

ARB CASE NO. 886S
5424 BROADWAY

PERMANENT SIGN



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY

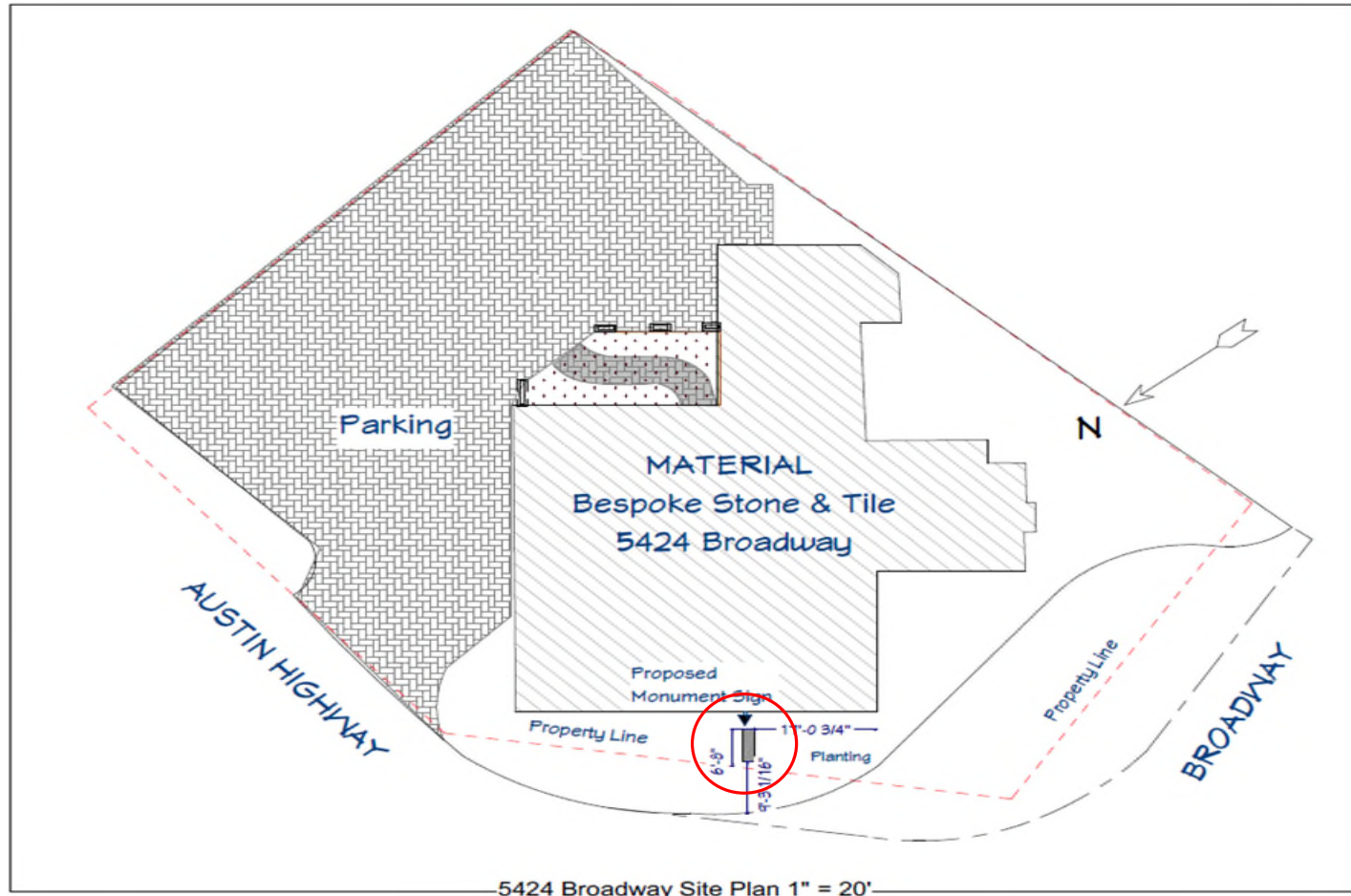


- B-1
- Broadway
 - East side at intersection with Austin Hwy
- New Monument Sign

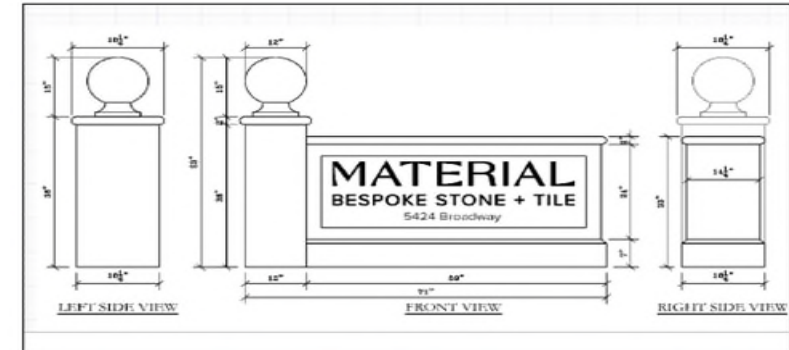
EXISTING VIEW



PROPOSED



5424 Broadway Site Plan 1" = 20'



1. Monument sign to be fabricated out of Solid Foam, meshed and base coated. Finish will mbe integral color stucco. The Stucco will be hand troweled "Santa Barbara Finish Color Coat, White, Smooth Finish".
2. The finish and detailing will match that of the existing building
3. The Business Name lettering font will be 7" height Sabon ST, The Address lettering font will be 2" height Sabon LT. Bronze applied letters and numerals.
4. The Sign will be illuminated using the existing landscape uplights (LED)

PROPOSED



Front View (West) Showing proposed sign location.



Facing East to Right of Monument Sign



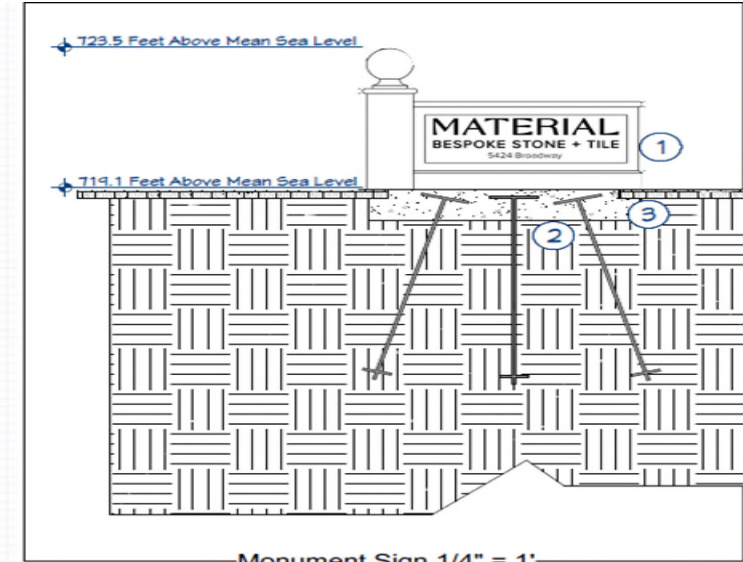
Facing East to Left of Monument Sign



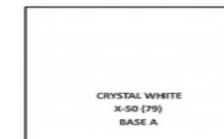
South Side of Building to the left of the Monument Sign



Facing South to Looking Toward Broadway



SIGN SURVEY & SECTION PROFILES	
1	8" STUCCO FINISH COAT - SANTA BARBARA COLOR COAT, WHITE, SMOOTH FINISH
2	3" HELICAL PIER DRILLED TO T
3	12" THICK CONCRETE FOOTING, EXPOSED EDGES 4" BELOW T



Santa Barbara Integral Color Stucco

POLICY ANALYSIS



- Sec. 15-32(b) – Freestanding business or office building
 - Only one (1) external identification sign shall be permitted for a building that faces a street bordering that business or office building
 - Buildings that face more than one (1) street may have an identification sign facing each street
- Sec. 15-32(e) – Sign types and limitations
 - 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.

ARB CASE NO. 870F 227 ROSEMARY

COMPATIBILITY REVIEW

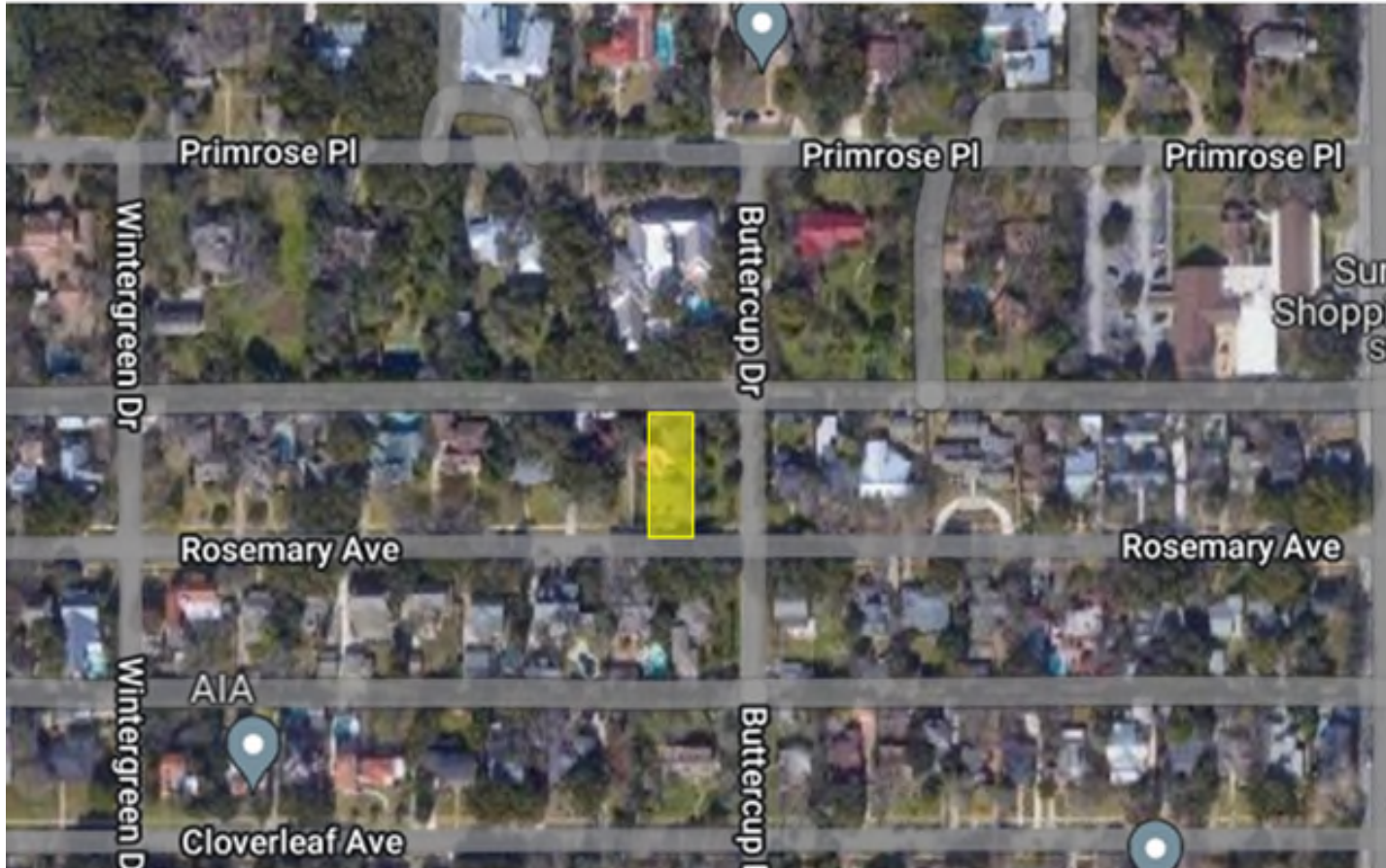


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Rosemary
 - North side between Wintergreen and Buttercup
- New Single-Family residence with Detached Garage.



SUMMARY

- Demolition Review
 - Significance Review
 - The ARB determined the previous residence was not significant at the June 15, 2021 meeting. Council approved the recommendation at their June 28, 2021 meeting.

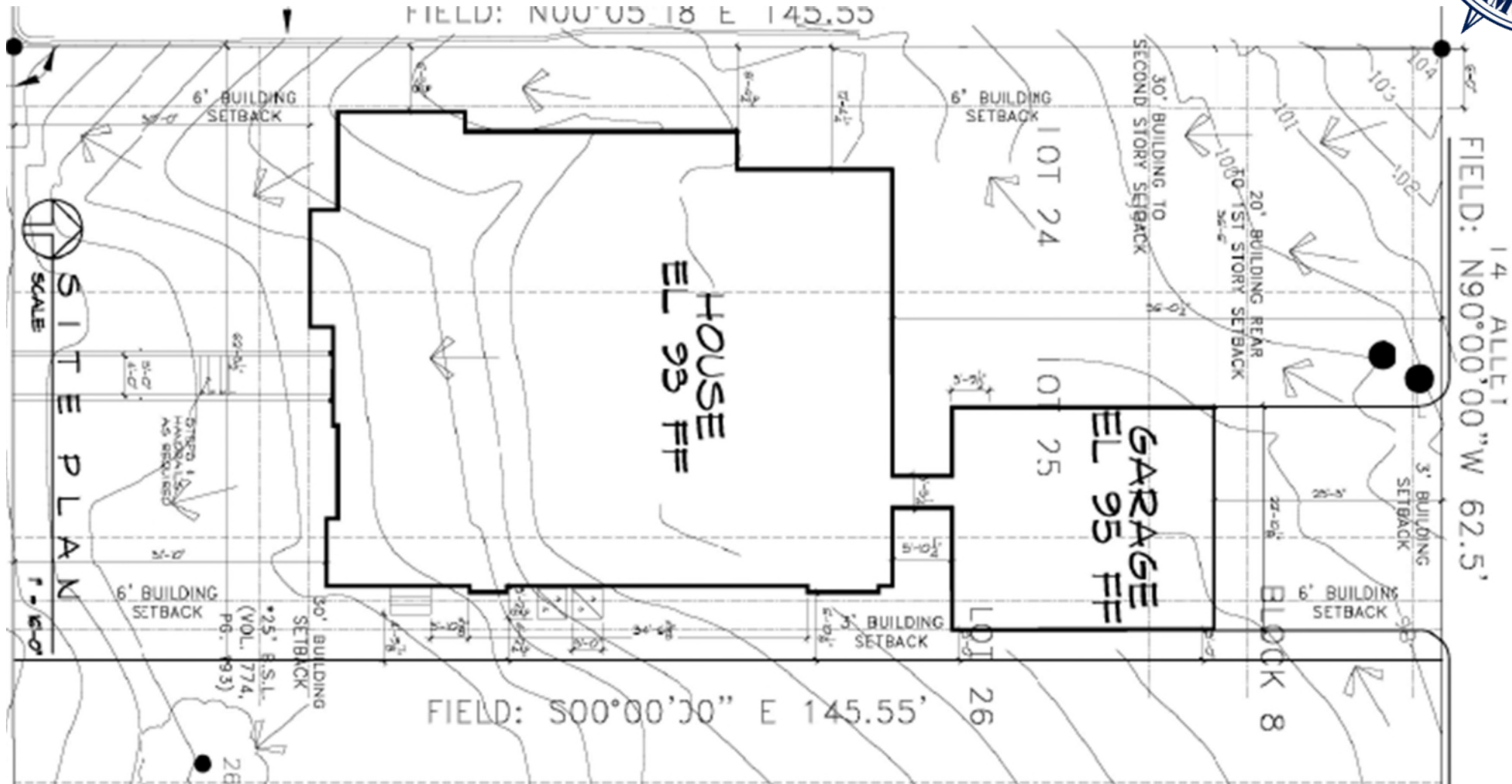


SUMMARY

- Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof
 - If no plans are submitted for a replacement structure at the time of the request for demolition review, the director shall forward any future development plans for replacement structures to the Architectural Review Board for review of the replacement structure's compatibility
- Tentatively scheduled for the August 22, 2022 City Council meeting pending the ARB's recommendation.



SITE PLAN

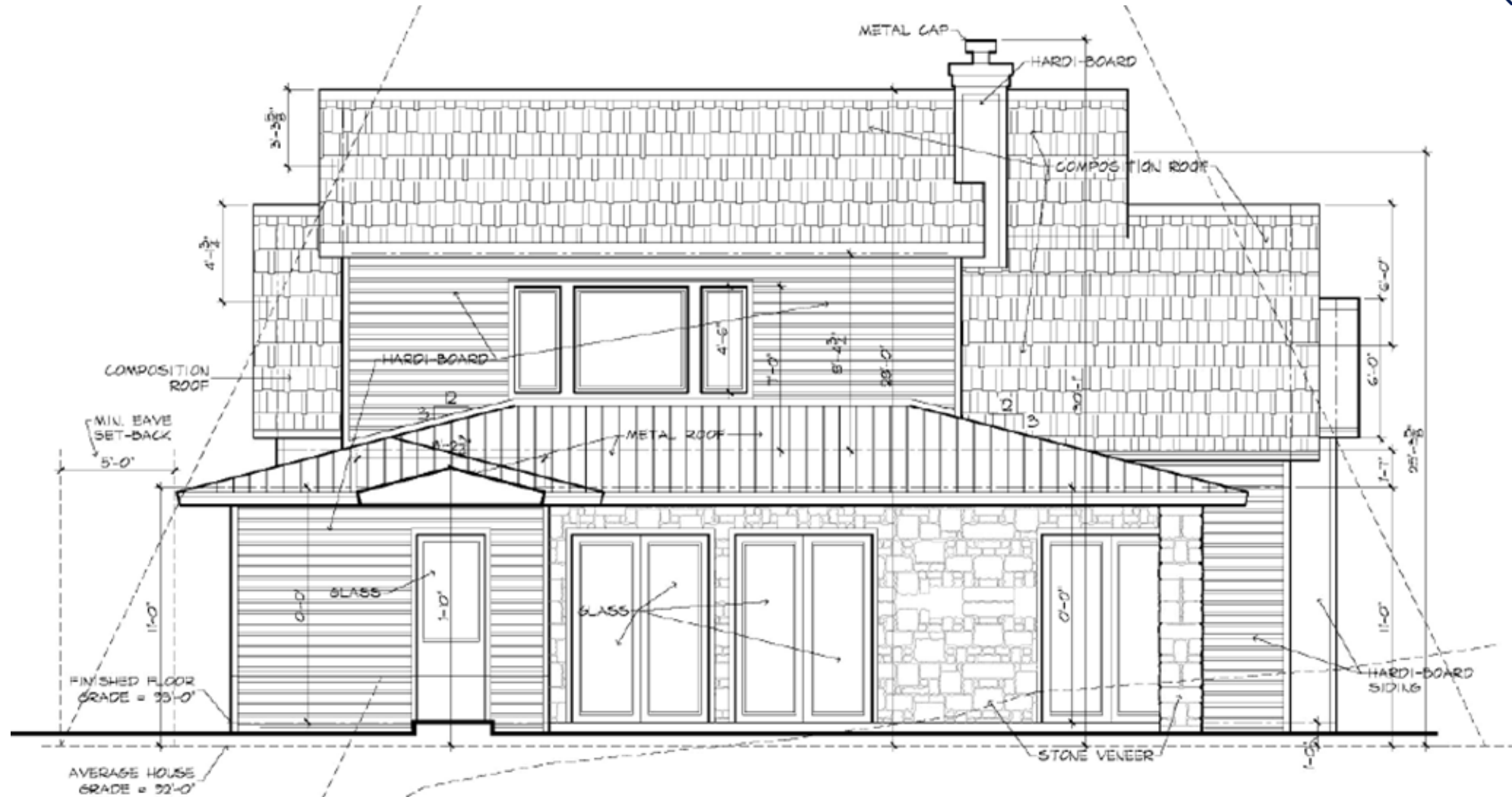




SOUTH ELEVATION (FRONT)



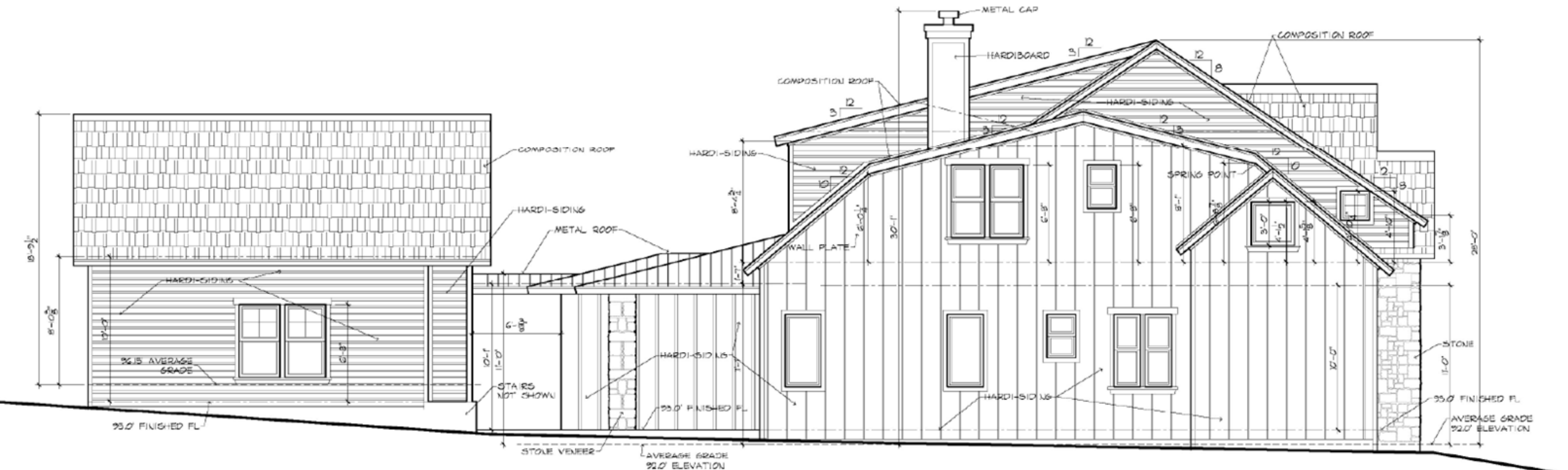
- **Height:** 28ft
- **Siding:** Hardie Board with Stone Veneer
- **Roof:** Composition Shingle



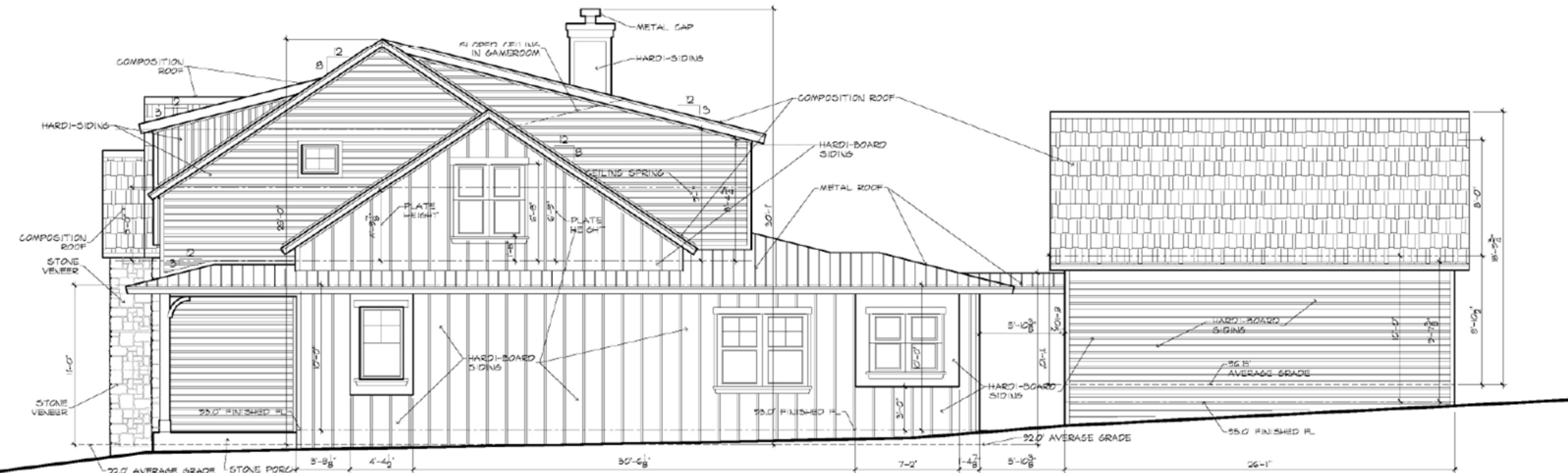


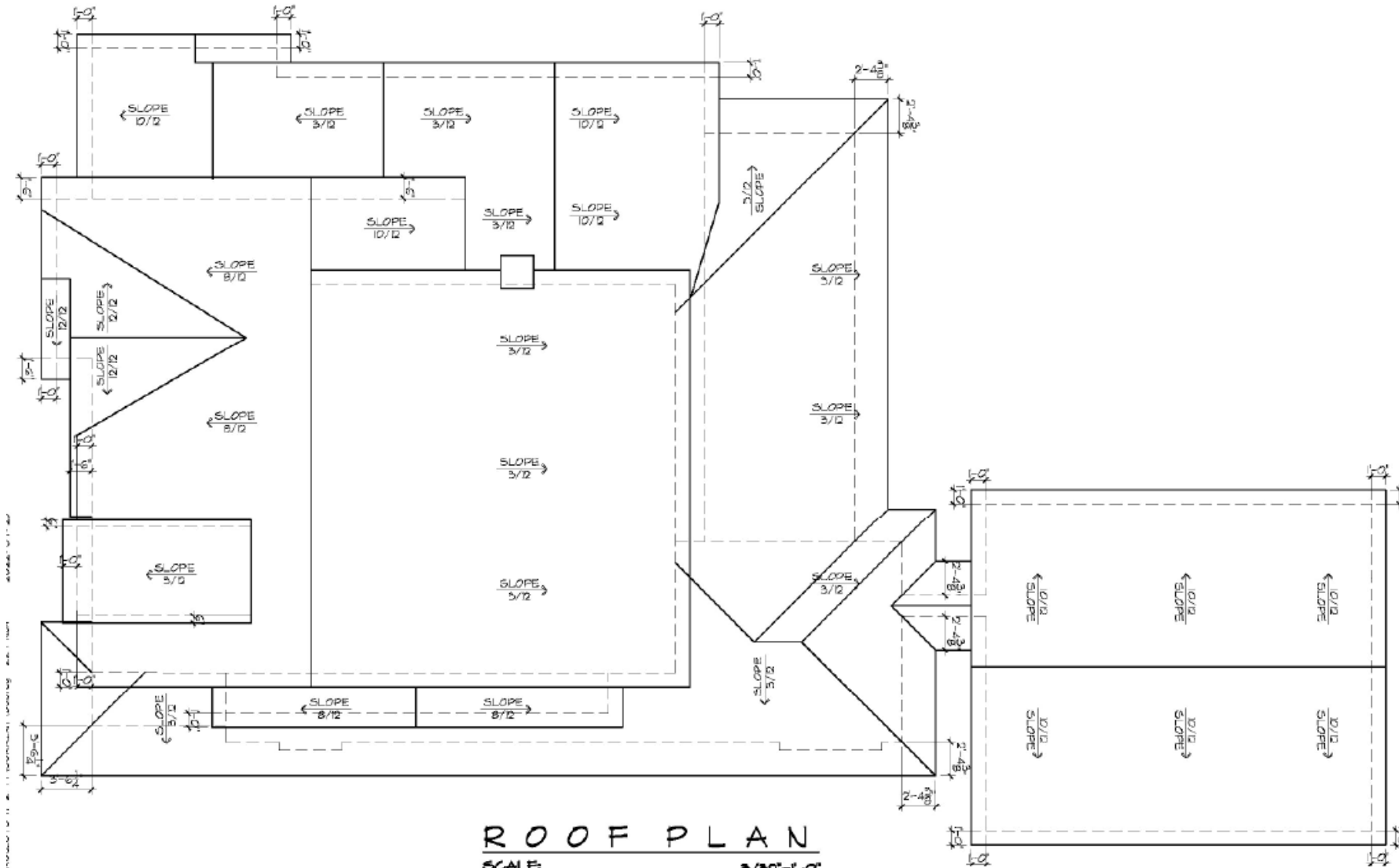
WEST ELEVATION (LEFT)

RIGHT ELEVATION
SCALE 1/8"=1'-0"



EAST ELEVATION (RIGHT)







POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	9097	9097
Main House 1 st Floor*		2155
Main House 2 nd Floor		1547
Main House – Loft		
Garage/Carport – 1 st Floor*		576
Garage – 2 nd Floor		
Front Porch*		31
Side Porch*		70
Rear Porch*		394
Breezeway*		60
Other*		
Total Square Footage		4,833 sq ft
Lot Coverage* (max 40%)	0 sq ft / 0%	3,286 sq ft / 36.12%
FAR (max 49% with bonus)	0 sq ft / 0%	4,278 sq ft / .4703%

Bonuses

- +2 – Side or rear street/alley access
- +2 – One-story garage



PROPOSED STREETScape



225 ROSEMARY (EXISTING)



225 ROSEMARY (EXISTING)



227 ROSEMARY (PROPOSED)



BUTTERCUP STREET (EXISTING)



303 ROSEMARY (EXISTING)



225 ROSEMARY (EXISTING)



225 ROSEMARY (EXISTING)



227 ROSEMARY (EXISTING)



BUTTERCUP STREET (EXISTING)



303 ROSEMARY (EXISTING)



POLICY ANALYSIS

- This request is tentatively scheduled to be heard at the August 22, 2022 City Council meeting pending the board's recommendation.



PUBLIC NOTIFICATION

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

ARB CASE NO. 885F 124 & 126 WILDROSE

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Wildrose
 - South side of street between Wintergreen and Broadway
- 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.
- The existing detached garage will remain.



EXISTING CONDITIONS





EXISTING CONDITIONS





POLICY ANALYSIS

- Staff found no historical or architectural significance to the existing main structure.
- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the board and approval by Council.
- This request is tentatively scheduled to be heard at the August 22, 2022 City Council meeting pending the board's recommendation.



PUBLIC NOTIFICATION

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- Responses received:
 - Support: (1) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 887F 201 OAKVIEW E

COMPATIBILITY REVIEW (ACCESSORY)



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Oakview E
 - North side of street at the intersection of Vanderhoeven
- 2-story Addition to Existing Detached Garage



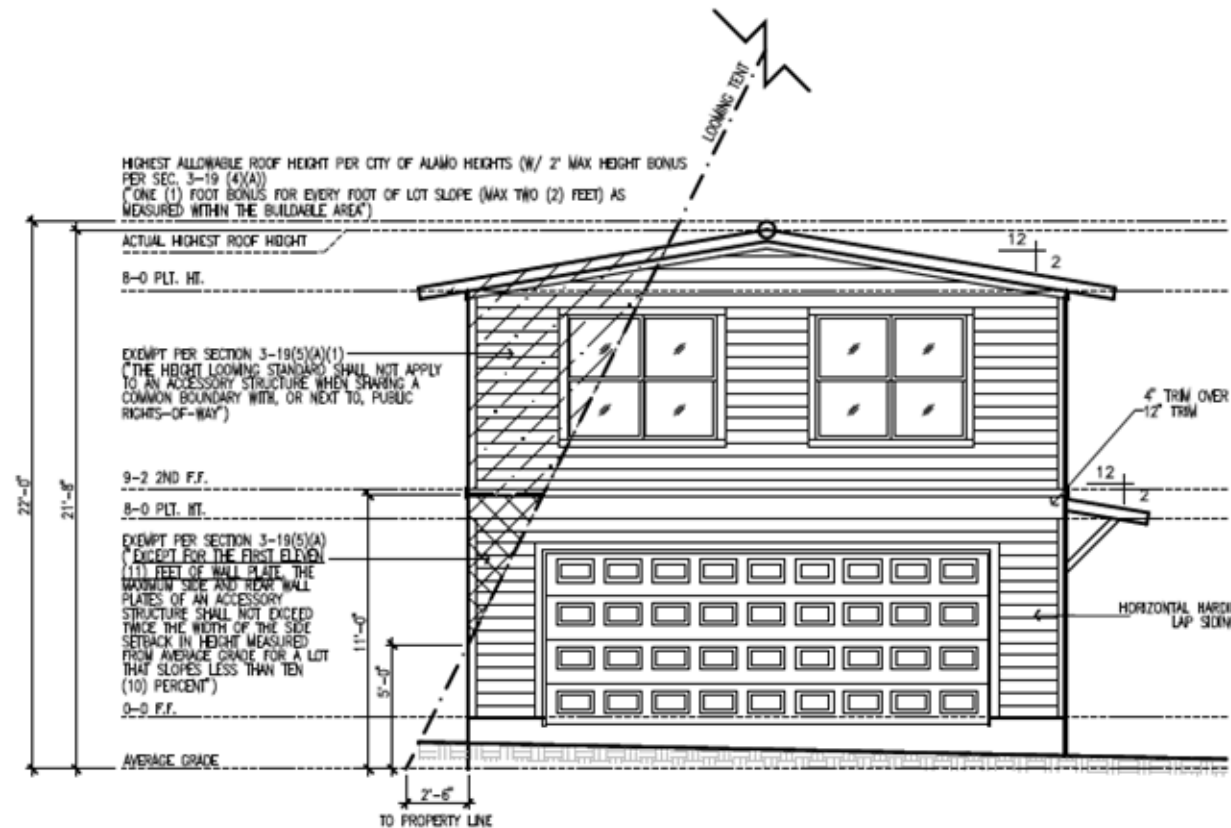
SUMMARY

- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review

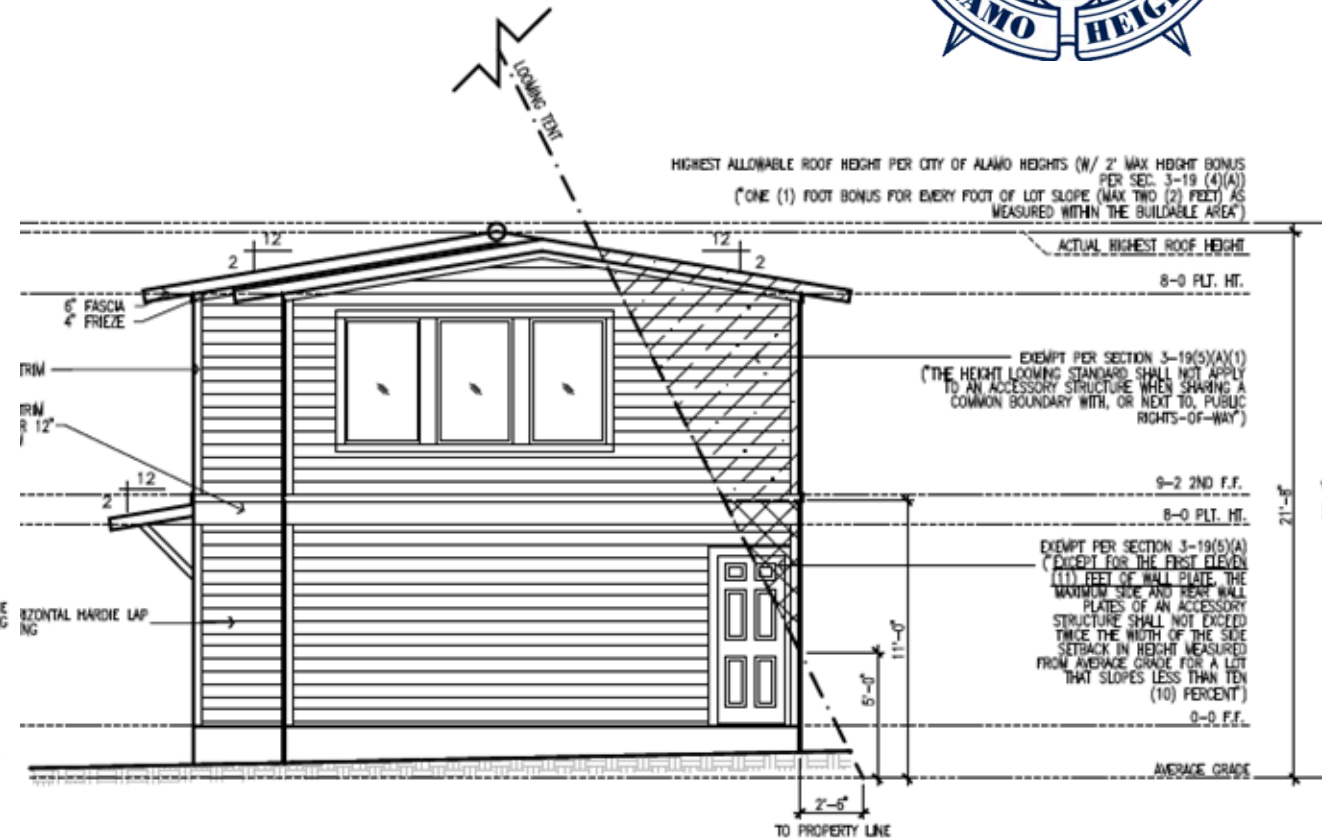




PROPOSED ELEVATIONS



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

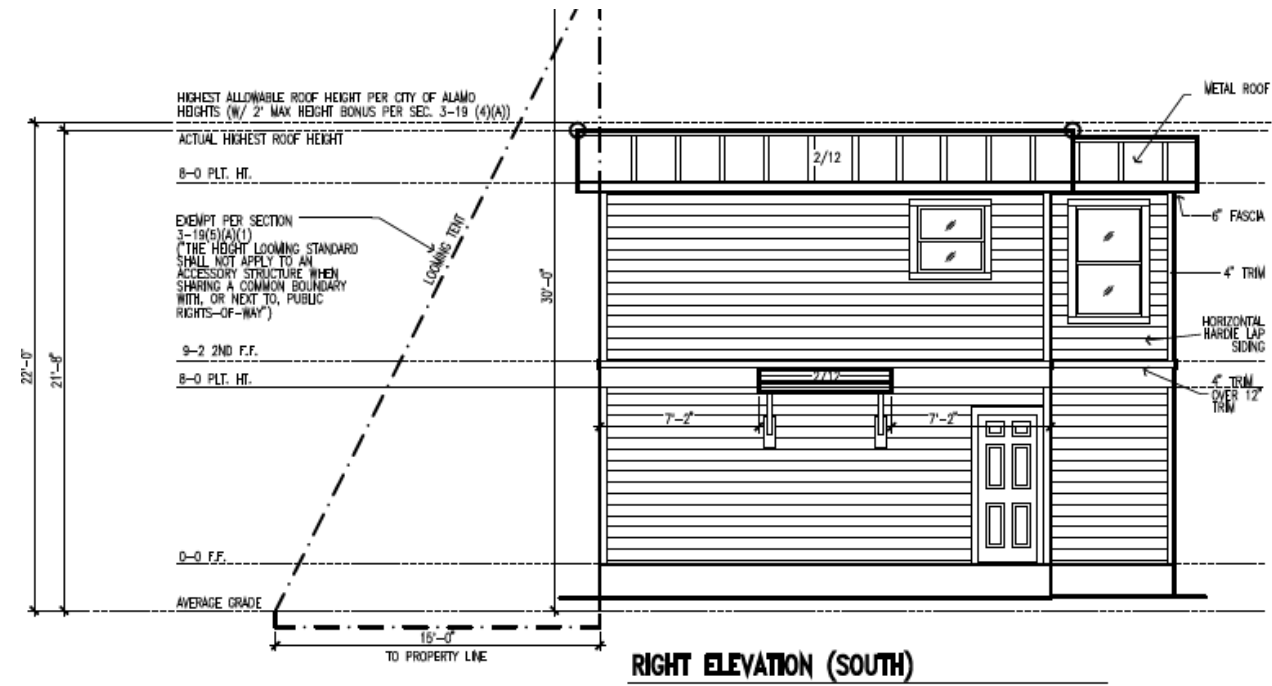
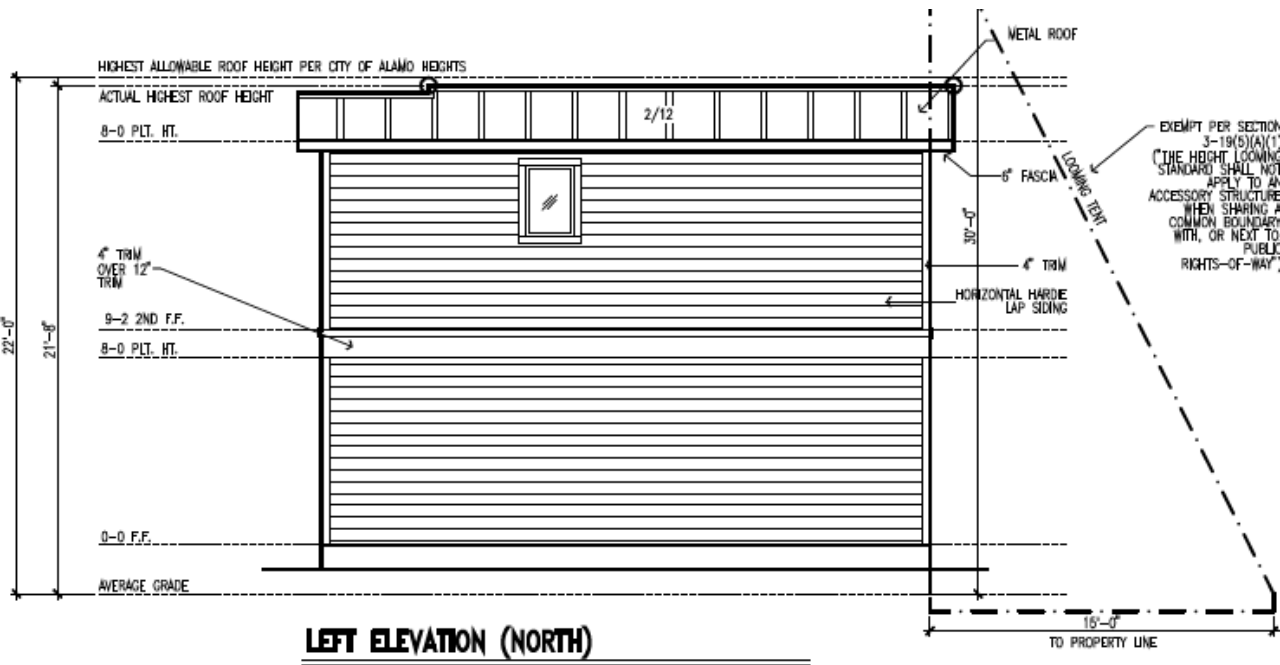
Height – 21 ft 8-inches (utilizing max 2ft height bonus due to slope)

Siding – Hardie Board

Roofing - Metal

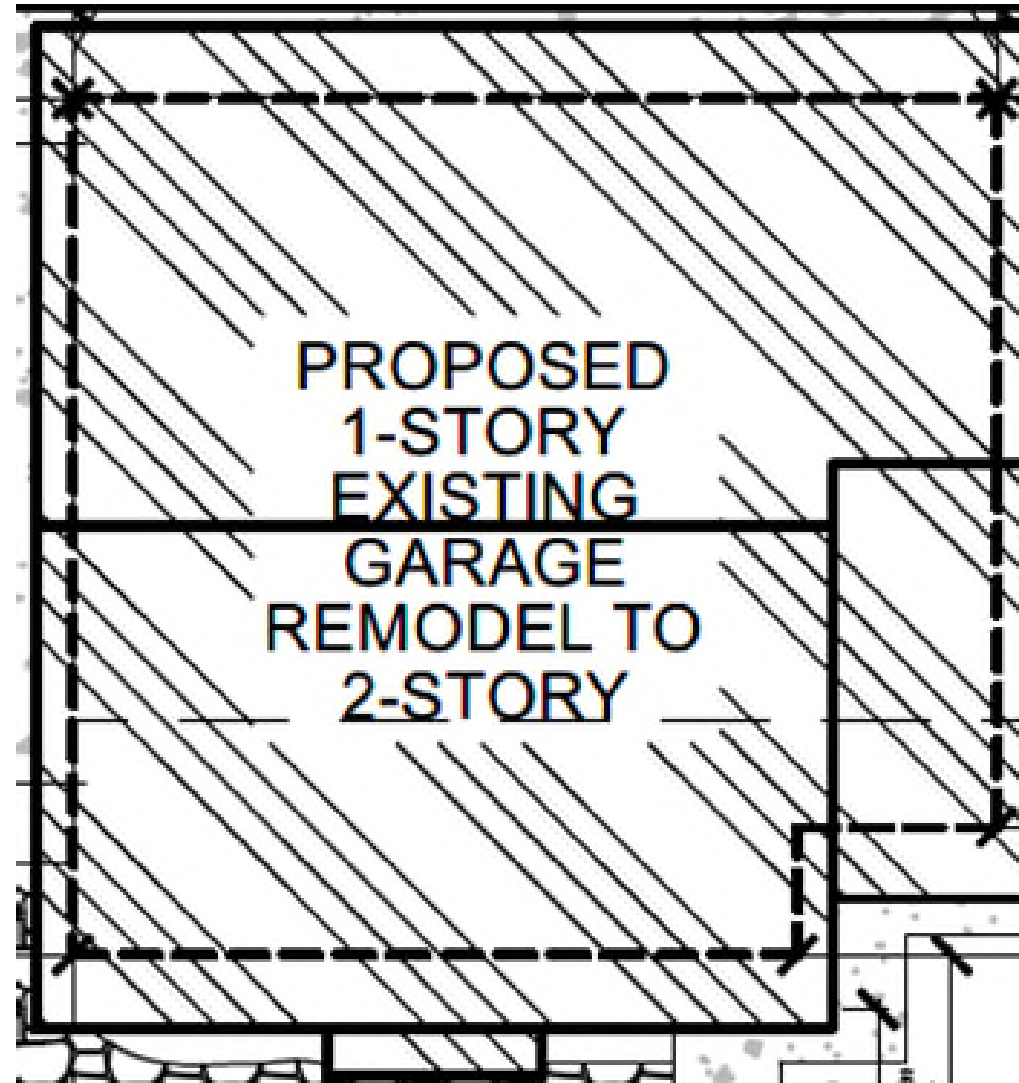


PROPOSED ELEVATIONS





ROOF PLAN





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	10350	10350
Main House 1 st Floor*	2302	2302
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*	526	602
Garage – 2 nd Floor		562
Front Porch*	44	44
Side Porch*		
Rear Porch*	257	257
Covered Patio*		
Breezeway*		
Total Gross Square Footage	3,129 sq ft	3,767sq ft
Lot Coverage* (max 40%)	3,129sq ft / 30.23%	3,205 sq ft / 30.97%
FAR (max 50% with bonus)	2,828 sq ft / .2732	3,466 sq ft / .3349

Bonuses Utilized

- +4 – Preservation of fifty (50) percent of main structure
- +2 – Side or rear street/alley access



POLICY ANALYSIS

- This request is tentatively scheduled to be heard at the August 22, 2022 City Council meeting pending the board's recommendation.



PUBLIC NOTIFICATION

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- Responses received:
 - Support: (2) Neutral: (0)
 - Oppose: (0)