

# ARB CASE NO. 922S 6401 BROADWAY ST #2

## PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

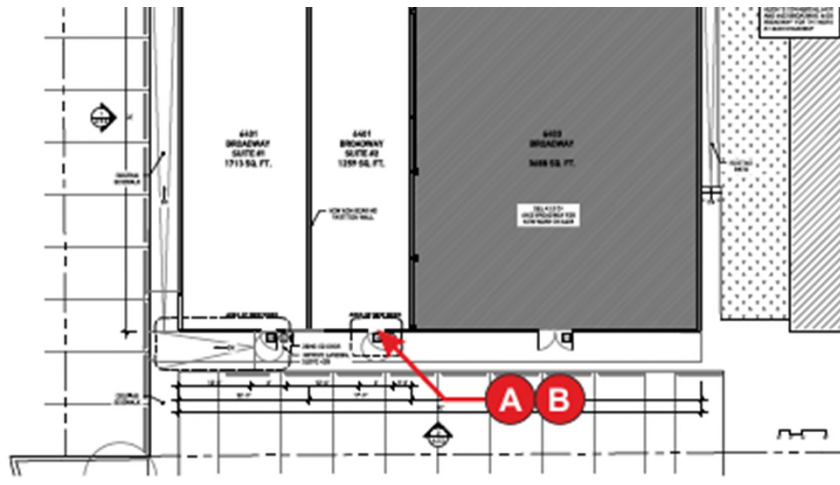
Presented by:  
Lety Hernandez  
Director

### PROPERTY



- B-1
- Broadway St
- West side between College Blvd and Inslee Ave, southern side
- Permanent Signage

# SITE PLAN



# PROPOSED



**Identification sign.** Any sign identifying a business, including its name, logo, address, phone number, uses, services and products sold, credit/charge cards accepted, check approval agencies and phrases that are an integral part of the corporate identity. For an individual this includes title or designation (e.g., M.D., D.C., D.V.M., C.P.A., etc.).

## INTERIOR SIGNAGE:

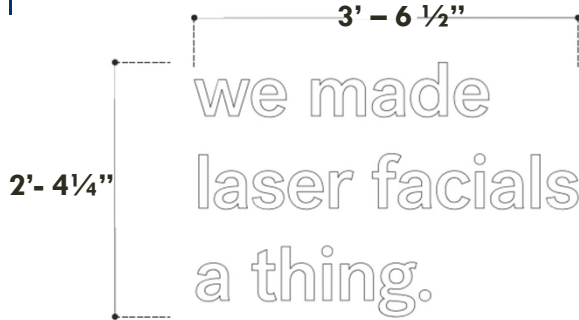
Sign C – SKIN LAUNDRY – Halo-Lit Channel Letters (This has already been installed)

6" H x 5' W

Sign D – GOOD SKIN DAY AHEADS. – Non-Illuminated FCO Letters (This has already been installed)

18 3/8" H x 48" W

# EXISTING WINDOW SIGNS



**SIGN B**

**QTY: 1 EACH**

**COPY: 3M Opaque White Vinyl  
- 2nd surface**

# EXISTING INTERIOR SIGN





# INTERIOR SIGN

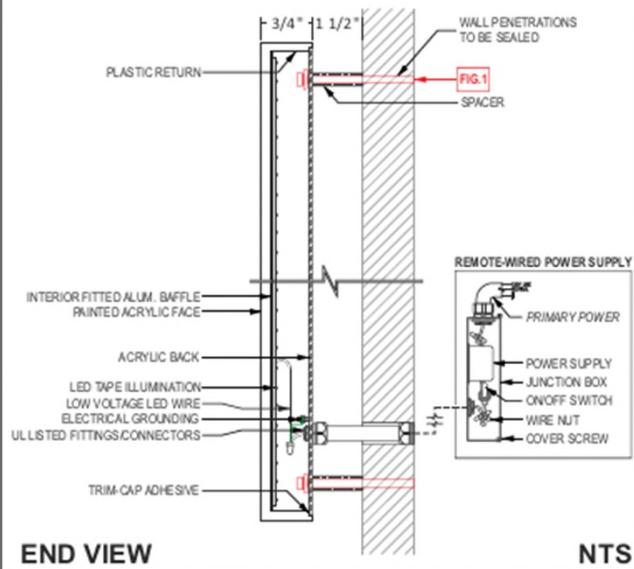
**SIGN C** QTY: One (1) Set (11pcs)

FACE/RETURNS: 3/4" White Acrylic  
BACKS: 3/16" Milky White Acrylic  
LED: 6500k 12v LED modules  
SPACERS: 1 1/2" Spacer PTM TBD  
HARDWARE: #10 Screws + Anchors

## COLOR CHART

-  Black
-  White Acrylic

## HALO-LIT LED EMBD. ACRYLIC LETTER TYP.



# EXISTING STREET VIEW



# PROPOSED



## FRONT OF BUILDING:

Sign A: SKIN LAUNDRY – Face Lit Channel Letters -  
1'2"H x 11'-5 3/8"W

Sign B: Exterior Window Vinyl

1. We Made Laser Facials a thing. – 2'-4 1/4" x 3'-6 1/2"W
2. Skin Laundry SL California – 18"

**\*\*We are asking for the word California to be allowed to include the word "CALIFORNIA" in the round logo as this is part of their registered trademarked logo and per the website from the City of Alamo Heights, this should be allowed under the "Identification sign" definition.**

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# PROPOSED FAÇADE SIGN



11'-5 3/8"

1' 2" **SKIN LAUNDRY**

NIGHT ILLUMINATION VIEW

**SKIN LAUNDRY**

**SIGN A QTY: One(1) set (11pcs)**

FACE: 3/16" White Acrylic  
w/ Black Perforated Vinyl

RETURNS: .040" Black - 3" deep

BACKS: 3mm Dibond

LED: 6500k 12v LED modules

TRIMCAP: 1" Black

HARDWARE: #10 Screw + Anchor

**COLOR CHART**

- Black Paint
- Black Perforated Day/ Night Vinyl

**SIGN AREA: 13.36 SF**

**SCALE: 3/4" = 1'**

**FACE-LIT CHANNEL LETTER**

WALL PENETRATIONS TO BE SEALED

ALUMINUM RETURN POP RIVET

ACRYLIC FACE

DIBOND (ACM) BACK

LED MODULE

LOW VOLTAGE LED WIRE

ELECTRICAL GROUNDING

UL LISTED FITTING/CONNECTORS

RETURNS FLANGED AT BACK

COUNTERSUNK FINE LINE SCREW

TRIM CAP

WEEP HOLE w/LIGHT BAFFLE

REBOTS-WIRED POWER SUPPLY

- PRIMARY POWER
- POWER SUPPLY
- JUNCTION BOX
- ON/OFF SWITCH
- WIRE NUT
- COVER SCREW

FIG. 1

END VIEW NTS

**PROPOSED INTERIOR SIGN**

**48"**

**18-3/8"**

**good skin  
days ahead.**

**COLOR CHART**

- Black
- White Acrylic

**SIGN AREA: 6.13 SF**

**SIGN D QTY: 1**

COPY: 1/2" Acrylic PTM Black

**ATTACHMENT DETAIL**

WALL

PIN MOUNT WITH ALL-THREAD ROD AND SILICONE ADHESIVE

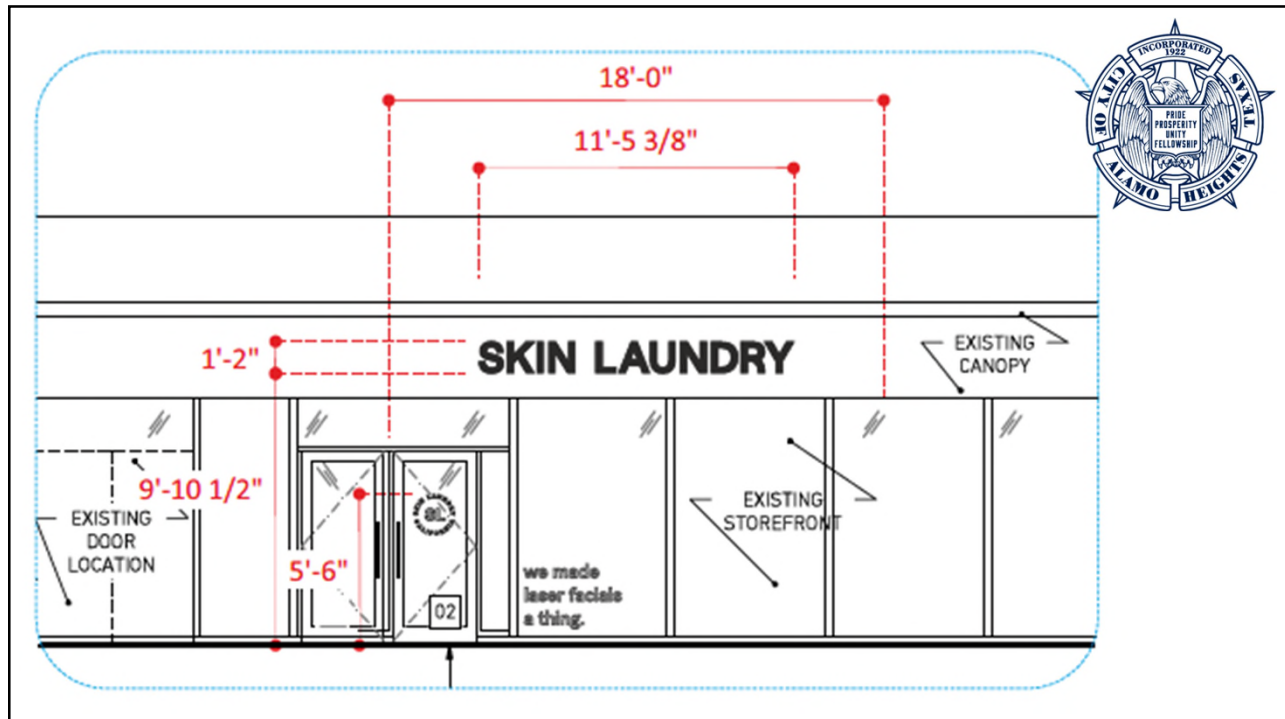
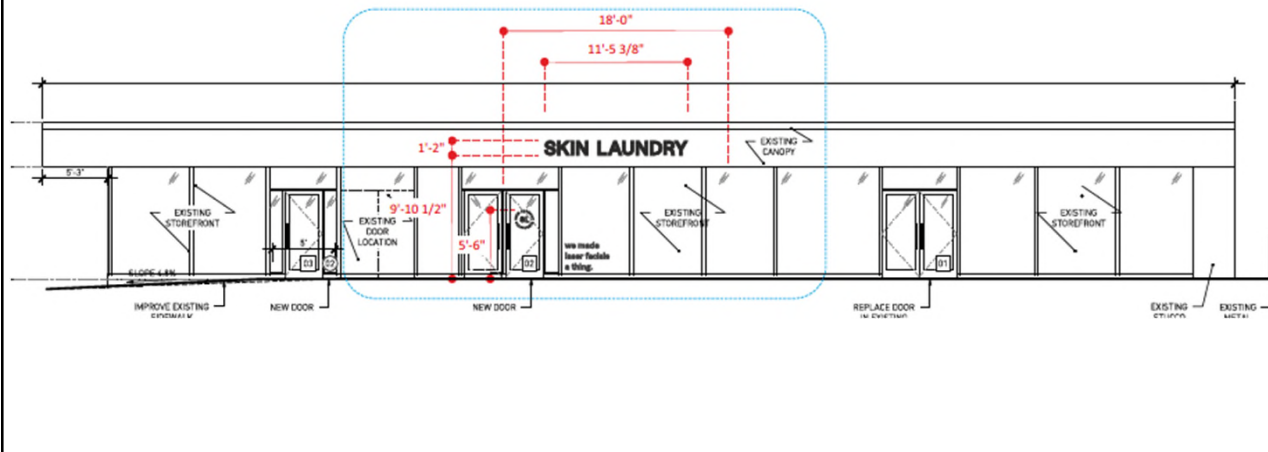
VHB TAPE & SILICONE AS REQ.

1/2" ACRYLIC

PTM BLACK

END VIEW NTS

# PROPOSED STOREFRONT VIEW



## POLICY ANALYSIS



### ■ Sec. 15-32(1) – Definitions

- **Sign** means any structure, placard, display, mural, figures, painting, drawing, message, poster, plaque, billboard, rendering, notice, device, sandwich board, or other object which is arranged, intended, located, placed, arranged, lighted, erected, or that **includes text or images for the purpose of attracting attention** to a building, premises, commodity, product, business, service, or activity or which gives information or communicates about same. Displays, notices, names and other announcements on canopies or awnings are signs.

## POLICY ANALYSIS



### ■ Sec. 15-32(1) – Definitions (cont'd)

- **Window sign** means all forms of signs, graphics, language, images, and logos **placed upon, behind, attached to, seen through, or occupying space within a window**. This sign form includes all forms of material on which a message may be printed. For the purposes of this regulation, glass doors constitute windows and are subject to all window sign regulations herein.



## 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.

## POLICY ANALYSIS



- **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



- Proposed number of signs exceeds the maximum two (2) allowed.
  - Sec. 15-60(c)
    - The city's administrative officer shall refer all sign applications for permanent signs not excepted by section 15-64 to the architectural review board for review of location, design, scale, size, material, color, lighting and aesthetic appeal. The architectural review board shall recommend that the application be approved, disapproved or revised. If the application is approved, the city's administrative officer shall issue a permit for the sign. If the architectural review board recommends that the application be disapproved or revised, the applicant may appeal such recommendation to the city council for final action. If the city council approves the application after review of the architectural review board recommendation, the city's administrative officer shall issue a permit for the sign, otherwise it shall be denied. **The architectural review board shall have the authority to approve any sign that may deviate from any regulation found within this code.**

ARB CASE NO. 927S  
5300 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

# PROPERTY



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

# POLICY ANALYSIS

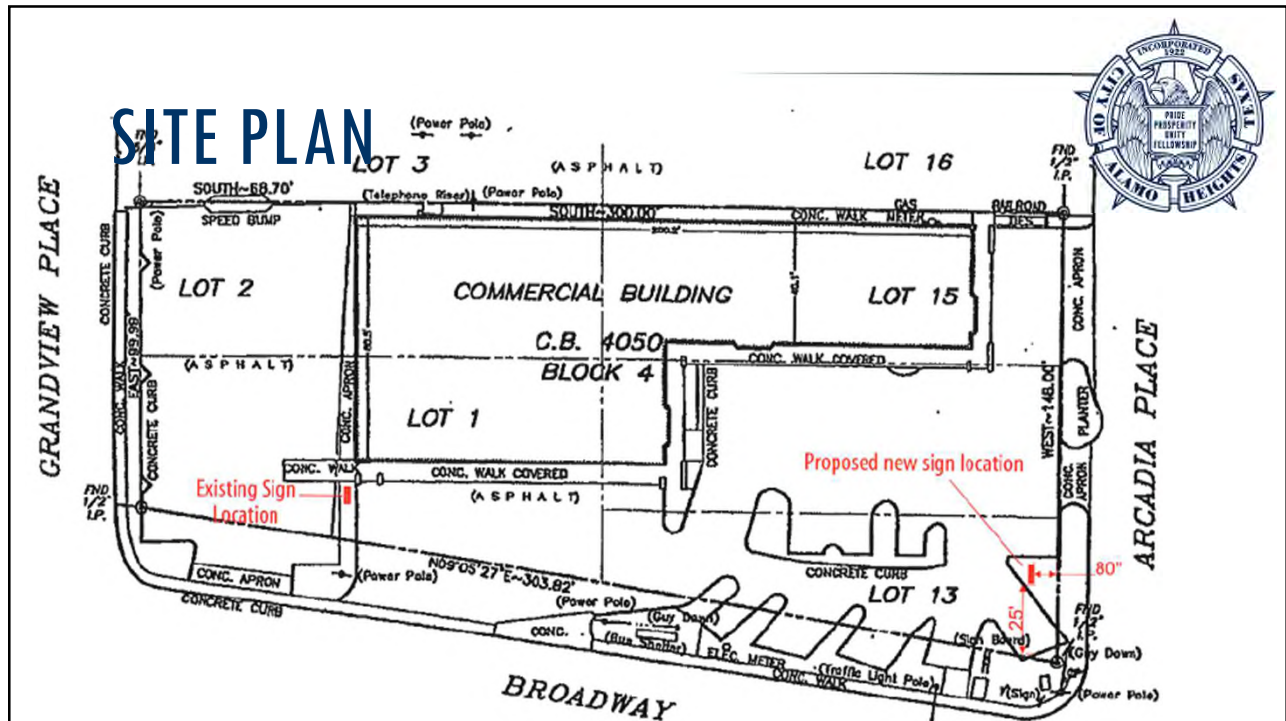


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# POLICY ANALYSIS



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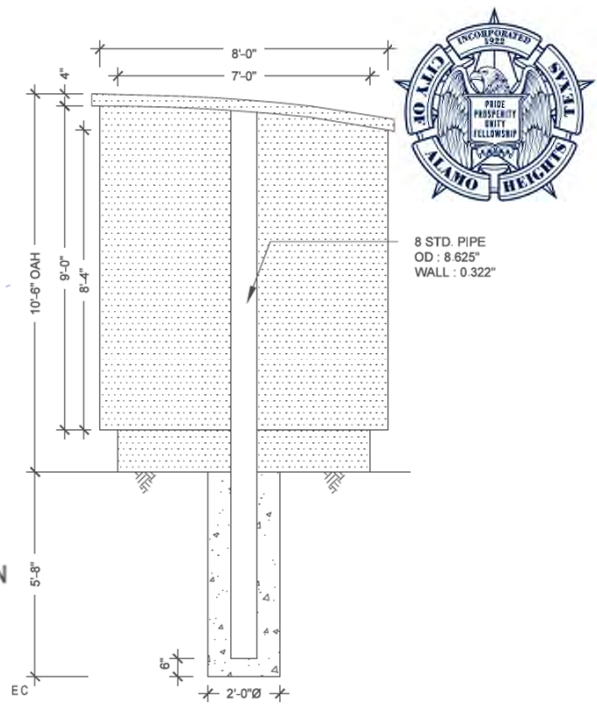
# EXISTING CONDITIONS



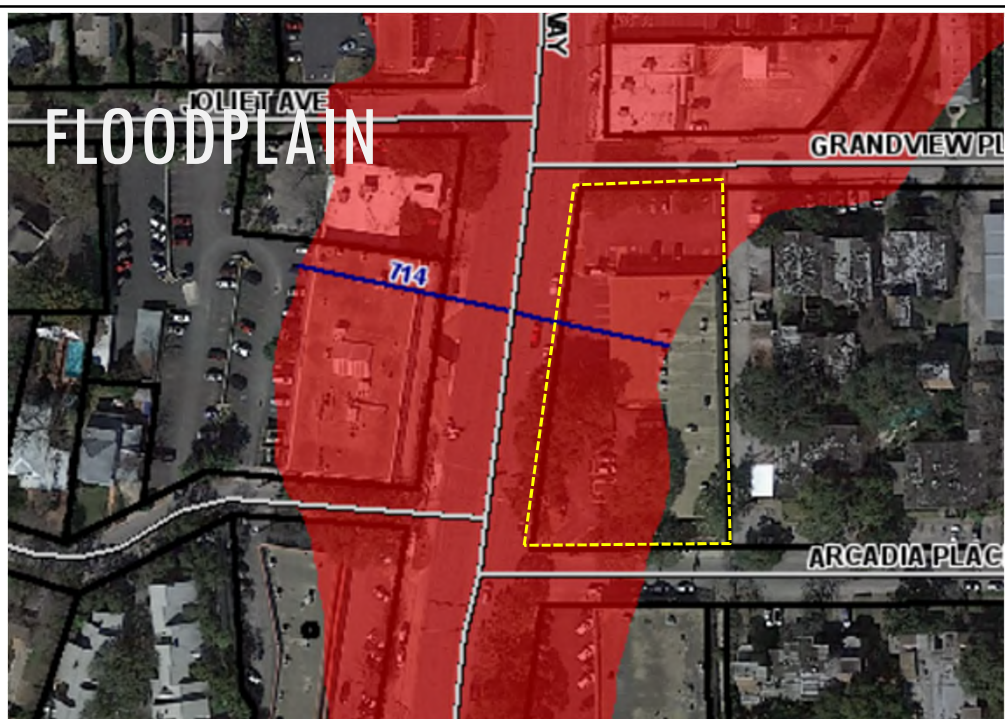
# PROPOSED SIGN

### GENERAL NOTES

1. DESIGN CODE: IBC 2021
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 110 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. PIPE STEEL ASTM A53 GR. B,  $F_y = 35$  KSI MIN.
6. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
7. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



8 STD. PIPE  
OD : 8.625"  
WALL : 0.322"



FLOODPLAIN





## POLICY ANALYSIS

- **Chapter 7, Flood Damage and Prevention Control**
  - **Sec. 7-52, Permit Required**
    - (2)(iii) Removal or replacement of an existing structure
  - **Sec. 7-75, Floodways**
    - (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

# ARB CASE #923P 934 PATTERSON AVE

## PRELIMINARY REVIEW



### COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- Single Family District (SF-A)
- West side of Patterson Ave between Estes Ave and Argyle Ave
- Renovations and addition to existing structure



# EXISTING CONDITIONS



Existing Building Front Entry



Existing Building Side View



Existing Building Side View



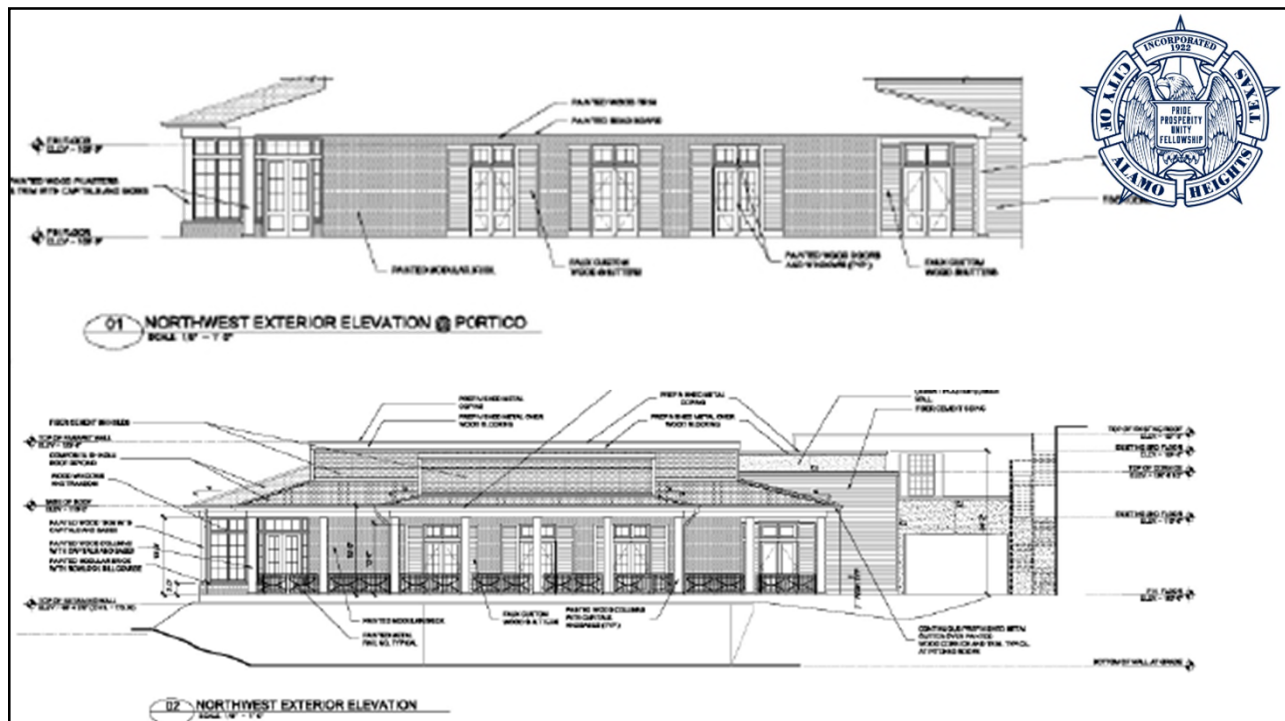
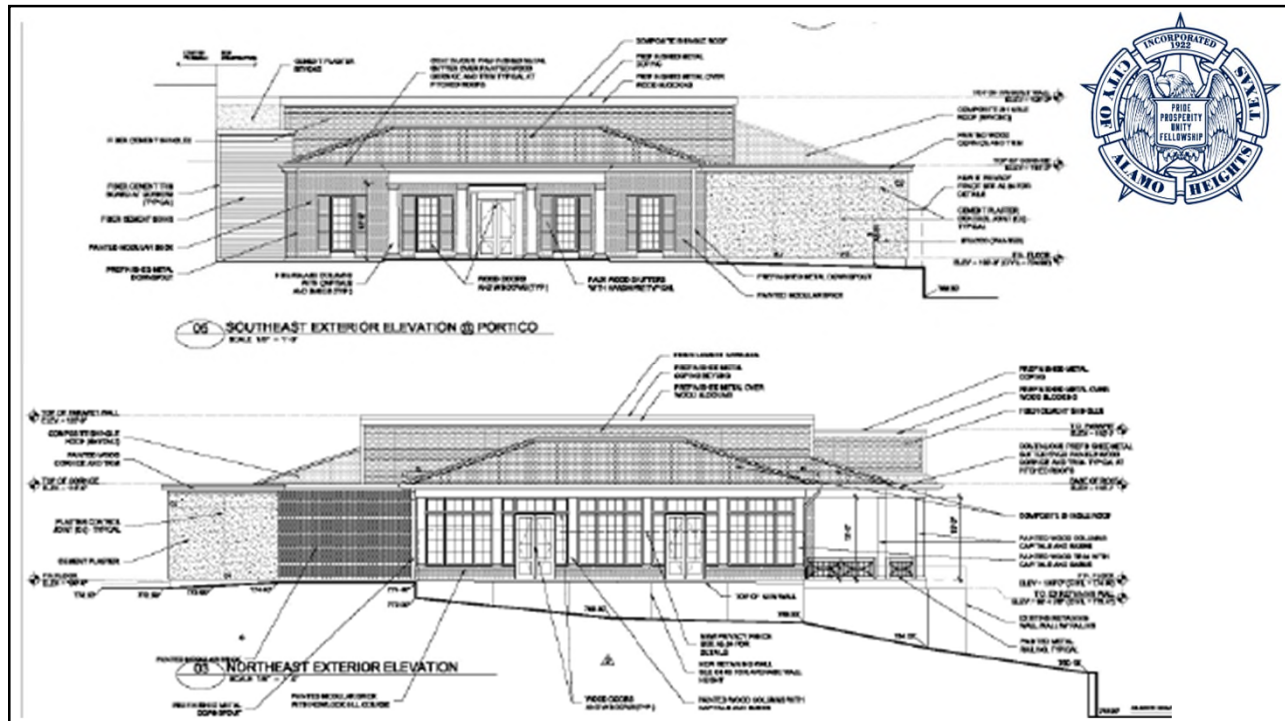
Existing Building Side View

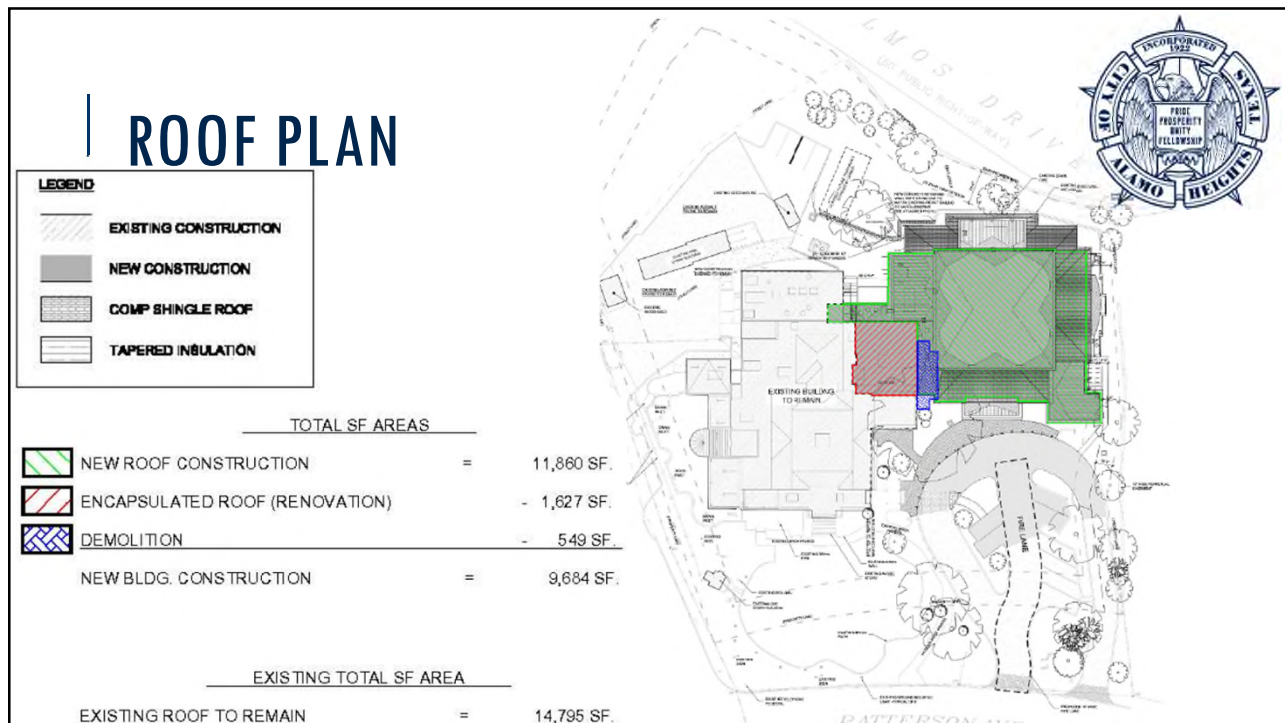
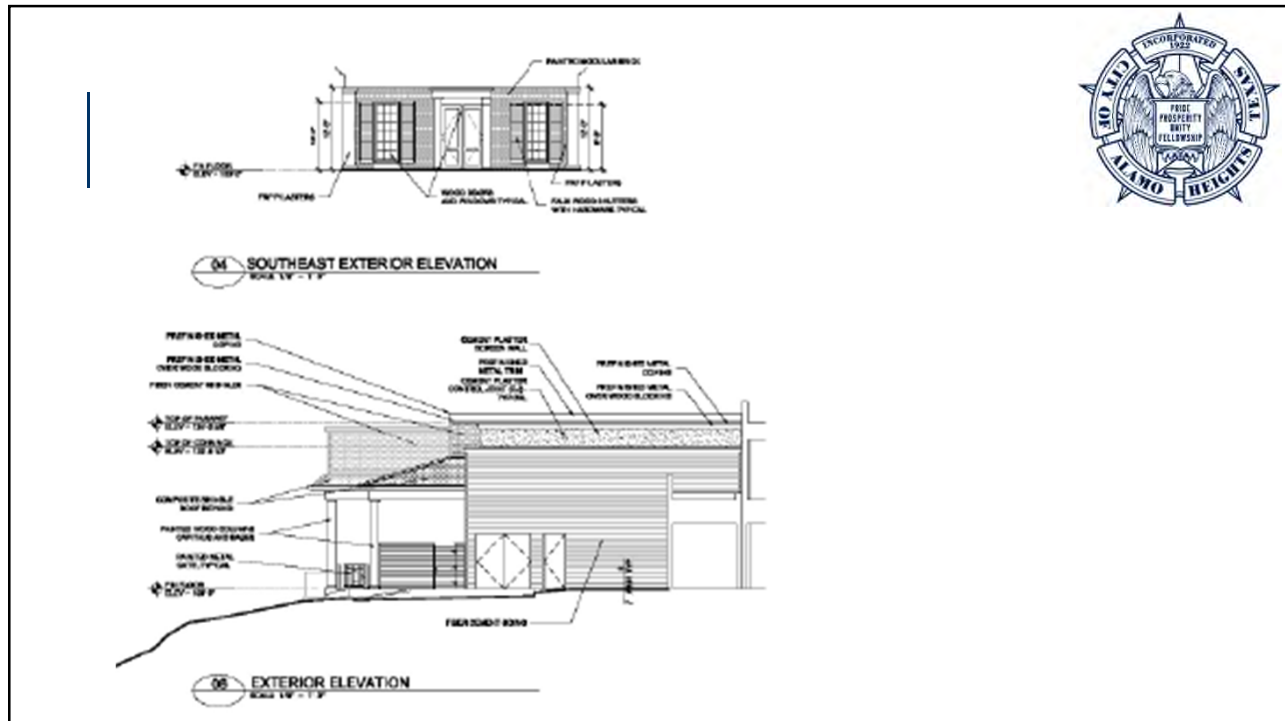


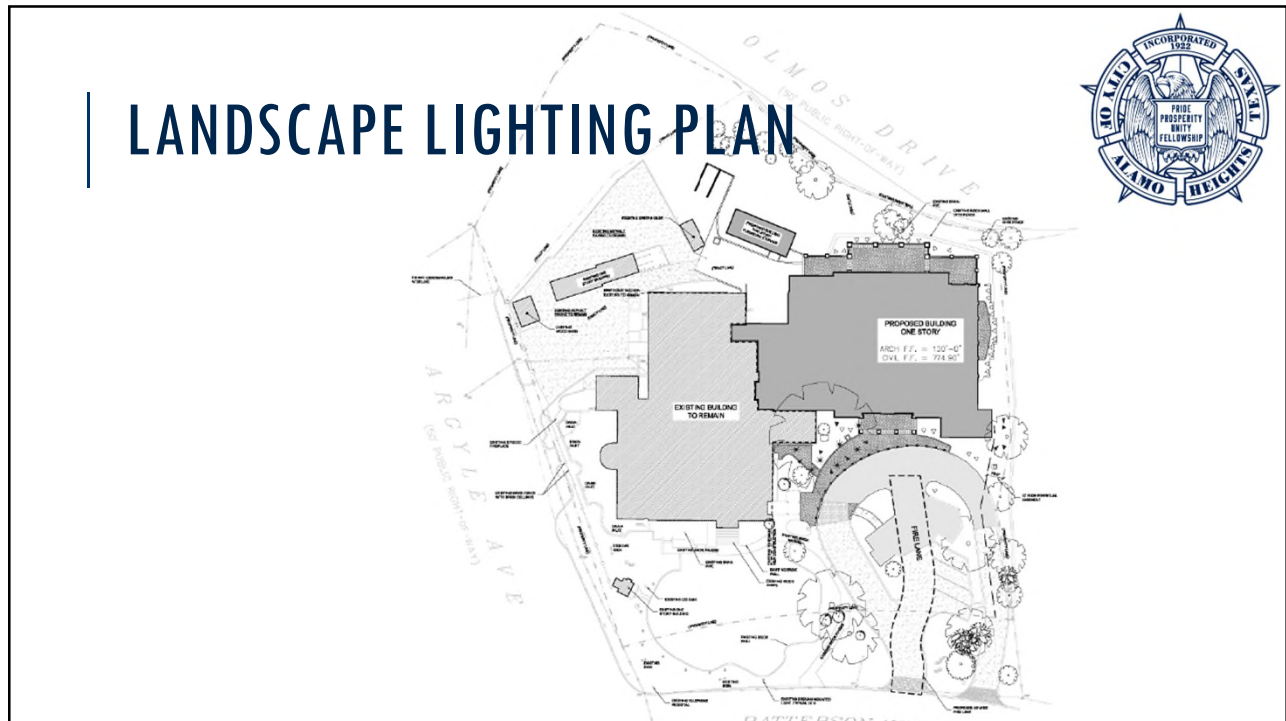
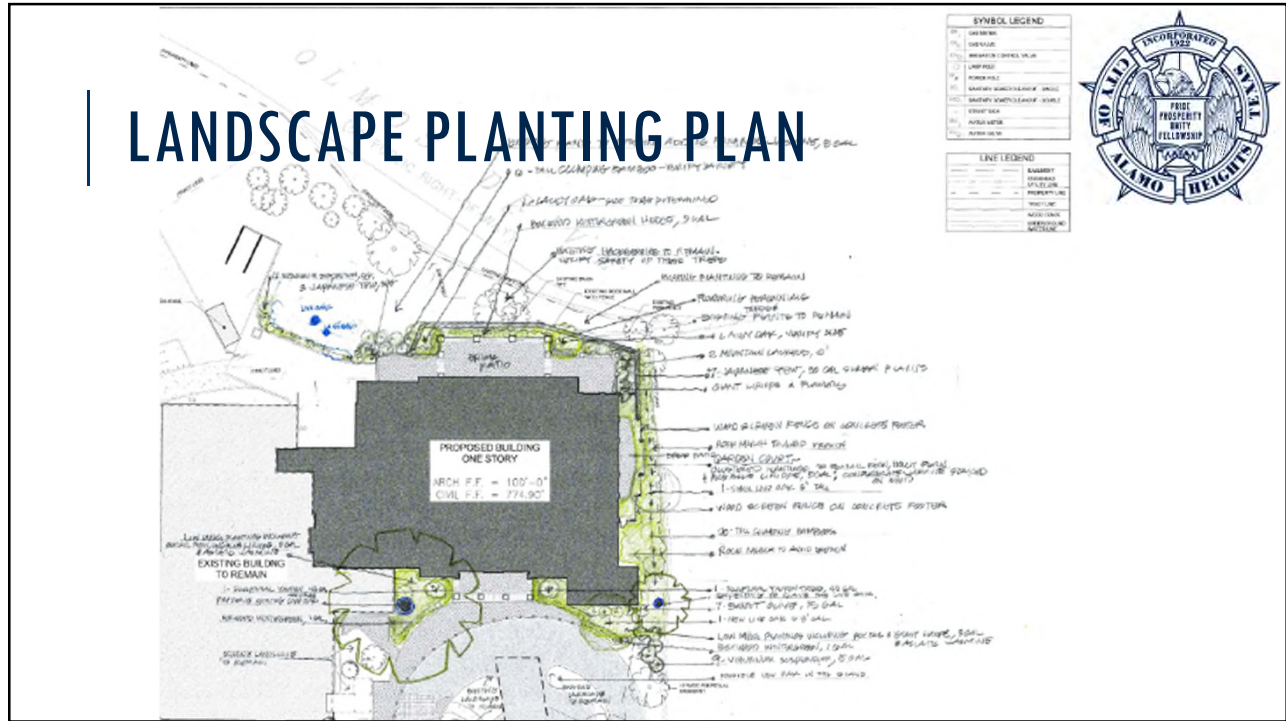
Existing Building Back View



Existing Building Back Stair







# VIEW WITH EXISTING



# VIEW FROM ARRIVAL PARKING COURT



# VIEW OF ARRIVAL



# VIEW OF ARRIVAL WITH EXISTING



## POLICY ANALYSIS



- **Architectural Review Board (ARB)**
  - Preliminary Review – March 19, 2024
  - Final Review – April 16, 2024
- **Planning & Zoning Commission (P&Z)**
  - SUP – April 01, 2024
- **City Council**
  - Notice of Intent – March 25, 2024
  - P&Z & ARB Recommendations – April 23, 2024
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.

## PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (3) Oppose: (2) Neutral: (0)
- Responses received outside 200ft:
  - Support: (0) Oppose: (6) Neutral: (0)

