

# ARB CASE NO. 902F 103 E ELMVIEW PL COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



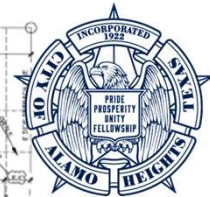
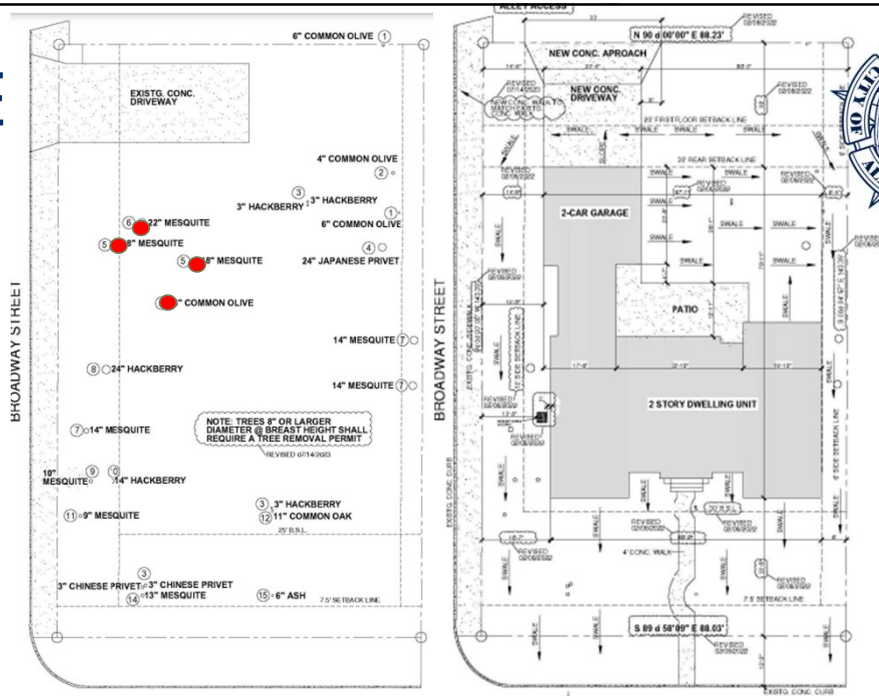
- SF-A
- Northeast corner at Broadway St
- New SF Residence w/attached Garage

# SUMMARY

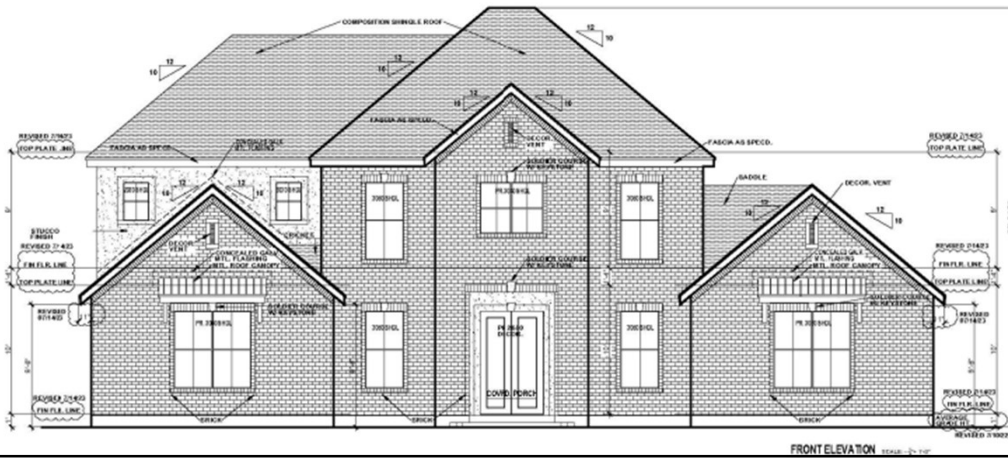
- Demolition Review
  - Significance Review
    - Complete (2021)
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



# SITE

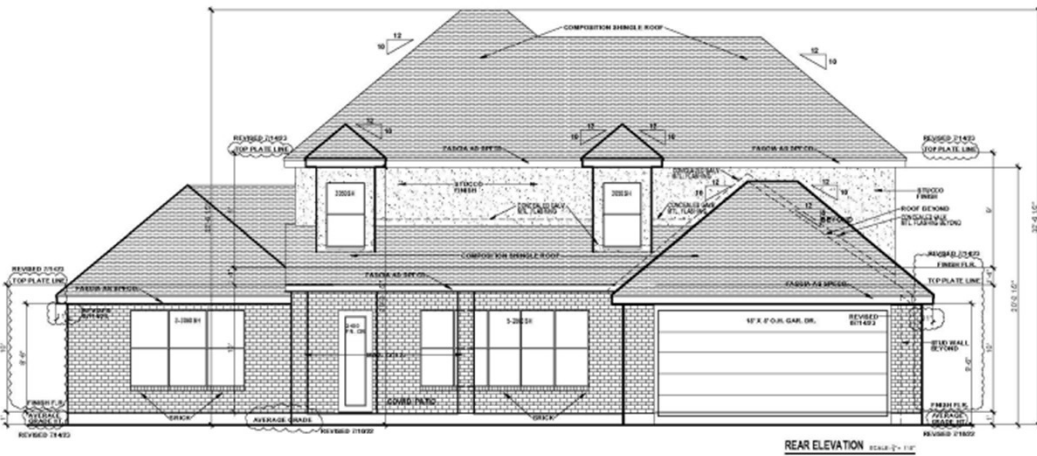


# SOUTH ELEVATION (FRONT)

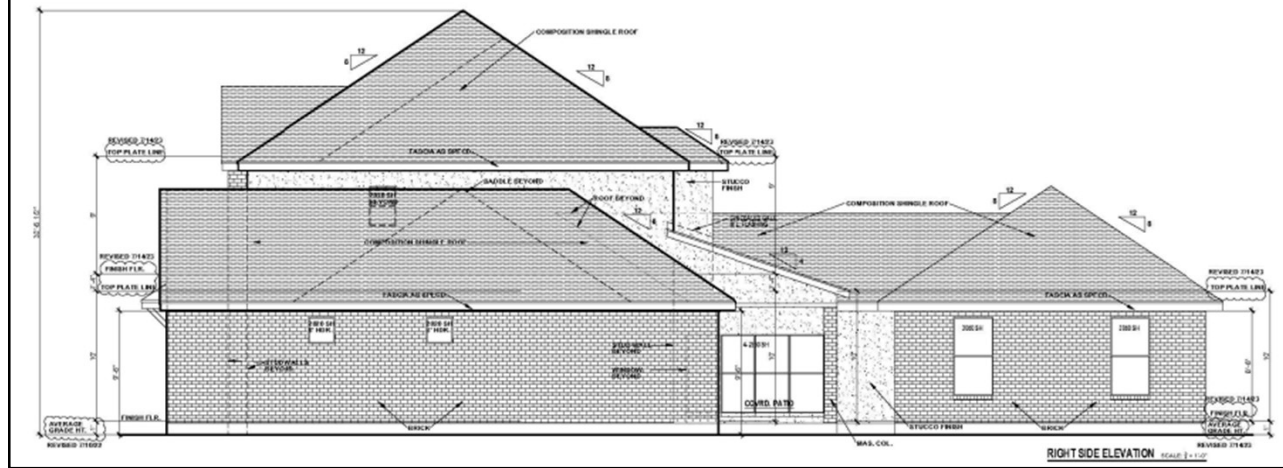


- Height: 32ft 6- 1/2 in
- Siding: Wood
- Roof: Composition Shingles

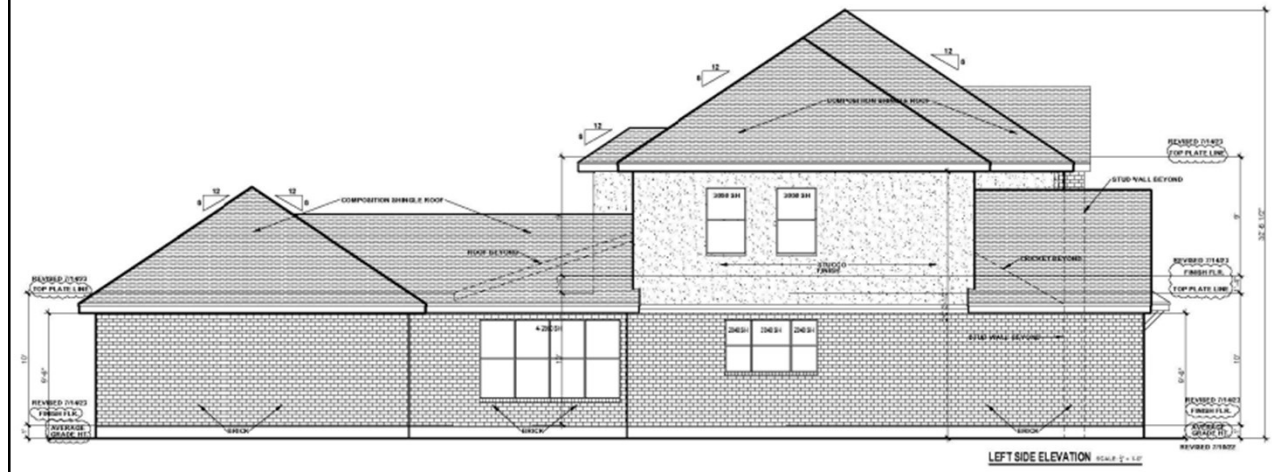
# NORTH ELEVATION (REAR)



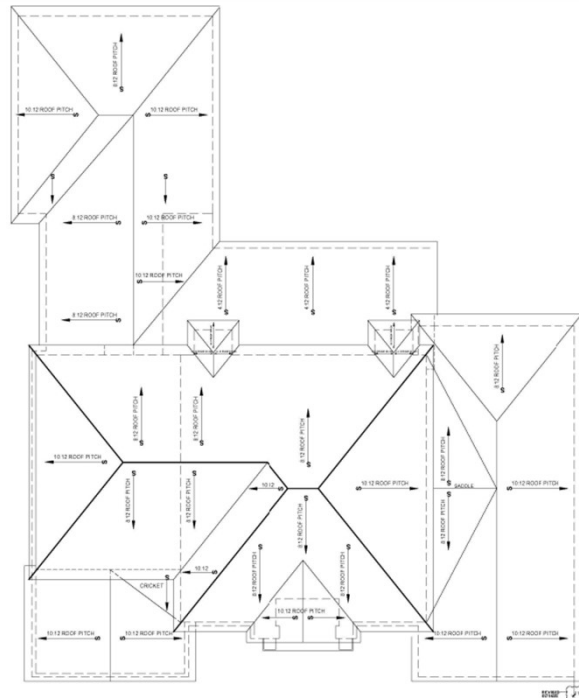
# EAST ELEVATION (SIDE)



# WEST ELEVATION (SIDE)



# ROOF PLAN



# POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing (in sq.ft)	Proposed (in sq.ft)
Lot Area	11,837	11,837
Main House: 1 <sup>st</sup> Floor		2,661
Main House: 2 <sup>nd</sup> Floor		1,419
Front Porch		18
Side Porch		
Rear Porch		448
Garage/Carport: 1 <sup>st</sup> Floor		577
Garage: 2 <sup>nd</sup> Floor		
Shed		
Breezeway		
Covered Patio Structure		
<b>Total Square Footage:</b>		<b>5,123</b>
<b>Total Lot Coverage:</b>	<b>0 sq ft / 0.0%</b>	<b>3,704sq ft / 31.29%</b>
<b>Total FAR</b>	<b>0 sq ft / .000</b>	<b>4,657sq ft / .393</b>

**Bonuses Utilized**

+2 – side or rear street/alley access



# POLICY ANALYSIS



- Currently completing plan review process
- Tentatively scheduled for the City Council meeting of October 09, 2023 pending the board’s recommendation.

# 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: (1)
  - Oppose: (0)



# ARB CASE NO. 904F 315 ARGO AVE

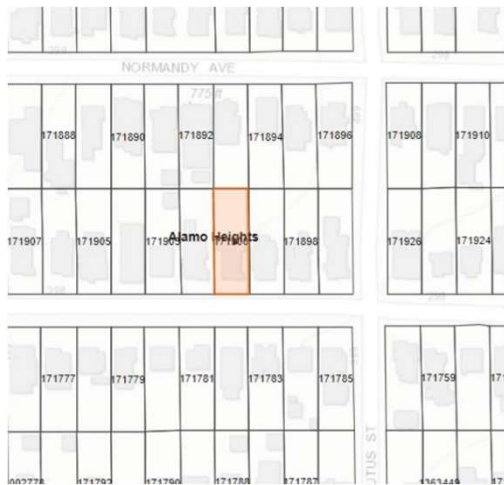
## COMPATIBILITY REVIEW - ACCESSORY



### COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-B
- North side between Imlay St and Arbutus St
- 2-story detached accessory

## 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

## EXISTING CONDITIONS





# SITE PLAN



# SOUTH ELEVATION

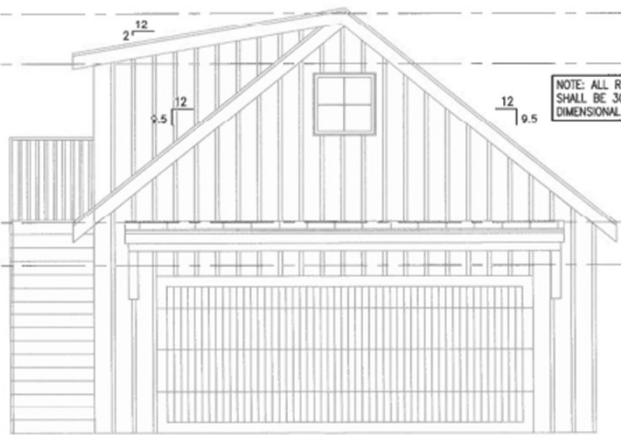


TOP OF RIDGE 20'-0"  
ABOVE AVERAGE GRADE

DORMER TOP PLATE  
17'-7 1/8" A.F.F.

TOP PLATE 10'-0"

BOTTOM OF CEILING 8'-0"

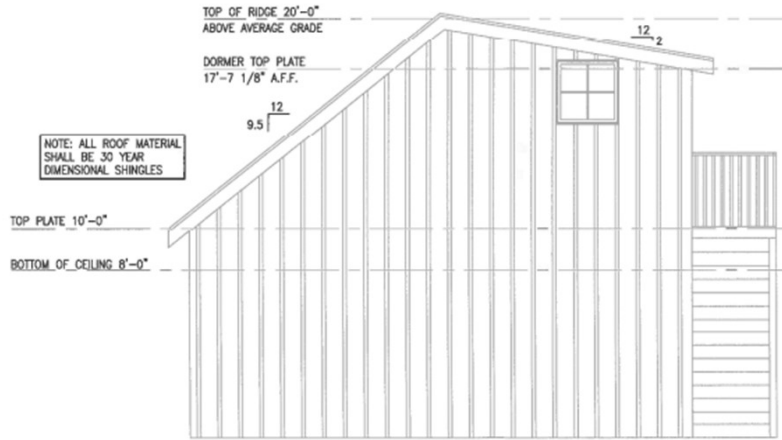


## FRONT ELEVATION

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

- **Height:** 20ft
- **Siding:** Wood
- **Roof:** Composition Shingles

# NORTH ELEVATION



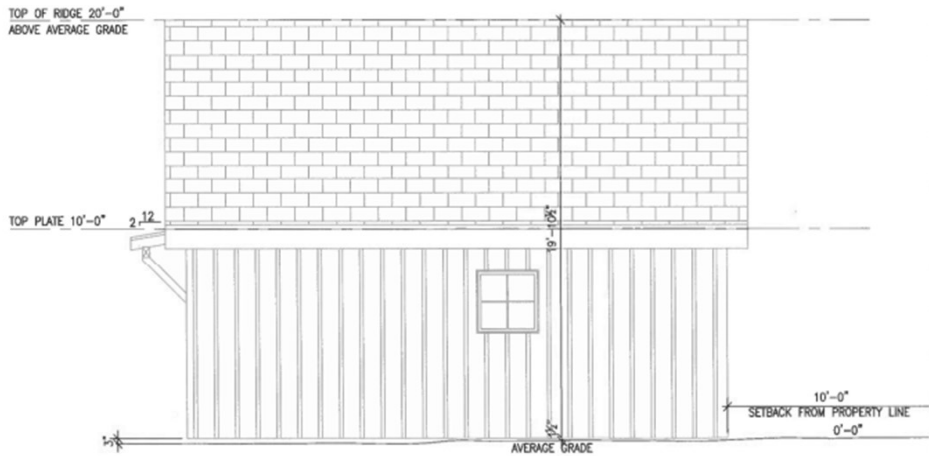
NOTE: ALL ROOF MATERIAL SHALL BE 30 YEAR DIMENSIONAL SHINGLES

## BACK ELEVATION

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

- Height: 20ft
- Siding: Wood
- Roof: Composition Shingles

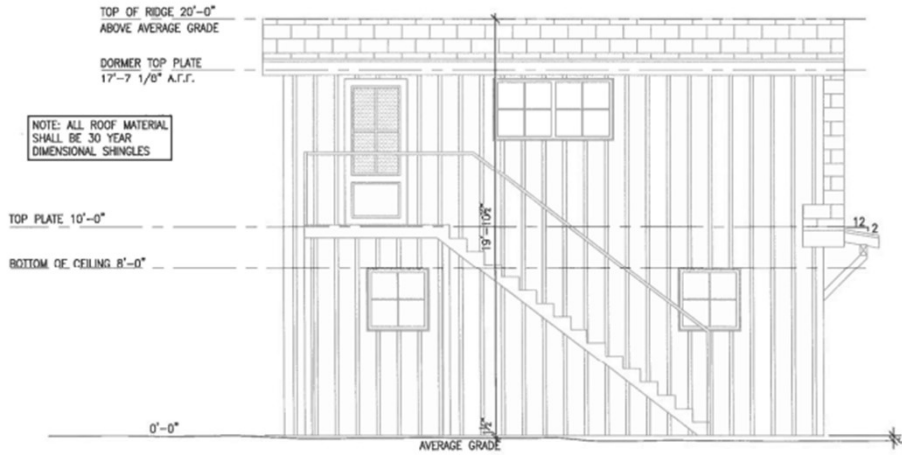
# EAST ELEVATION



## RIGHT ELEVATION

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

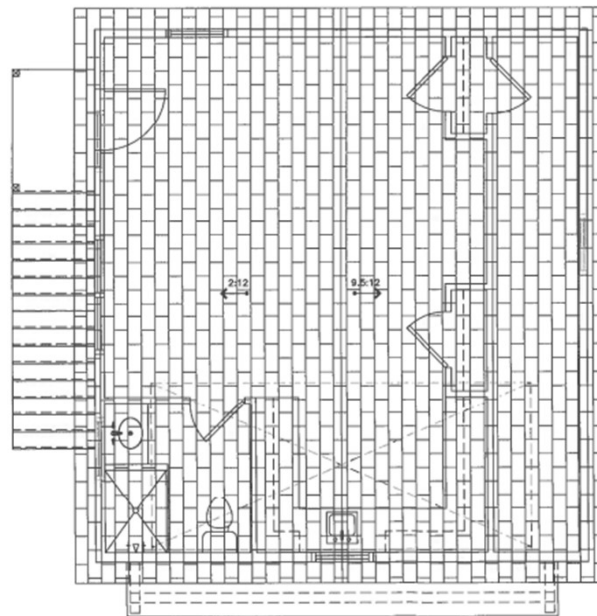
# WEST ELEVATION



**LEFT ELEVATION**

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

# ROOF PLAN



**ROOF PLAN**

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

NOTE: ALL ROOF MATERIAL SHALL BE 30 YEAR DIMENSIONAL SHINGLES

## POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 <sup>st</sup> Floor*	1,770	1,770
Main House 2 <sup>nd</sup> Floor		
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	410	624
Garage – 2 <sup>nd</sup> Floor		463
Front Porch*	155	155
Side Porch*		
Rear Porch*		
Shed*		
Covered Patio Structures*		
<b>Total Square Footage</b>	<b>2,335 sq ft</b>	<b>3,012 sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>2,335 sq ft / 31.13%</b>	<b>2,549 sq ft / 33.99%</b>
<b>FAR (max .49 with bonus)</b>	<b>2,180 sq ft / .291</b>	<b>2,857 sq ft / .381</b>

### Bonuses Utilized

+4 – Preservation of main structure

## POLICY ANALYSIS



- Currently completing plan review process.
- Tentatively scheduled for the City Council meeting of October 09, 2023 pending the board's recommendation.



# 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: (2)                      Neutral: (0)
  - Oppose: (0)



## ARB CASE NO. 906F

## 859 ESTES AVE

## COMPATIBILITY REVIEW



### COMMUNITY DEVELOPMENT

Presented by:  
 Lety Hernandez  
 Director



## PROPERTY



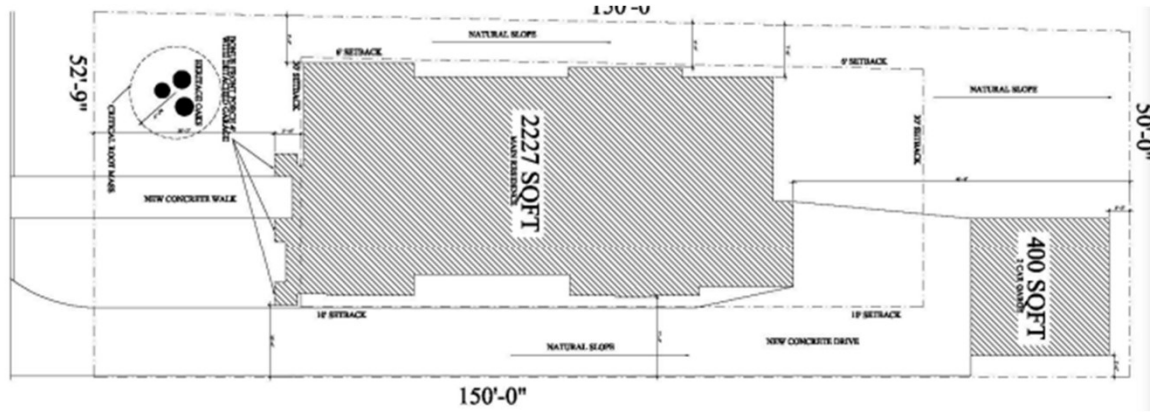
- SF-A
- North side between Acacia and Cambridge Oval
- New SF Residence w/detached Garage

## SUMMARY

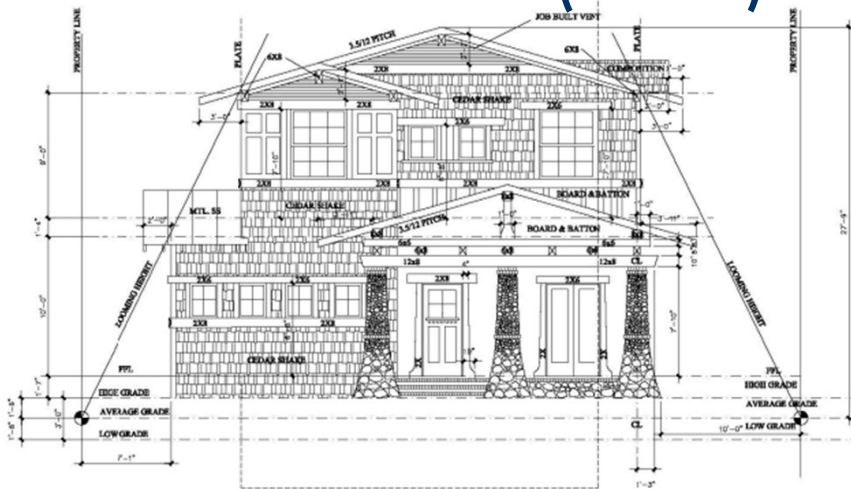


- Demolition Review
  - Significance Review
    - Complete
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof

# PROPOSED SITE PLAN

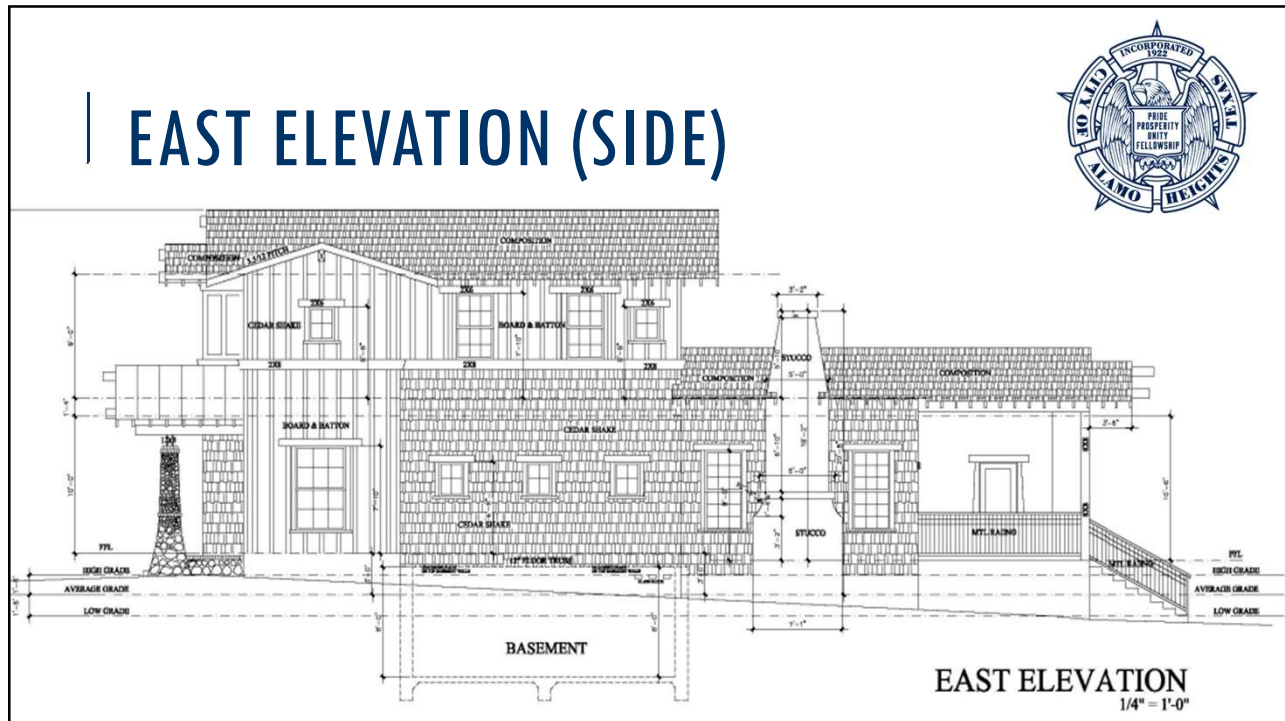
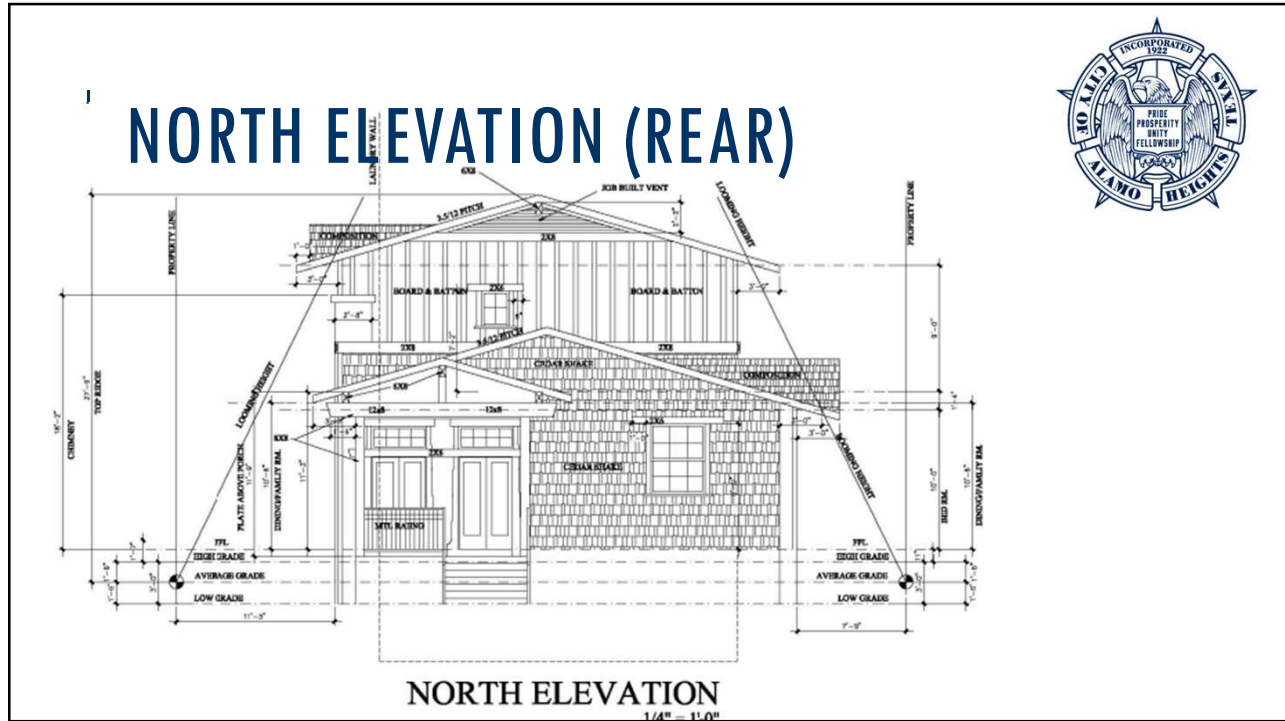


# SOUTH ELEVATION (FRONT)

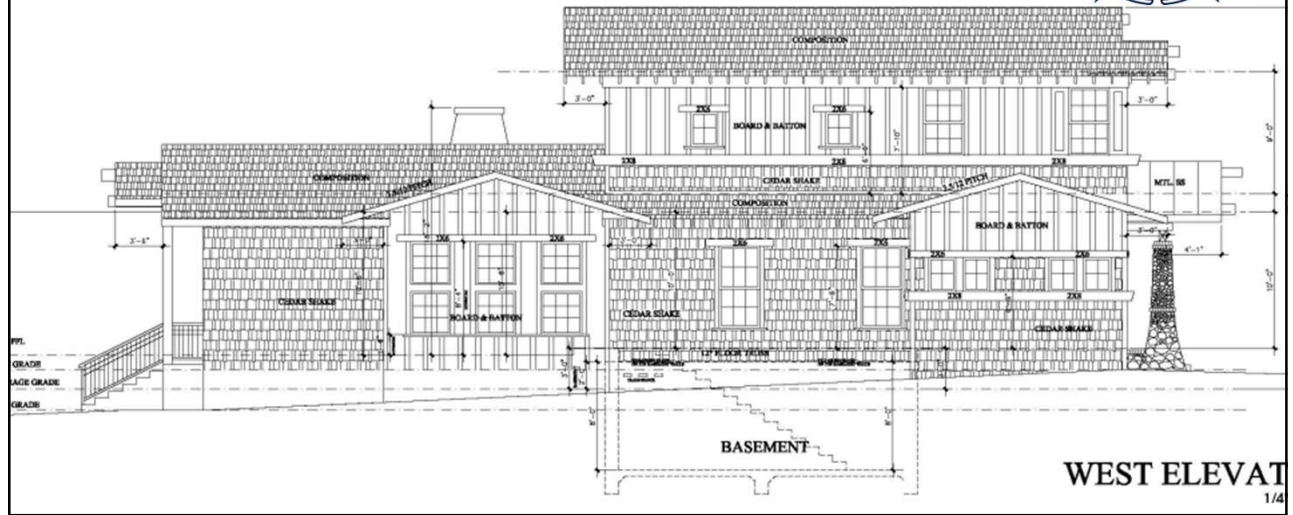


- **Height:** 27ft 9-in
- **Siding:** Board & Batten and Cedar Shake
- **Roof:** Composition Shingles

SOUTH ELEVATION  
1/4" = 1'-0"



# WEST ELEVATION (SIDE)

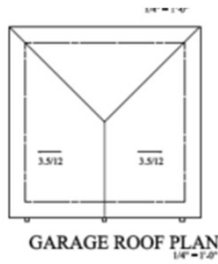


# DETACHED GARAGE



- Height: 13ft 5-in
- Siding: Cedar Shake
- Roof: Composition Shingles

# ROOF PLANS



# POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing (in sq.ft)	Proposed (in sq.ft)
Lot Area	7,708	7,708
Main House: 1 <sup>st</sup> Floor	2850	1,993
Main House: 2 <sup>nd</sup> Floor		945
Front Porch		124
Side Porch		
Rear Porch		172
Garage/Carport: 1 <sup>st</sup> Floor		400
Garage: 2 <sup>nd</sup> Floor		
Shed	200	
Breezeway		
Covered Patio Structure		
Other Accessory Structures		
<b>Total Square Footage:</b>	<b>3,050</b>	<b>3,634</b>
<b>Total Lot Coverage:</b>	<b>3,050 sq ft / 39.57%</b>	<b>2,689sq ft / 34.89%</b>
<b>Total FAR</b>	<b>3,050 sq ft / .396</b>	<b>3,338sq ft / .433</b>

**Bonuses Utilized**

+2 – 1-story accessory structure



## POLICY ANALYSIS



- Currently completing plan review process
- Tentatively scheduled for the City Council meeting of October 09, 2023 pending the board's recommendation.

## 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: (2)



# ARB CASE NO. 905P 4821 BROADWAY ST

## PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## SUMMARY



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

# PROPERTY



- B-1
- West side of Broadway St, south of Patterson Ave
- 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

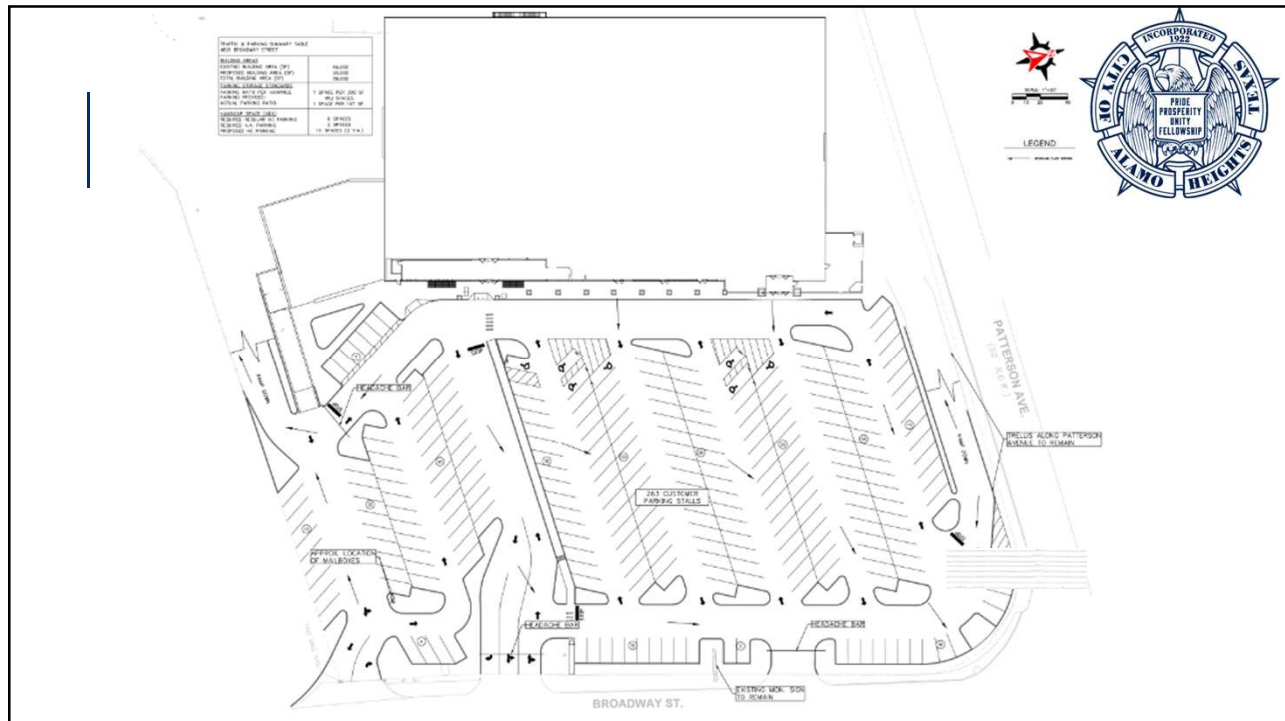


Existing Parking Deck

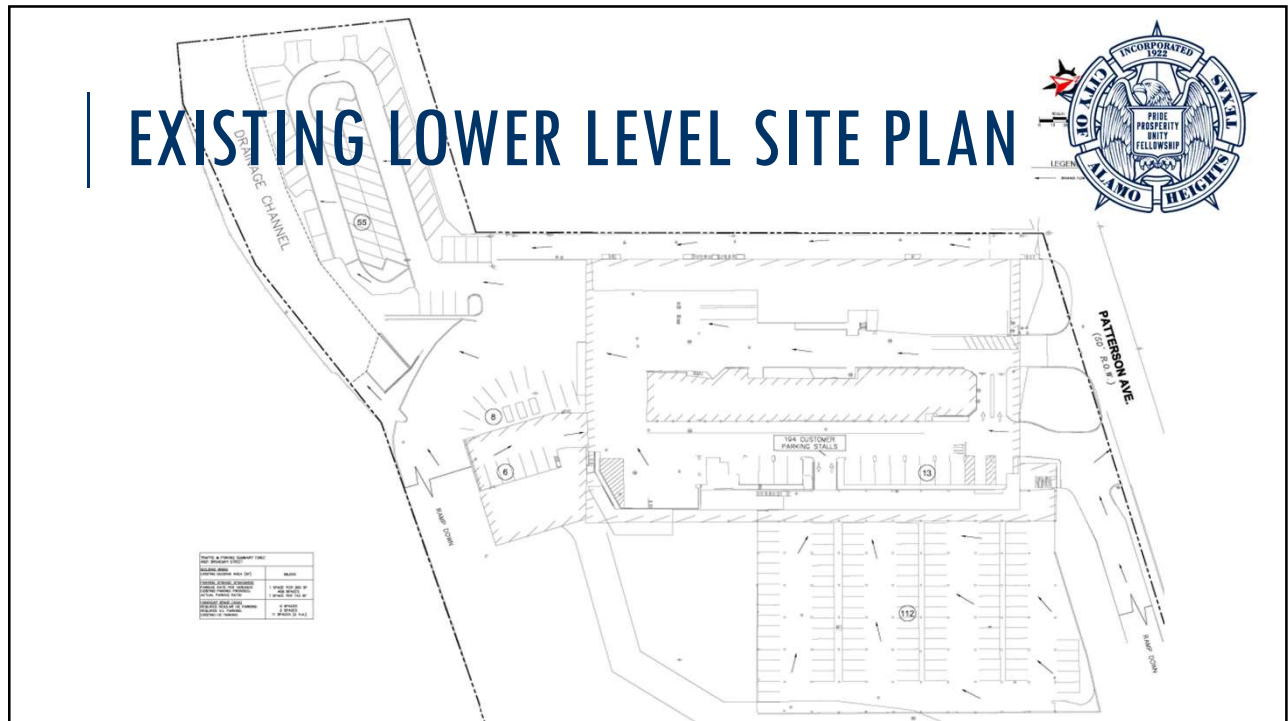
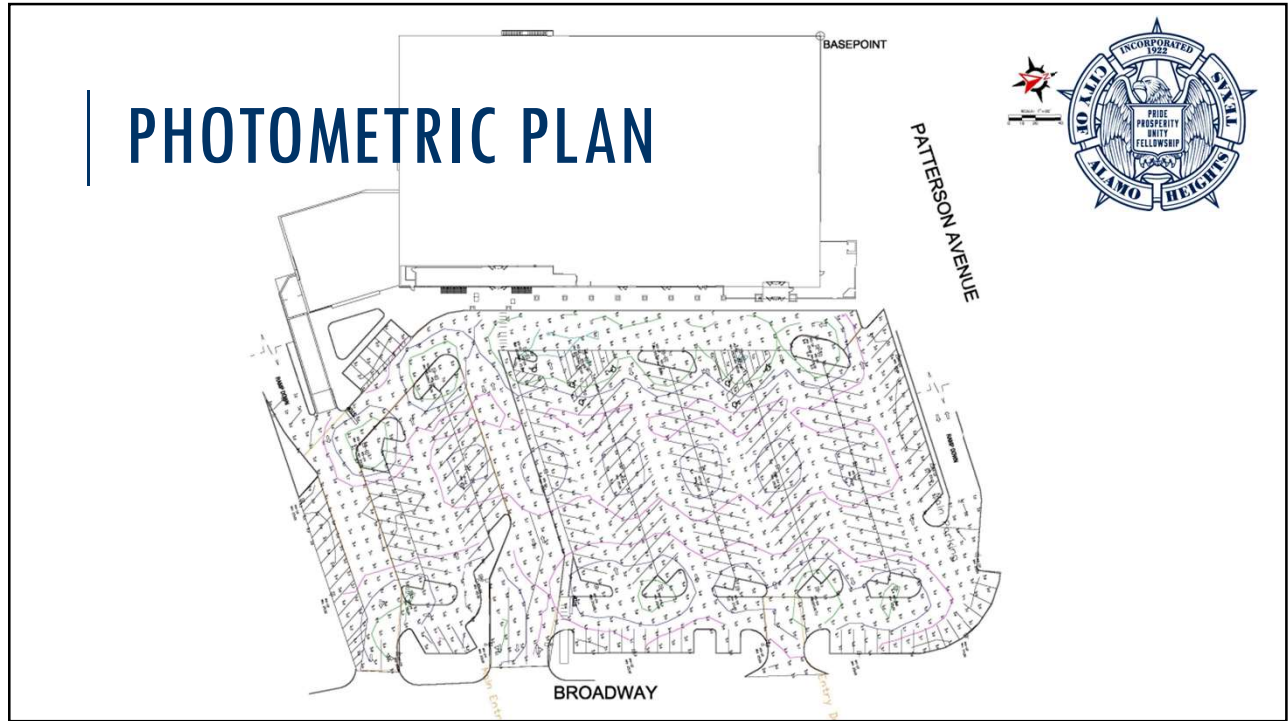


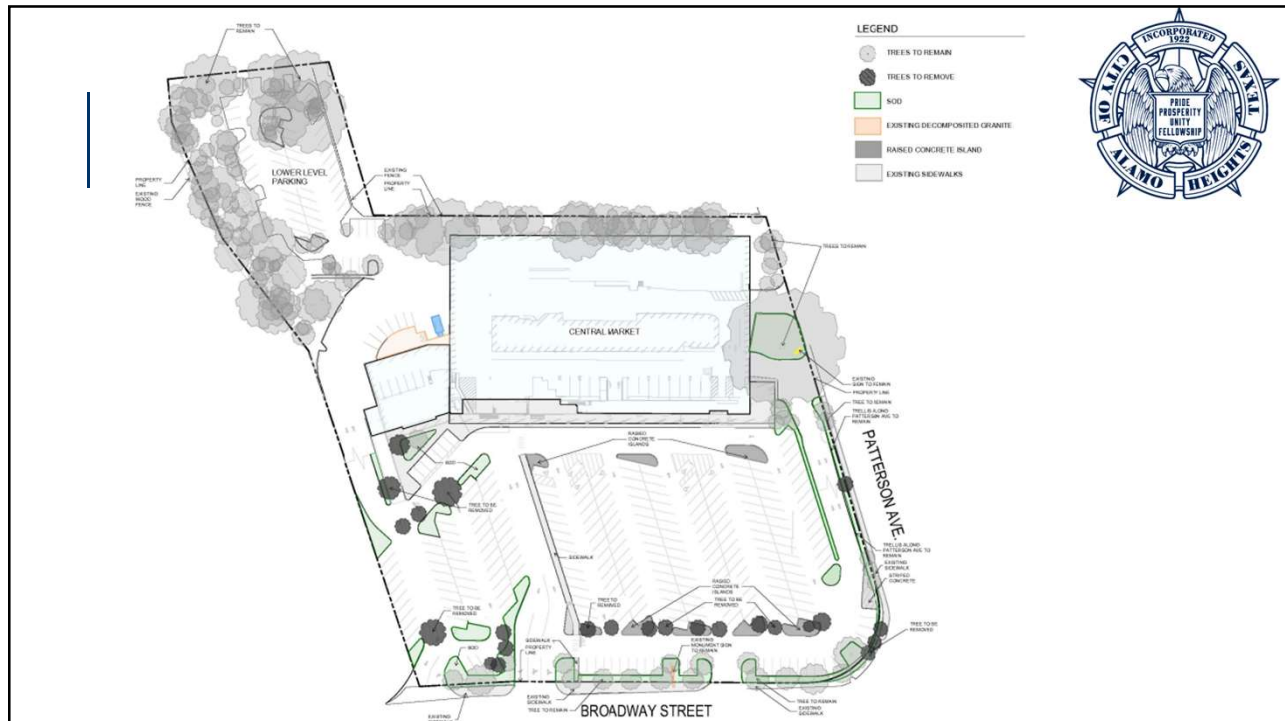
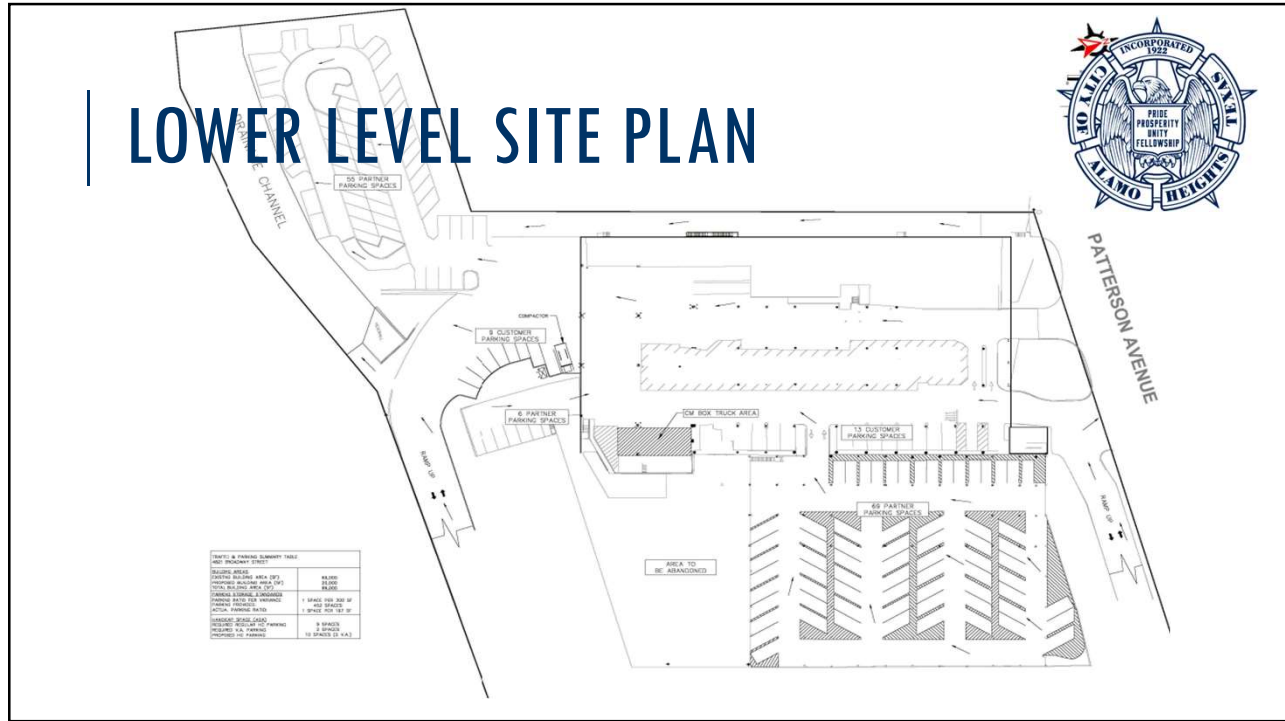
Existing Underground Parking













Existing Conditions



Exterior Perspective



Existing Conditions



Exterior Perspective



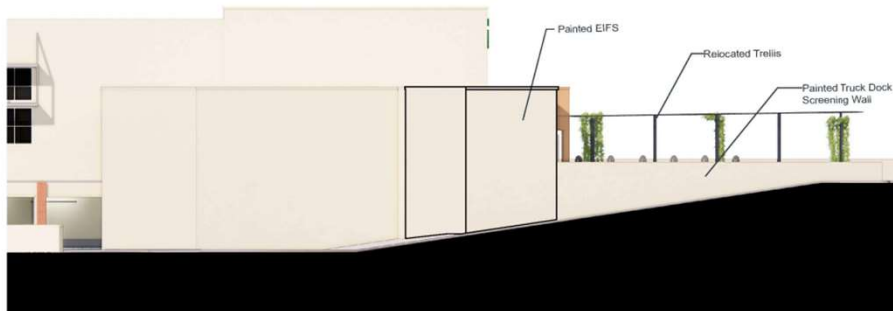
Existing Conditions



Exterior Perspective



Produce Dock / Curbside Front Elevation



Produce Dock / Curbside Front Elevation





## PROPOSED PLAN



Overall Front Elevation

## POLICY ANALYSIS



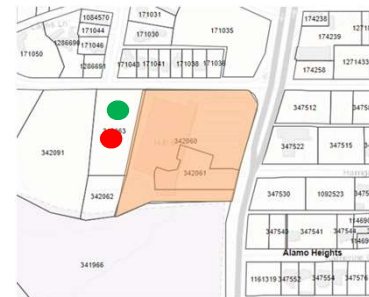
- The applicant has not formally submitted their request for a building permit. A plan review will be required to ensure compliance with zoning regulations and adopted building codes prior to approval of a building permit.
- The project will require Final Review by the Architectural Review Board and approval by City Council. No variances are anticipated with the project.



# 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)



# POTENTIAL UPDATES TO ARCHITECTURAL REVIEW BOARD ROLES & RESPONSIBILITIES

SEPTEMBER 19, 2023



## ADMINISTRATION

Presented by:  
Phil Laney,  
Assistant City Manager

## SUMMARY



- Potential updates to Architectural Review Board roles and responsibilities
- Changes to potentially impact ARB's current roles in Construction & Demolition
- Preliminary proposal: ARB to assist in granting zoning bonuses for preferred designs

## ARB ORDINANCE REVIEW



- Council directed staff to
  - Review ARB ordinance
  - Provide proposals on new ARB purpose, structure & procedures
- Considerations/priorities for ARB review
  - Strengthen City's ability to enforce codes
  - Comply with state law
  - Maintain & promote City character
  - Remove subjectivity of ARB roles
  - Ensure bonuses rationally related to zoning regulations

## ARB ORDINANCE REVIEW FINDINGS



- Most current ARB criteria covered by existing zoning/building code or subjective
- Existing Code
  - Land use
  - Planning & siting
  - Scale
  - Open space
  - Access
  - Natural features
  - Building components
  - Energy efficient
- Subjective
  - Compatibility
  - Significance
  - Aesthetics & character
  - Appropriate design
  - Desirable & functional environment
  - Suitable & adaptable to site

## POTENTIAL ARB PROPOSAL



- Feedback gathered from Council subcommittee, City Attorney & contracted City building inspector
- Considering amending building process to allow for two-tracks
  - Standard – default option with no zoning code bonuses (ex. FAR, lot coverage, height)
    - FAR & lot coverage to be reduced slightly (.45 & .40 now)
  - Performance – elective option, all eligible bonuses available
    - FAR & lot coverage lowered significantly but with bonuses, max ratio exceeds Standard
    - ARB to provide final recommendation on awarding bonuses



## POTENTIAL ARB PROPOSAL

- Elective, Performance track may lessen relationship of bonuses to zoning regulations
- Two tracks gives customers options while incentivizing preferred design elements
- Reviews of Performance-track projects may have more design-based considerations
  - Subject matter experts (SMEs) needed to conduct reviews & project consultations on design elements
- Exceeding max ratio amounts set by code still requires variance from BOA



## ZONING CODE BONUSES

- Zoning code allows for administrative issuance of bonuses to Floor Area Ratio, Lot Coverage & Height
  - Issued for preferred features/characteristics
- Policy requirement (bonus) must be rationally related to zoning regulation(s)
 

<ul style="list-style-type: none"> <li>▪ Height, number of stories &amp; size (height)</li> <li>▪ % of a lot occupied (lot coverage)</li> <li>▪ Size of yards, courts, open spaces</li> <li>▪ Population density</li> <li>▪ Location &amp; land use (zoning)</li> <li>▪ Street congestion</li> <li>▪ Safety</li> </ul>	<ul style="list-style-type: none"> <li>▪ Health &amp; general welfare</li> <li>▪ Light &amp; air</li> <li>▪ Land overcrowding</li> <li>▪ Population concentration</li> <li>▪ Adequate transportation, water, sewers, schools, parks &amp; other public requirements</li> <li>▪ General police powers</li> </ul>
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## POTENTIAL ZONING CODE BONUSES



1. 1:1.5 height-looming ratio for main structures (*Existing*)
2. Side or rear street/alley access (*Existing*)
3. One-story garage (*Existing*)
4. Preservation of 50% of main (*Existing*)
5. Windows - Same head heights across elevations; same type of windows on 90% of elevation; face of window sash set back 1.5" from siding (traditional style dwelling)
6. Maximum of 6 primary roof planes (4 additional planes for dormers)
7. Bottom plate of side & rear-facing windows do not loom more than 1:1.5 over adjacent property
8. Architectural aesthetic consistent with architectural fabric of street (similar materials & design styles)
9. Presence of porches & balconies
10. Continuity of main & accessory buildings/garages
11. Continuity of additions/renovations with original structure
12. Coherent articulation

## NEXT STEPS



- ARB to provide any additional bonus ideas (preferred design elements) and prioritization
- Discussion with Council Subcommittee on ARB feedback (and recommendation, if applicable)
- Consideration of potential changes to demolition standards & sign code
- Council consideration of code updates for ARB