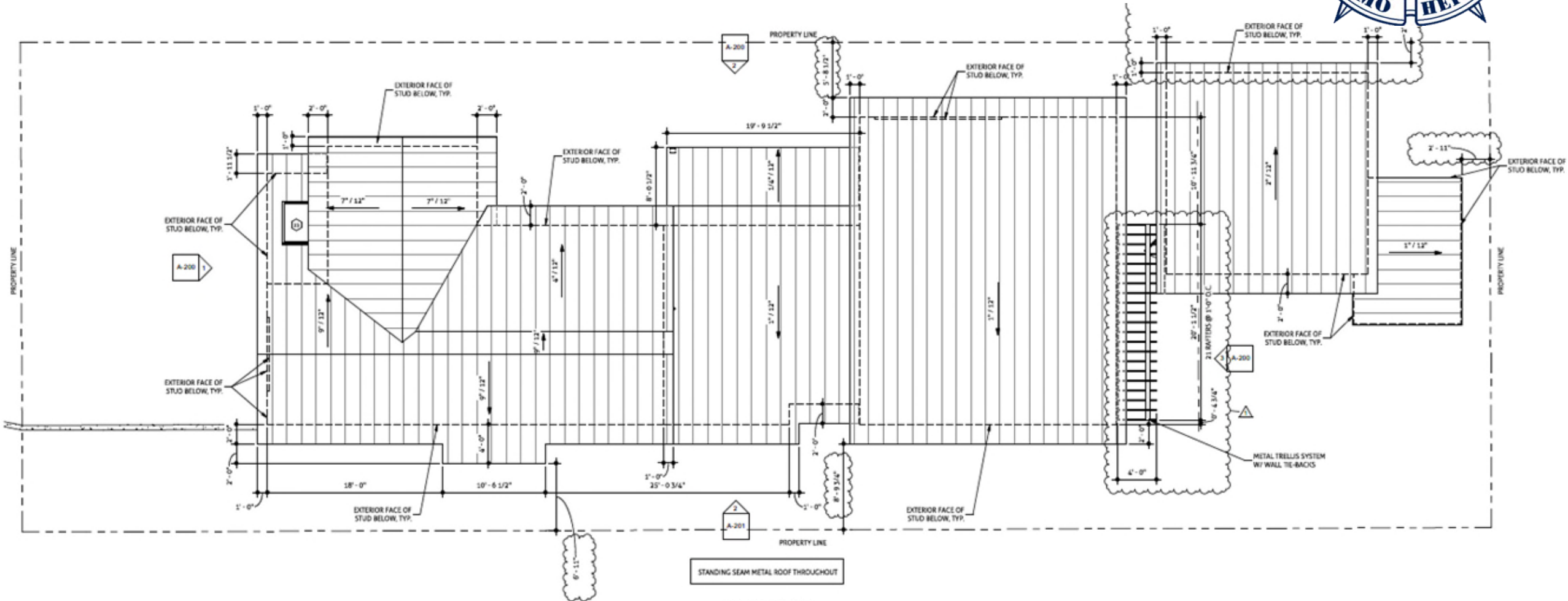
DETACHED GARAGE



- **Height:** 13ft 10-1/4 in
- **Siding:** Metal Panel and Stucco
- **Roof:** Standing Seam Metal



ROOF PLANS



1 ROOF PLAN
3/16" = 1'-0"



POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 st Floor*	1,159.5	2,144
Main House 2 nd Floor	0	833
Main House – Loft		
Garage/Carport – 1 st Floor*	400	578
Garage – 2 nd Floor		
Front Porch*	25	0
Side Porch*	0	159
Rear Porch*		
Breezeway*		
Shed*		
Total Square Footage	1,584.5 sq ft	3,718 sq ft
Lot Coverage* (max 40%)	1,559.5 sq ft / 21%	2,881 sq ft / 38%
FAR (max .47 with bonus)	1,534.5 sq ft / .21	3,559 sq ft / .47

Bonuses Utilized

+2 – One-story detached garage



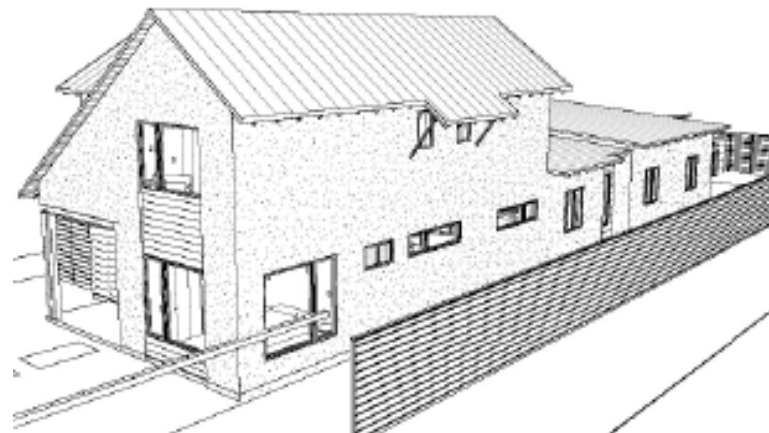
RENDERINGS



① 3D View 1



② 3D View 2





POLICY ANALYSIS

- Currently completing plan review process
- The case is scheduled to be heard at the December 11, 2023 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:
 - Support: (0) Neutral: (0)
 - Oppose: (2)



ARB CASE NO. 910F
215 ARGYLE AVE

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



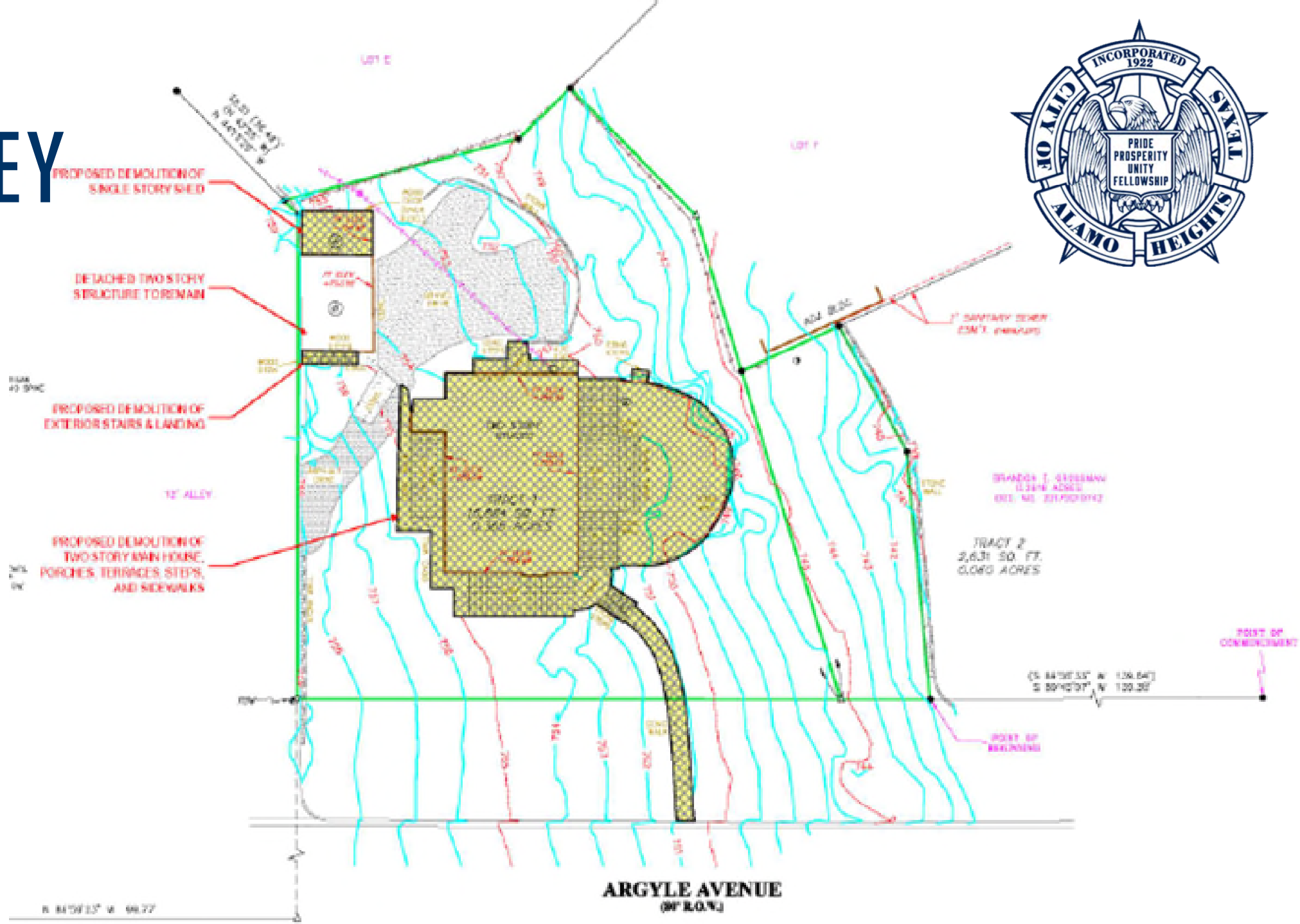
- SF-A
- North side between Patterson Ave and Morton Ave
- 100% demolition of existing single-family residence



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.

SURVEY





EXISTING CONDITIONS (EXTERIOR)



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MAIN HOUSE



EXISTING CONDITIONS (EXTERIOR)



NORTHEAST ELEVATION



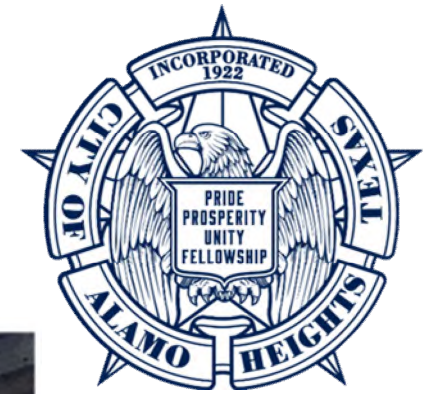
EAST ELEVATION



SOUTH ELEVATION



NORTHWEST ELEVATION
DETACHED STRUCTURE



EXISTING CONDITIONS (EXTERIOR)



EXAMPLES OF FAILURE - EXTERIOR



EXISTING CONDITIONS (INTERIOR)



MAIN STAIRS



OFFICE



LIVING ROOM



BATHROOM

MAIN HOUSE - INTERIORS



EXISTING CONDITIONS (INTERIOR)



EXAMPLES OF FAILURE - INTERIOR



EXISTING CONDITIONS (INTERIOR)



EXAMPLES OF FAILURE - INTERIOR



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 December 11, 2023 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:
 - Support: (11) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 909F
4821 BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



SUMMARY

- The applicant is seeking to repair the existing parking areas to improve parking lot flow and operational efficiency of produce receiving area and adding a dedicated produce truck dock to the south of the existing commercial use structure.

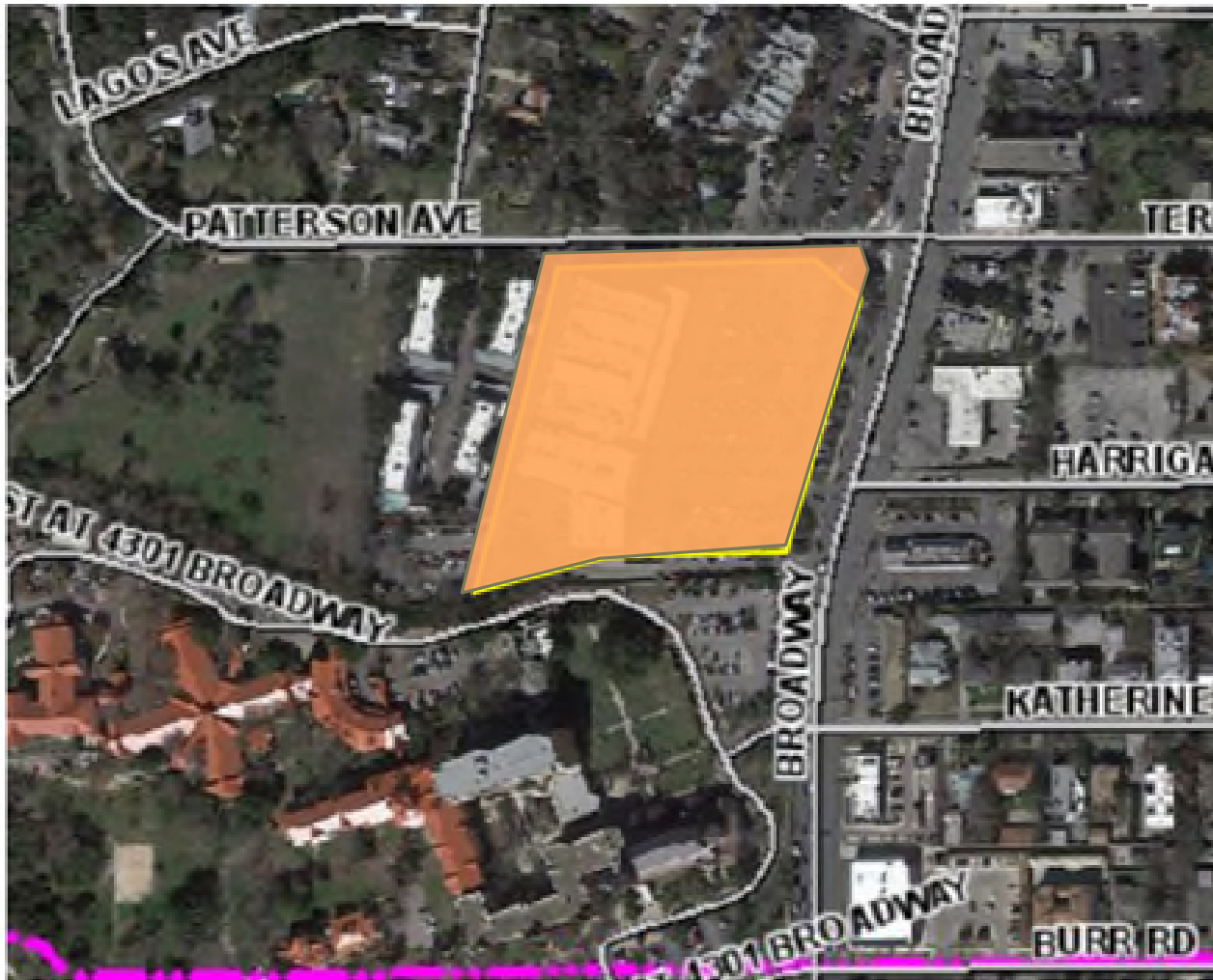


BACKGROUND

- Notice of Intent
 - City Council – September 11, 2023
- Preliminary Review
 - Architectural Review Board – September 19, 2023



PROPERTY



- B-1
- West side of Broadway St, south of Patterson Ave
- Side Addition and Repairs to Parking Areas



Broadway and Patterson Intersection



Broadway Parking Entry



Curbside / Fresh Entry



Ramp To Underground Paking



Curbside



South Parking Lot Entry



Existing Parking Deck



Existing Parking Deck



Existing Parking Deck



Existing Underground Parking



EXISTING UPPER LEVEL

TYPE & NUMBER	DATE	
AS-BUILT	1/1/19	
REVISED		
REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
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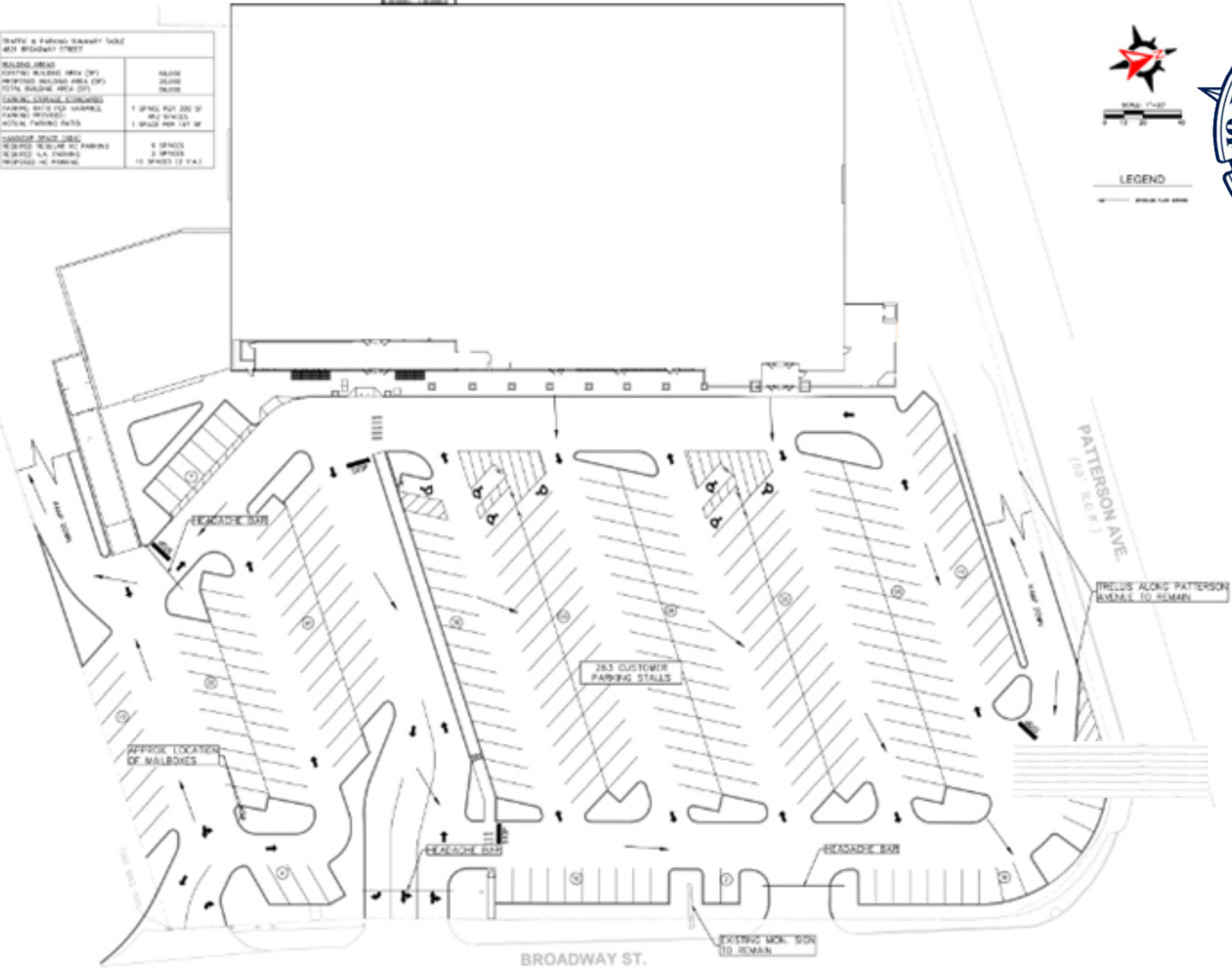
LEGEND
--- 10' R.O.W.



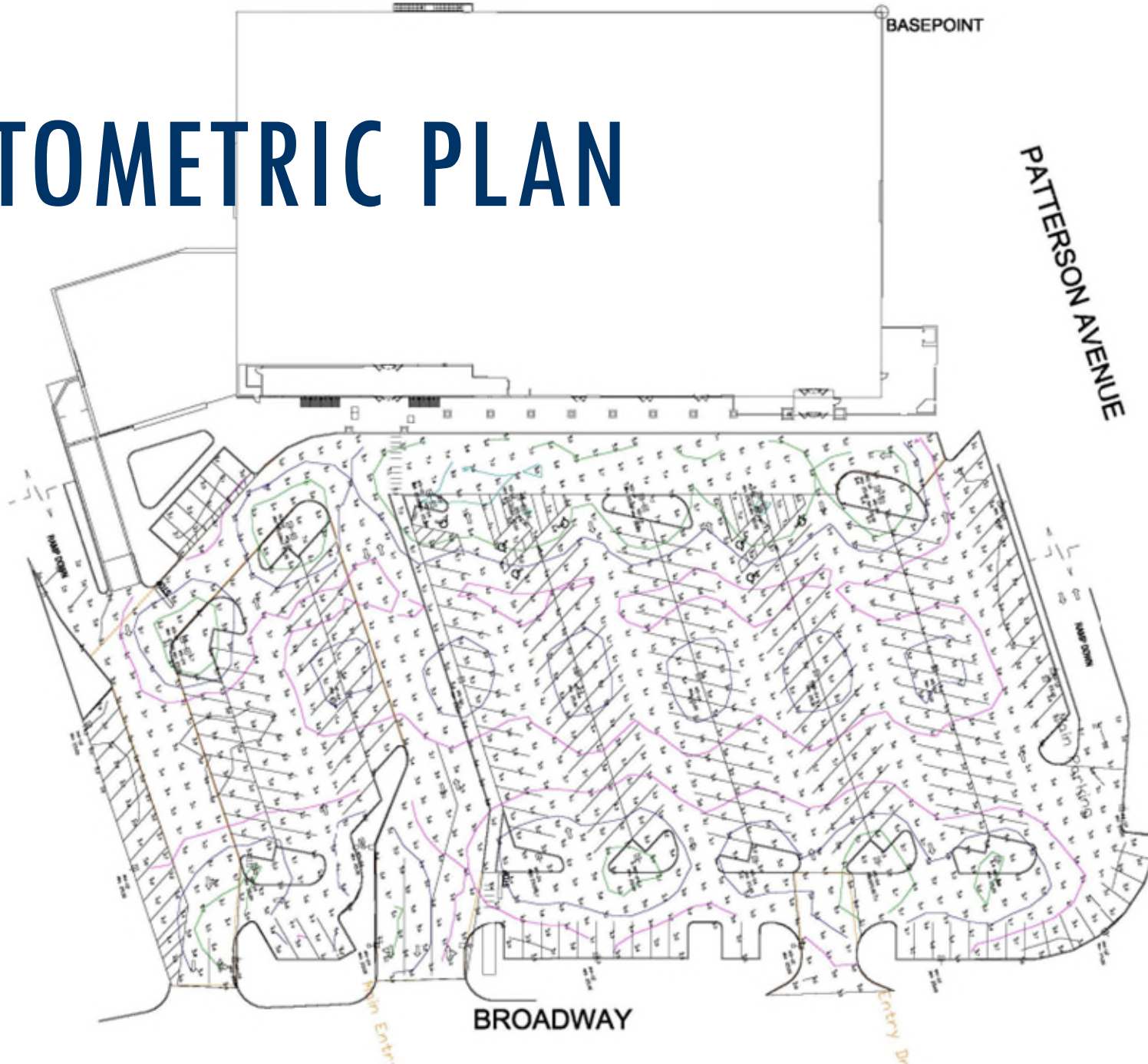
BROADWAY ST.
(100' R.O.W.)

PATTERSON AVE.
(50' R.O.W.)

TRAFFIC & PARKING SUMMARY TABLE 4015 BROADWAY STREET	
BUILDING AREA	28,000
EXISTING BUILDING AREA (SF)	28,000
PROPOSED BUILDING AREA (SF)	28,000
TOTAL BUILDING AREA (SF)	28,000
LOADING DOCKS / STAGES	1 SPACE FOR 200 SF
LOADING DOCK / STAGE	1 SPACE FOR 100 SF
TRUCK / TRAILER	1 SPACE FOR 100 SF
LANDSCAPE SPACE USED	0 SPACES
REQUIRED TRUCK / TRAILER	0 SPACES
REQUIRED TRUCK / TRAILER	0 SPACES
PROPOSED NO. PARKING	10 SPACES (2 V.A.S.)



PHOTOMETRIC PLAN



EXISTING LOWER LEVEL SITE PLAN

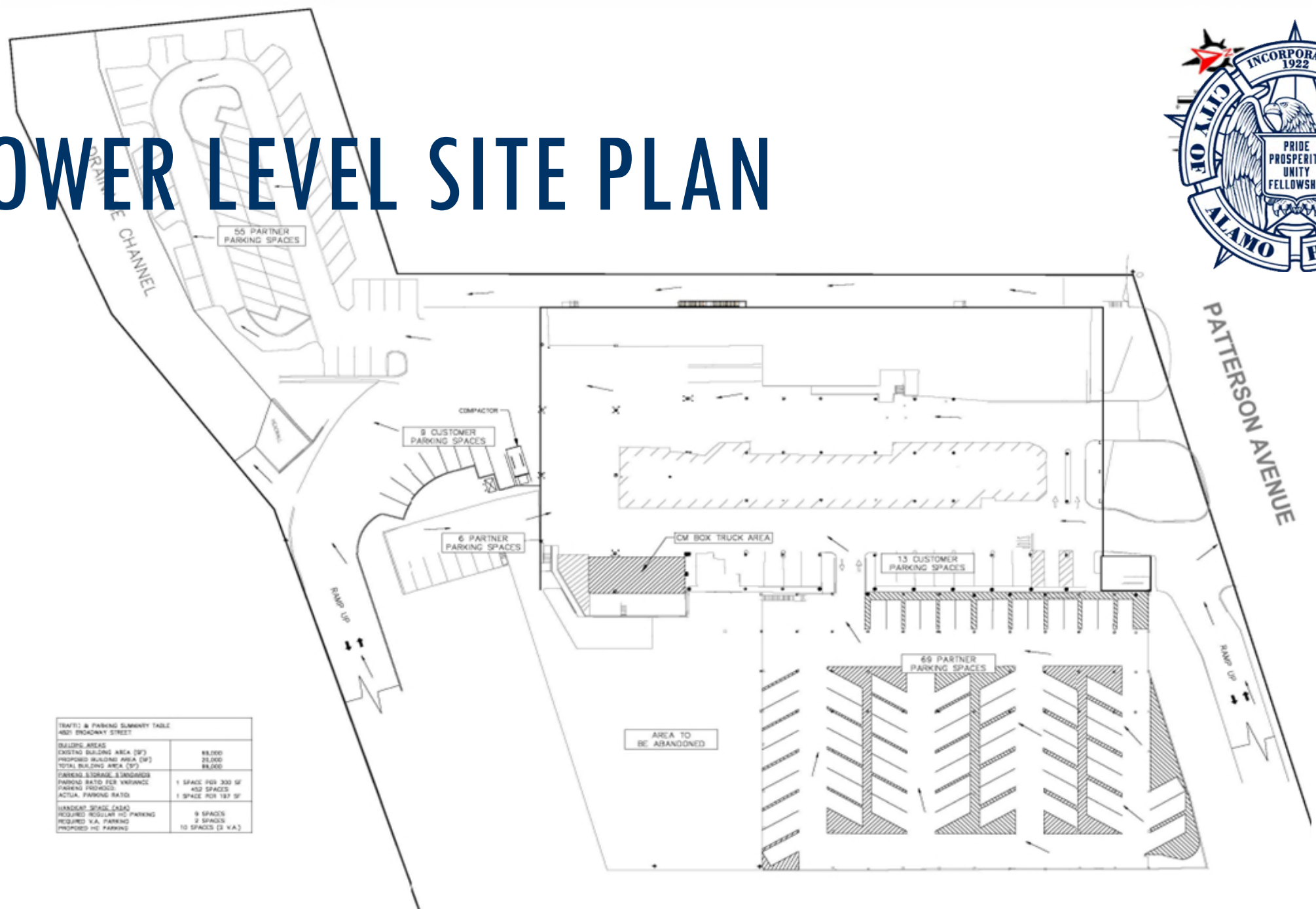


SYMBOLS & FINISHES (SHOWN WHERE APPLICABLE)

SYMBOL	DESCRIPTION
(55)	EXISTING DRIVEWAY AREA (2')
(8)	EXISTING DRIVEWAY AREA (2')
(6)	EXISTING DRIVEWAY AREA (2')
(13)	EXISTING DRIVEWAY AREA (2')
(112)	EXISTING DRIVEWAY AREA (2')
(Hatched)	EXISTING DRIVEWAY AREA (2')
(Dashed)	EXISTING DRIVEWAY AREA (2')
(Dotted)	EXISTING DRIVEWAY AREA (2')
(Diagonal)	EXISTING DRIVEWAY AREA (2')
(Stippled)	EXISTING DRIVEWAY AREA (2')
(Cross-hatched)	EXISTING DRIVEWAY AREA (2')
(Vertical)	EXISTING DRIVEWAY AREA (2')
(Horizontal)	EXISTING DRIVEWAY AREA (2')
(Wavy)	EXISTING DRIVEWAY AREA (2')
(Grid)	EXISTING DRIVEWAY AREA (2')
(Circle)	EXISTING DRIVEWAY AREA (2')
(Square)	EXISTING DRIVEWAY AREA (2')
(Triangle)	EXISTING DRIVEWAY AREA (2')
(Star)	EXISTING DRIVEWAY AREA (2')
(X)	EXISTING DRIVEWAY AREA (2')
(O)	EXISTING DRIVEWAY AREA (2')
(I)	EXISTING DRIVEWAY AREA (2')
(J)	EXISTING DRIVEWAY AREA (2')
(K)	EXISTING DRIVEWAY AREA (2')
(L)	EXISTING DRIVEWAY AREA (2')
(M)	EXISTING DRIVEWAY AREA (2')
(N)	EXISTING DRIVEWAY AREA (2')
(O)	EXISTING DRIVEWAY AREA (2')
(P)	EXISTING DRIVEWAY AREA (2')
(Q)	EXISTING DRIVEWAY AREA (2')
(R)	EXISTING DRIVEWAY AREA (2')
(S)	EXISTING DRIVEWAY AREA (2')
(T)	EXISTING DRIVEWAY AREA (2')
(U)	EXISTING DRIVEWAY AREA (2')
(V)	EXISTING DRIVEWAY AREA (2')
(W)	EXISTING DRIVEWAY AREA (2')
(X)	EXISTING DRIVEWAY AREA (2')
(Y)	EXISTING DRIVEWAY AREA (2')
(Z)	EXISTING DRIVEWAY AREA (2')



LOWER LEVEL SITE PLAN



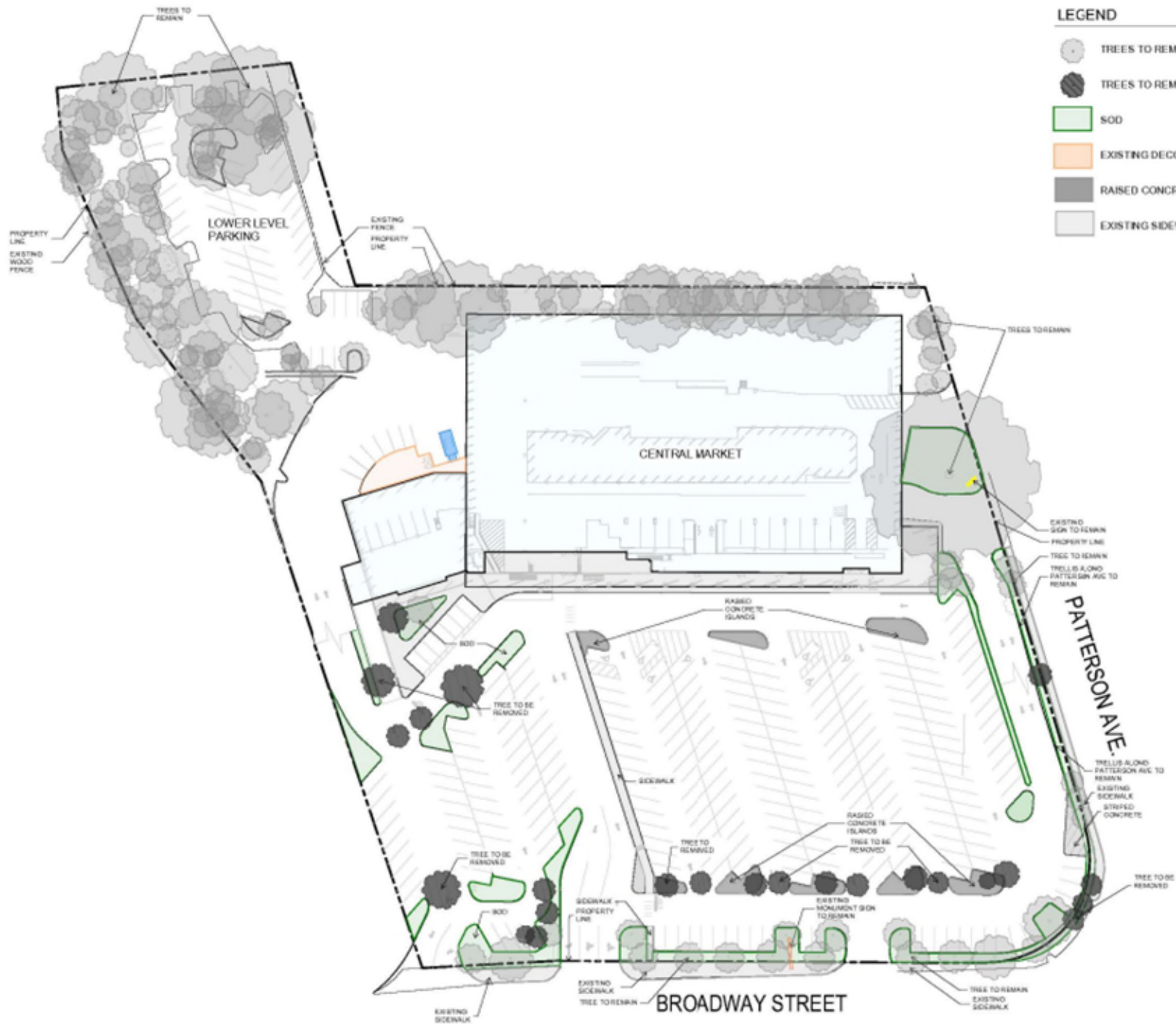
TRAFFIC & PARKING SUMMARY TABLE
400 BROADWAY STREET

BUILDING AREAS	
EXISTING BUILDING AREA (SF)	88,000
PROPOSED BUILDING AREA (SF)	25,000
TOTAL BUILDING AREA (SF)	113,000
PARKING SURFACE LENGTHS	
PARKING RATIO FOR VISITANCE	1 SPACE FOR 300 SF
PARKING PROVIDED	452 SPACES
ACTUAL PARKING RATIO	1 SPACE FOR 187 SF
STANDARD SPACE (S.A.)	
REQUIRED REGULAR HC PARKING	9 SPACES
REQUIRED V.A. PARKING	2 SPACES
PROPOSED HC PARKING	10 SPACES (2 V.A.)



LEGEND

-  TREES TO REMAIN
-  TREES TO REMOVE
-  SOD
-  EXISTING DECOMPOSED GRANITE
-  RAISED CONCRETE ISLAND
-  EXISTING SIDEWALKS





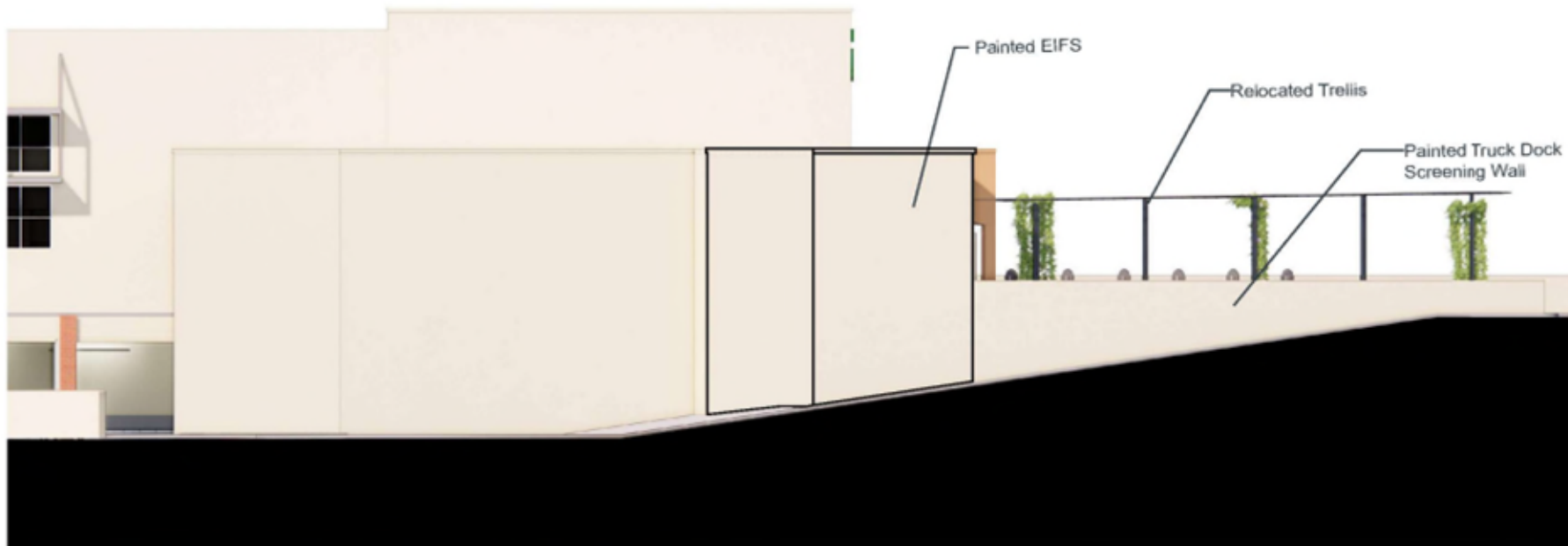
EAST ELEVATION (FRONT)



Overall Front Elevation



Produce Dock / Curbside Front Elevation



Produce Dock / Curbside Front Elevation



Existing Conditions



Exterior Perspective





Existing Conditions



Exterior Perspective





Existing Conditions



Exterior Perspective





POLICY ANALYSIS

- The applicant has not formally submitted their request for a building permit. A plan review will be required to ensure compliance with zoning regulations and adopted building codes prior to approval of a building permit.
- The case is scheduled to be heard at the December 11, 2023 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:
- Support: (1) Neutral: (0)
- Oppose: (1)

