

ARB CASE NO. 928F 516 CIRCLE ST

COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

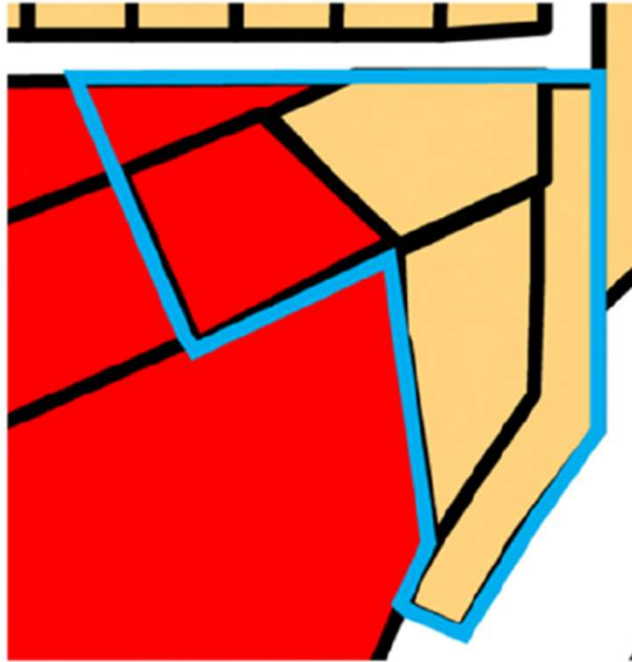
PROPERTY



- Business District (B-1) & Two-Family (2F-C)
- Northern side of street east of Ashcroft
- New Construction (Tabled from June 18, 2024)



SITE



BACKGROUND

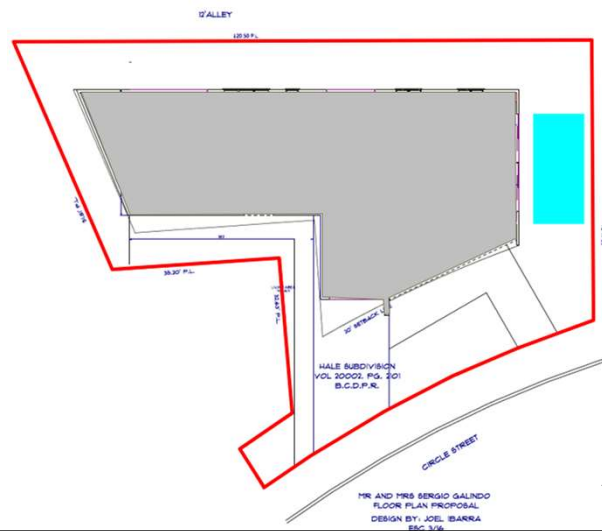
- **Board of Adjustment (BOA)**
 - April 03, 2024 – Approved self-identified variances relating to front, rear, and side (west) yard setback requirements.
- **Planning & Zoning Commission (P&Z)**
 - May 06, 2024 – Recommended approval of rezone.
- **Architectural Review Board (ARB)**
 - June 18, 2024 – Compatibility Review (Tabled)



SITE



PROPOSED SITE PLAN

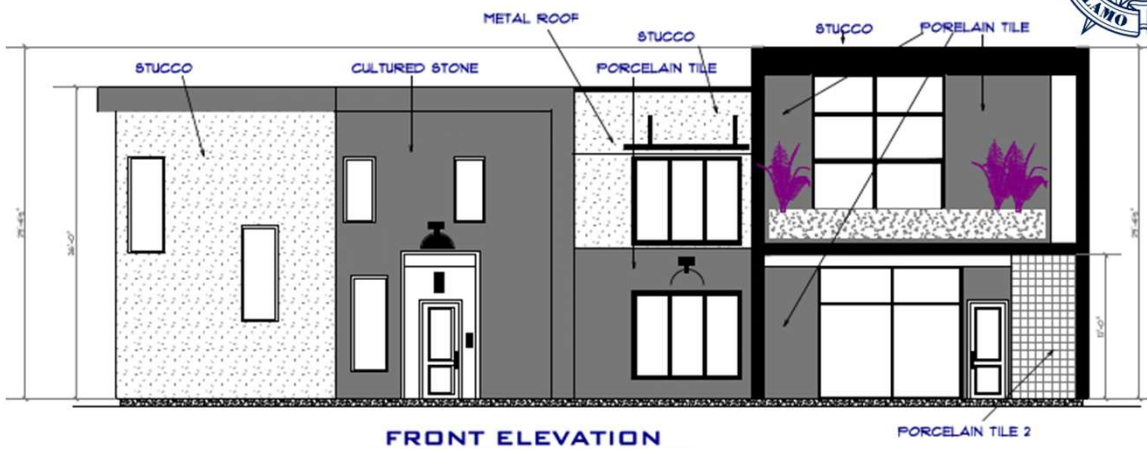


PROPOSED ELEVATION - BEFORE



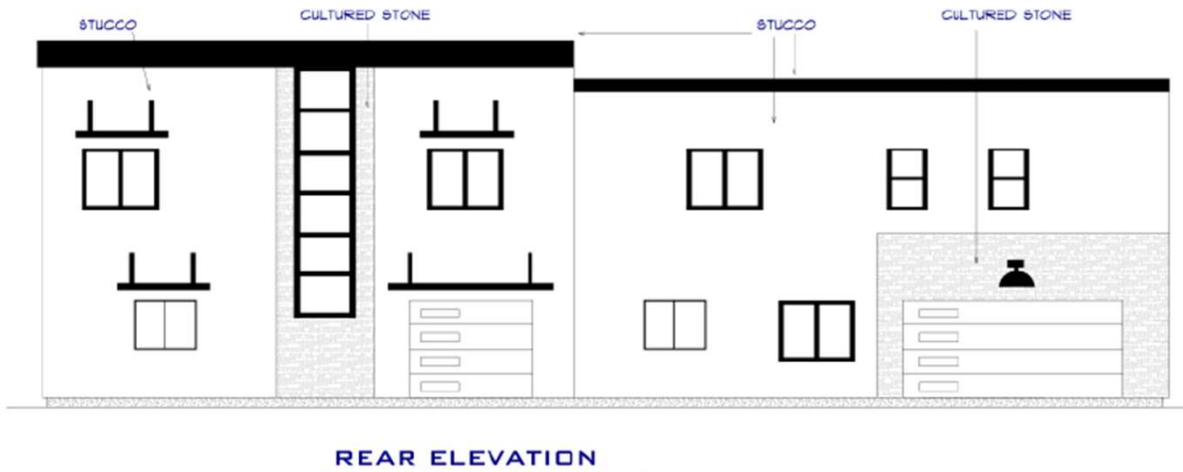
- **Height:** 29ft 4-1/2-in **Siding:** Combination of Stucco, Stone, and Ceramic Tile **Roof:** Metal

PROPOSED ELEVATION - AFTER

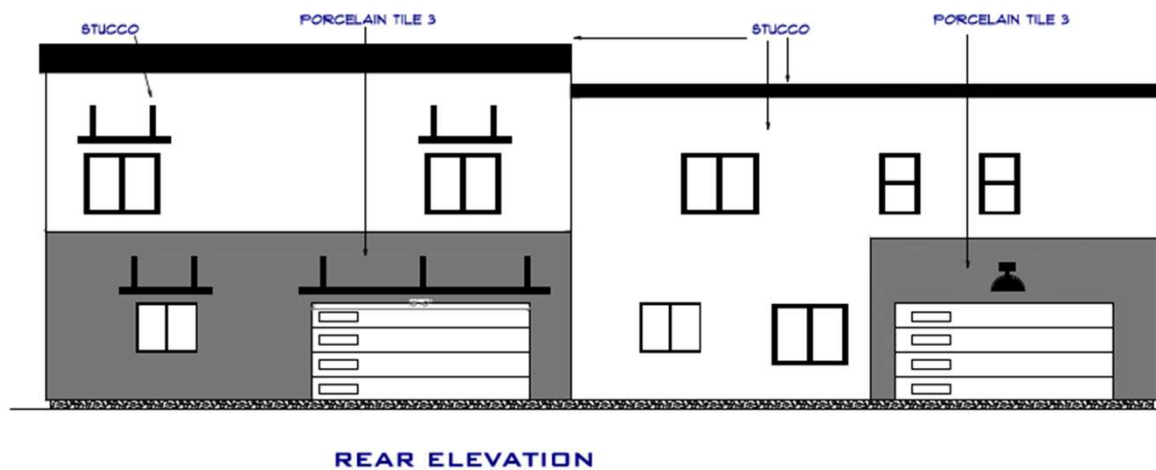


- **Height:** 29ft 4-1/2-in **Siding:** Combination of Stucco, Stone, and Ceramic Tile **Roof:** Metal

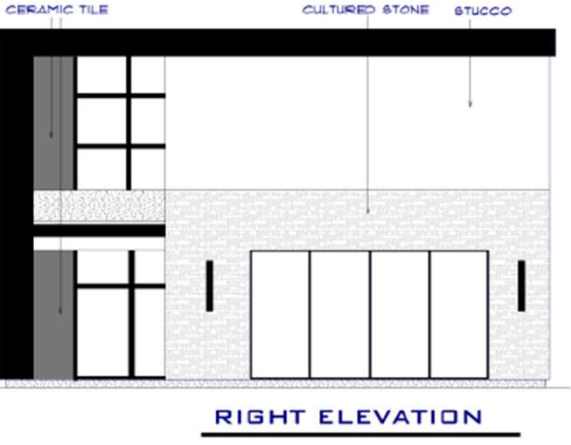
PROPOSED ELEVATION - BEFORE



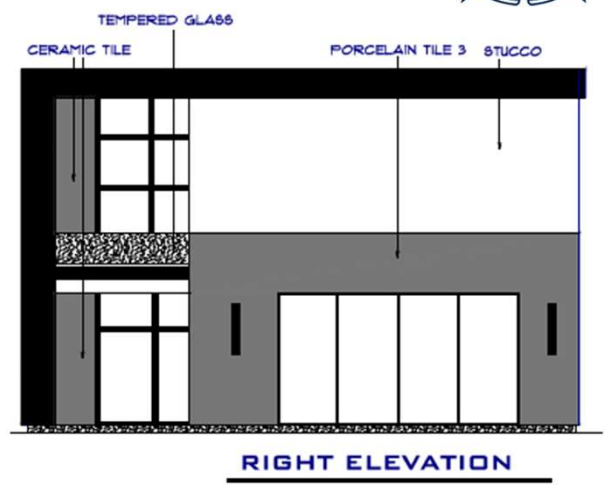
PROPOSED ELEVATION - AFTER



PROPOSED ELEVATION

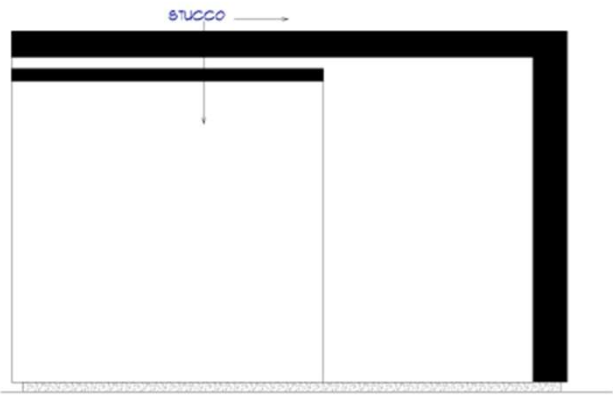


RIGHT ELEVATION

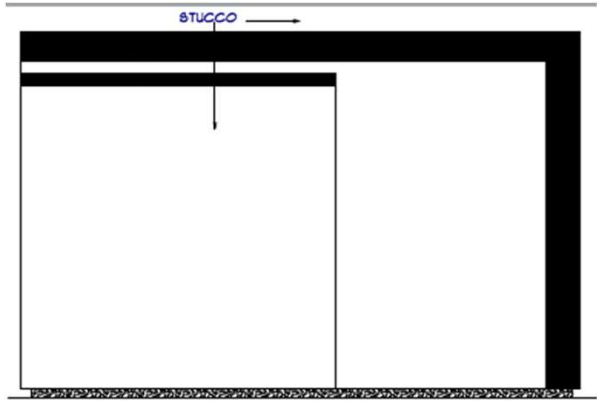


RIGHT ELEVATION

PROPOSED ELEVATION

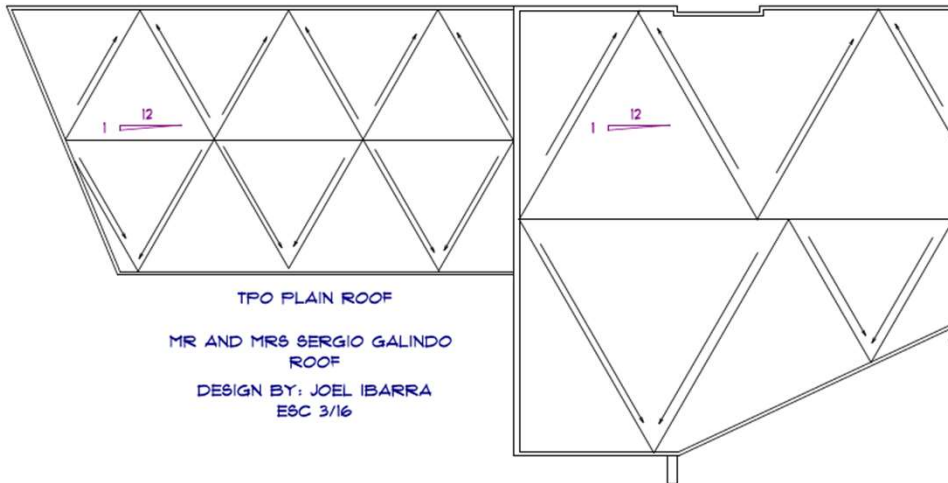


LEFT ELEVATION

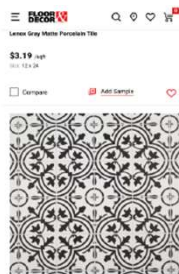


LEFT ELEVATION

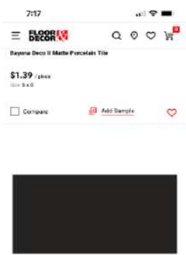
PROPOSED ROOF PLAN



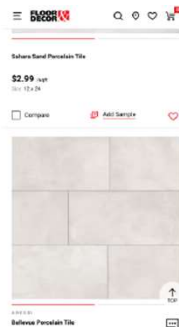
PROPOSED EXTERIOR FINISH MATERIALS



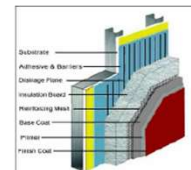
PORCELAIN TILE 2



PORCELAIN TILE 3



PORCELAIN TILE 1



EIFS DETAIL



STUCCO (DRYVIT)

PROPOSED RENDERING



PROPOSED RENDERING



PROPOSED RENDERING



POLICY ANALYSIS



- Plan review required to ensure compliance with current building and zoning code regulations and approved variances.
- Tentatively scheduled for the August 12, 2024 City Council meeting pending recommendation from the board.
 - Consideration of Rezone and Compatibility

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) Oppose: (1) Neutral: (0)
- Responses received outside 200ft:
 - Support: (1) Oppose: (0) Neutral: (0)



ARB CASE NO. 943F
217 CHESTER ST

COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

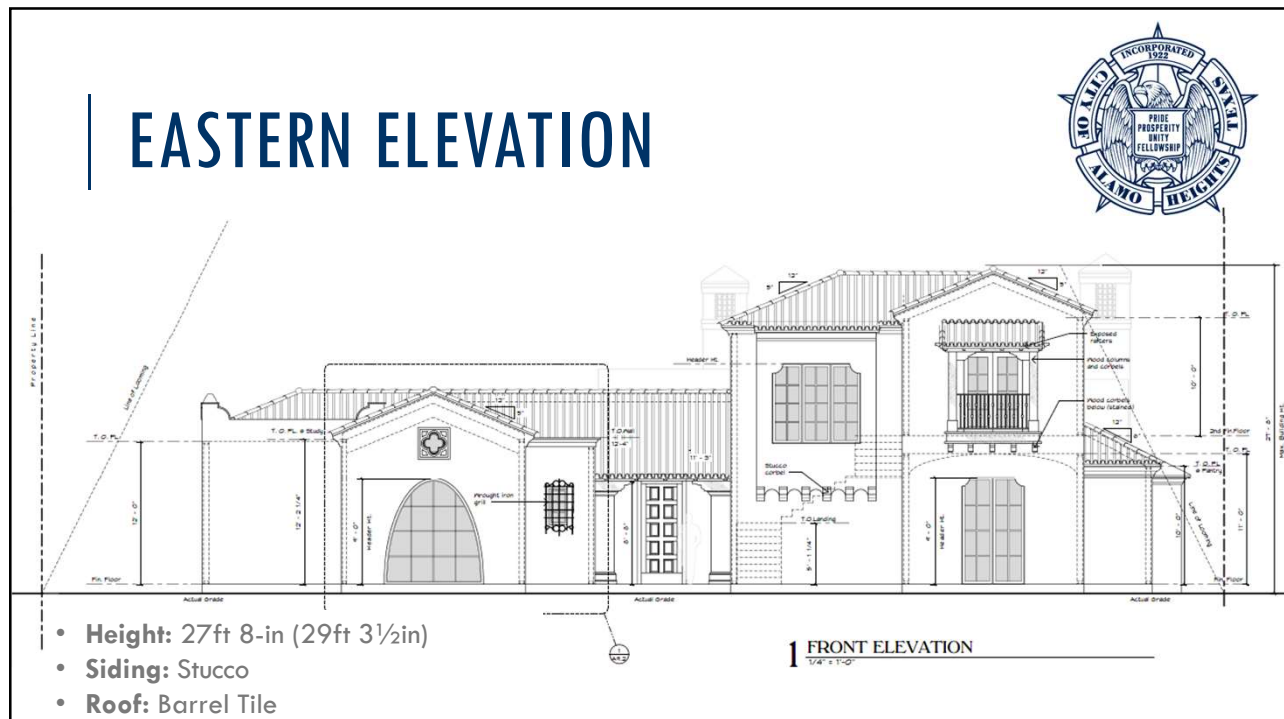
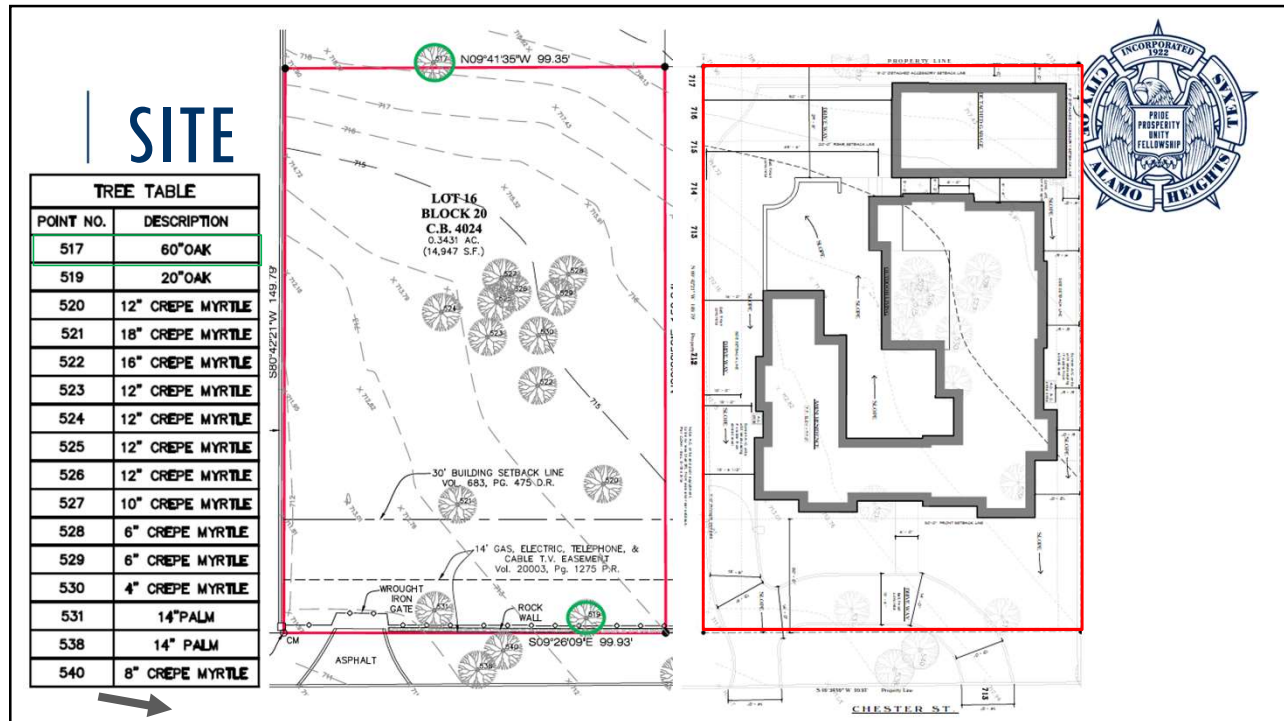


- SF-A
- West side between Hubbard Ave and Poco St
- New Construction – SF Residence with Detached Accessory

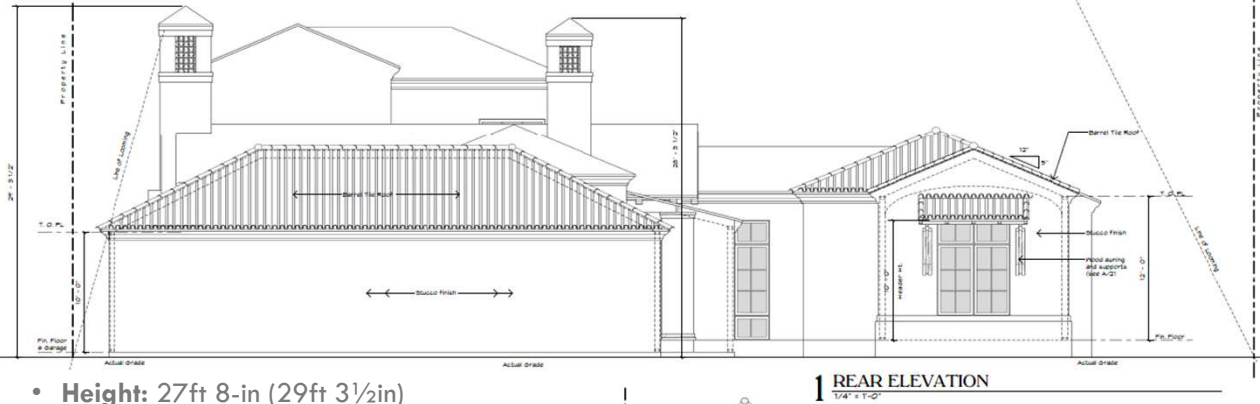
BACKGROUND



- Replat of 231 Encino Ave (*Subdivision established 217 Chester St and 221 Chester St*)
 - P&Z – 02/05/2024
 - City Council – 02/12/2024
- Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



WESTERN ELEVATION



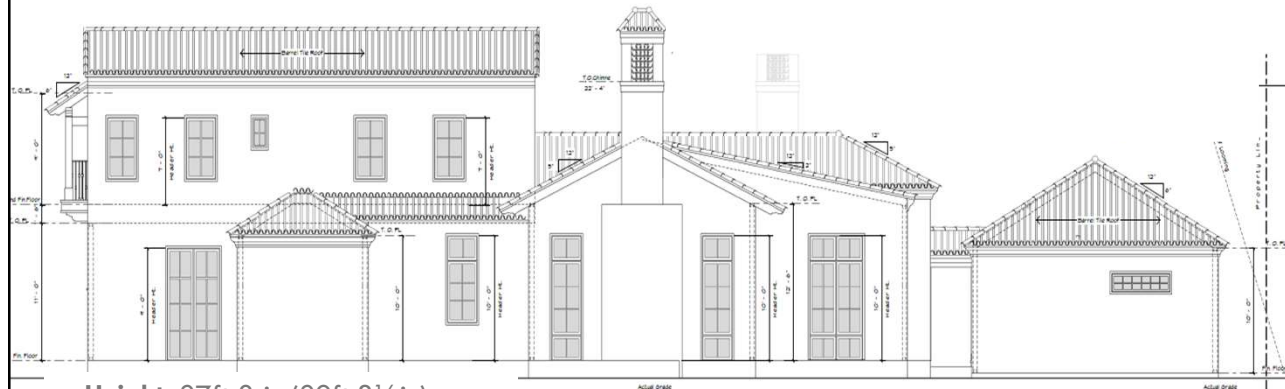
- **Height:** 27ft 8-in (29ft 3 1/2 in)
- **Siding:** Stucco
- **Roof:** Barrel Tile

SOUTHERN ELEVATION



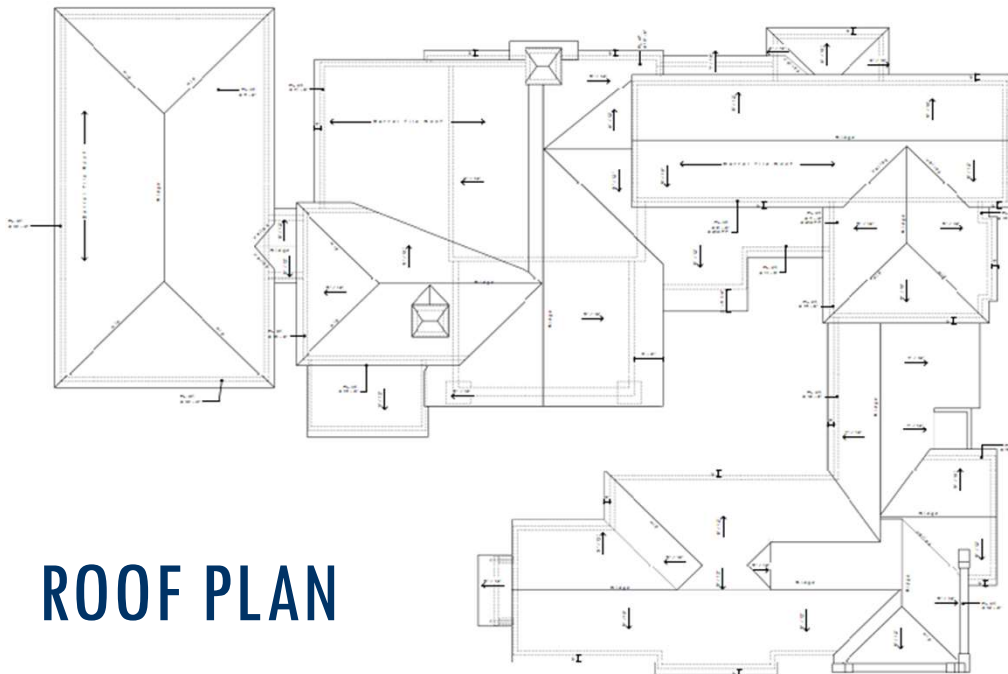
- **Height:** 27ft 8-in (29ft 3 1/2 in)
- **Siding:** Stucco
- **Roof:** Barrel Tile

NORTHERN ELEVATION



- **Height:** 27ft 8-in (29ft 3½in)
- **Siding:** Stucco
- **Roof:** Barrel Tile

2 RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN

POLICY ANALYSIS



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	14943		Footprint of all structures		5621
Main house: 1st floor*		3811	Driveway/Parking Pad		3200
Main house: 2nd floor		700	Walkways		
Front porch*			Swimming Pool/Spa		
Side porch*			Other impervious cover:		
Rear porch*			Total Impervious Cover:		
Garage/Carport: 1st floor*		1154	Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		3000
Breezeway*		30	Footprint of any structure(s)		
Covered patio structure*		606	Driveway/Parking Pad		900
Other accessory structures*			Walkways		
Total Square Footage:	14943	6301	Other impervious cover:		
Total Lot Coverage*:		37%	Total Impervious Cover within Front Yard Setback:		30%
Total FAR:		42%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

RENDERING



POLICY ANALYSIS



- Project required to complete plan review process to ensure compliance with current regulations.
- Tentatively scheduled for the City Council meeting of August 12, 2024 pending the board's recommendation.

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
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 - Oppose: (0)



ARB CASE NO. 942P 503 CIRCLE ST

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

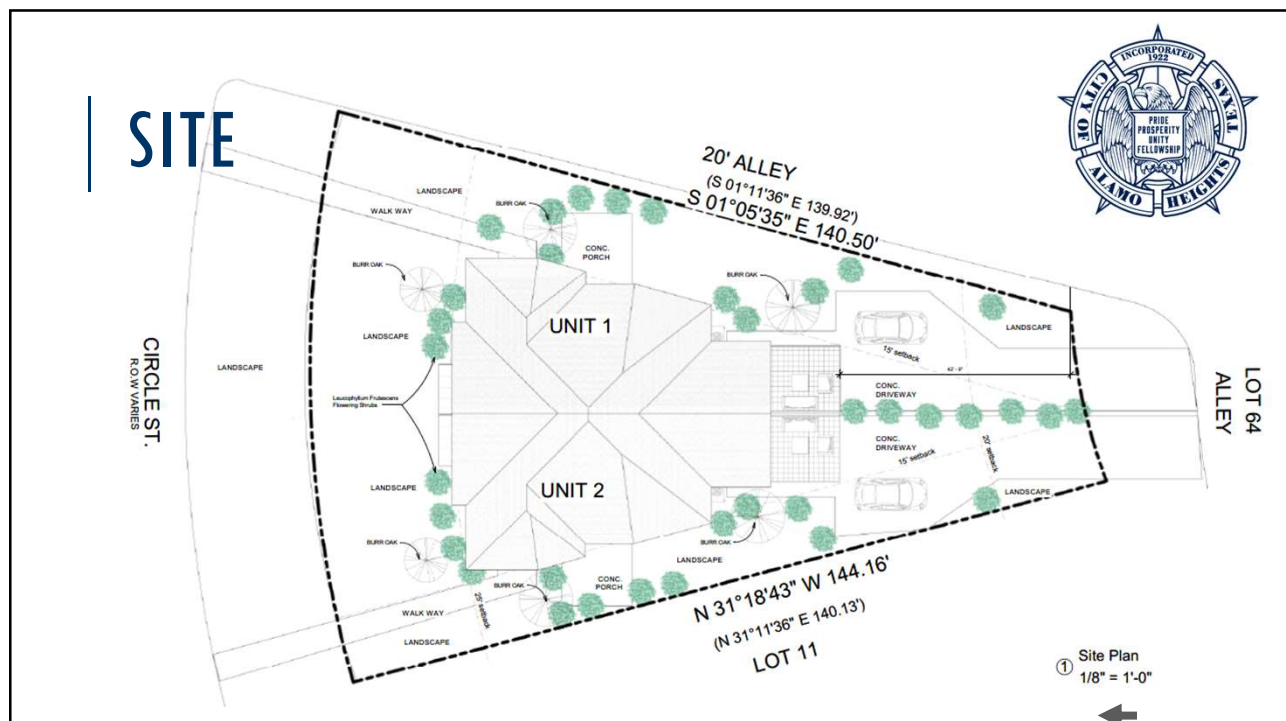


- MF-D
- South side at intersection of Ashcroft Ave
- New construction – Duplex with Attached Garage



SUMMARY

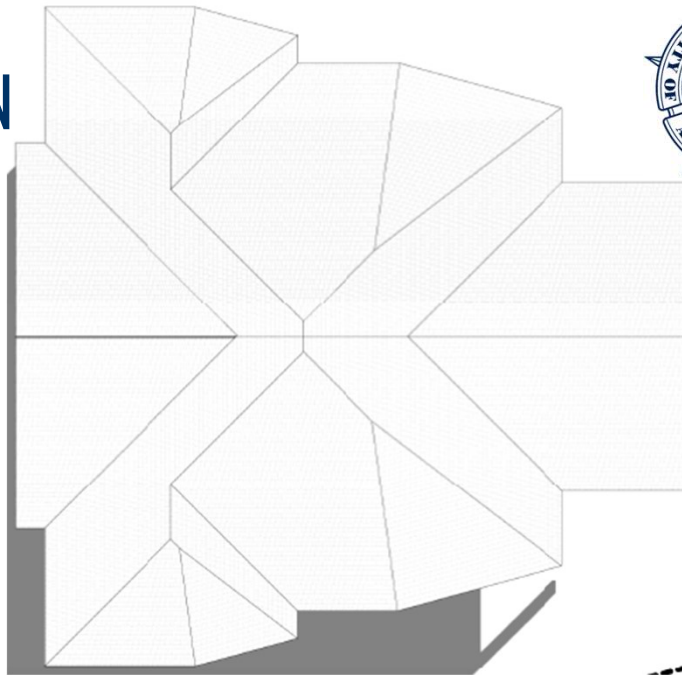
- The preliminary review is to consider the architectural aspects of the proposed structure.



RENDERING



ROOF PLAN



Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof Shingles or similar.

Horizontal hardie 8" panels (No light appearance)

Soft, Fasia, hardie boro and batten 8" panels color: SW 7069 Iron (light appearance)

Tounge & grove wood siding

Garage White Iron Door

Board and Batten

Light Sconce with soft white (2,700 to 3,000 Kelvin) 60W equivalent led bulb. Refer to electrical A106.1 for locations.

Height: 34ft 5-in
Siding: Hardie and Stone Veneer
Roof: Asphalt Shingle

POLICY ANALYSIS

Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures	1,942 sqft	4,984 sqft
Driveway/Parking Pad	572 sqft	2,032 sqft
Walkways	114 sqft	402 sqft
Swimming Pool/Spa	0 sqft	0 sqft
Other impervious cover:	0 sqft	0 sqft
Total Impervious Cover:	2,628 sqft	7,418 sqft
Stormwater Development Fee:		

PROJECT AREAS

UNIT 1

1ST FLOOR 1,041 SF
2ND FLOOR 1,141 SF
TOTAL LIVING 2,182SF

GARAGE 282 SF
STORAGE 28 SF

HOUSE TOTAL BUILT 2,492 SF

DRIVEWAY 834 SF
WALK WAY 201 SF
PATIO 182 SF

EXTERIOR COVERAGE 1,217 SF

TOTAL GROSS FLOOR
AREA 3,709 SF

UNIT 2

1ST FLOOR 1,041 SF
2ND FLOOR 1,141 SF
TOTAL LIVING 2,182SF

GARAGE 282 SF
STORAGE 28 SF

HOUSE TOTAL BUILT 2,492 SF

DRIVEWAY 834 SF
WALK WAY 201 SF
PATIO 182 SF

EXTERIOR COVERAGE 1,217 SF

TOTAL GROSS FLOOR
AREA 3,709 SF



FLOOR AREA RATIO

UNIT 1 +2 GROSS
FLOOR AREA (F) 7,418 SF
LAND AREA (B) 9,832 SF
FAR= G/B 0.75

STREETSCAPE



POLICY ANALYSIS



- Project subject to Significance and Compatibility reviews under Demolition Review and approval by City Council.
- Required to complete plan review process to ensure compliance with current regulations.
- No action required at this time.

PUBLIC NOTIFICATION



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- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (2) Neutral: (0)
 - Oppose: (2)

