

# ARB CASE NO. 948S 6900 BROADWAY ST PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

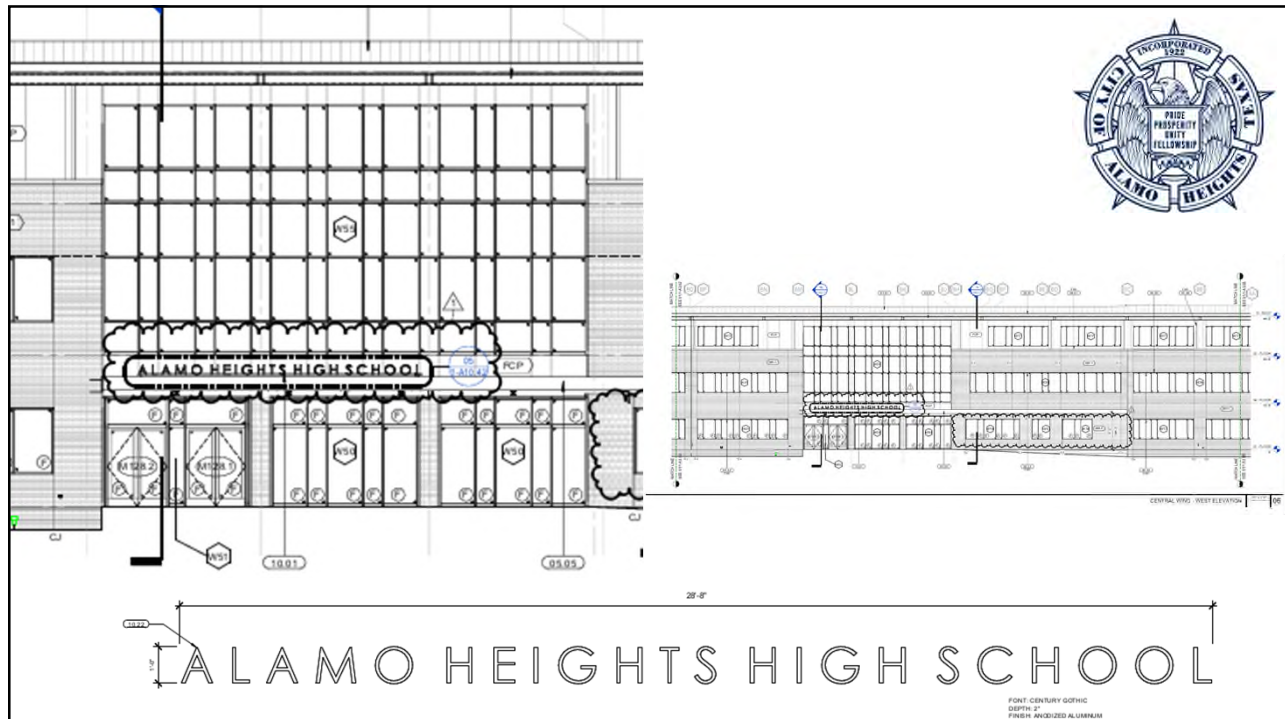
Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- Broadway
  - East side at intersection of Castano
  - Permanent Signage

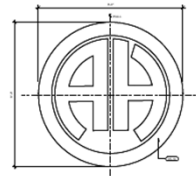
## Academic Sign Renderings



Visitor Field House Sign Renderings



# PROPOSED



IT'S A GREAT DAY  
TO BE A MULE!!!

HARRY B. OREM STADIUM

# ARB CASE NO. 951S 4821 BROADWAY ST

## PERMANENT SIGNAGE



### COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

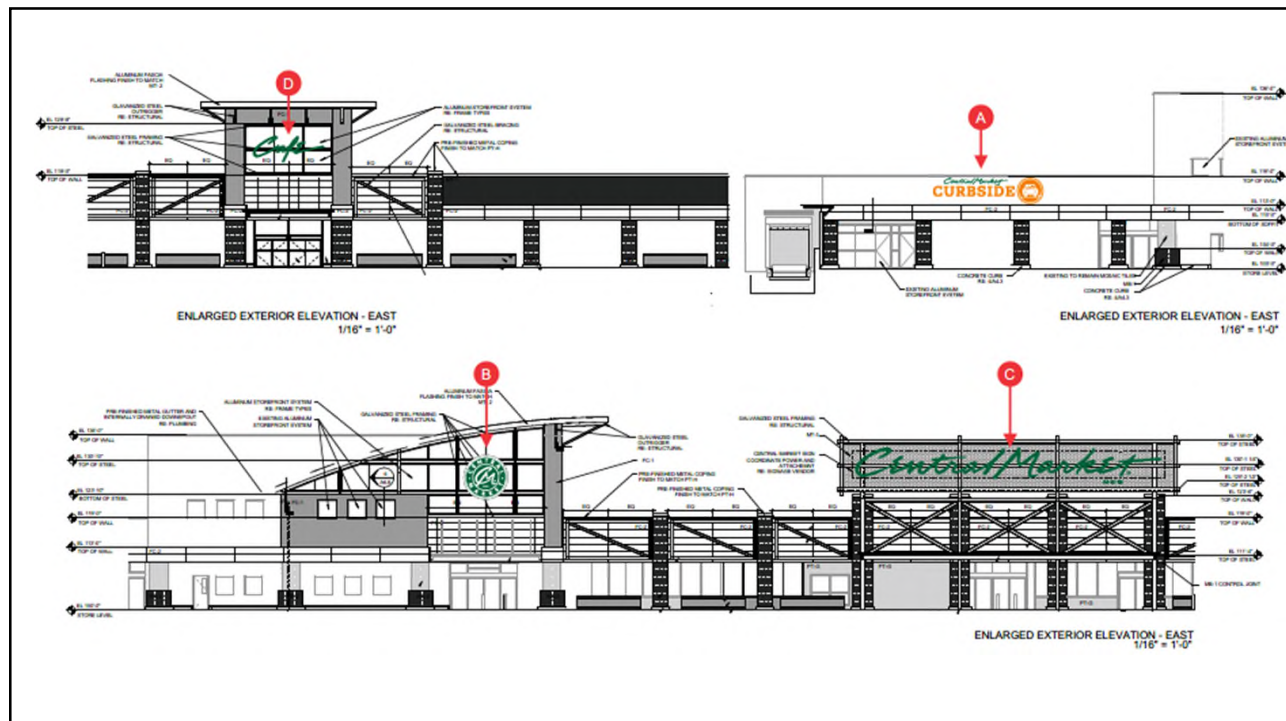
## PROPERTY

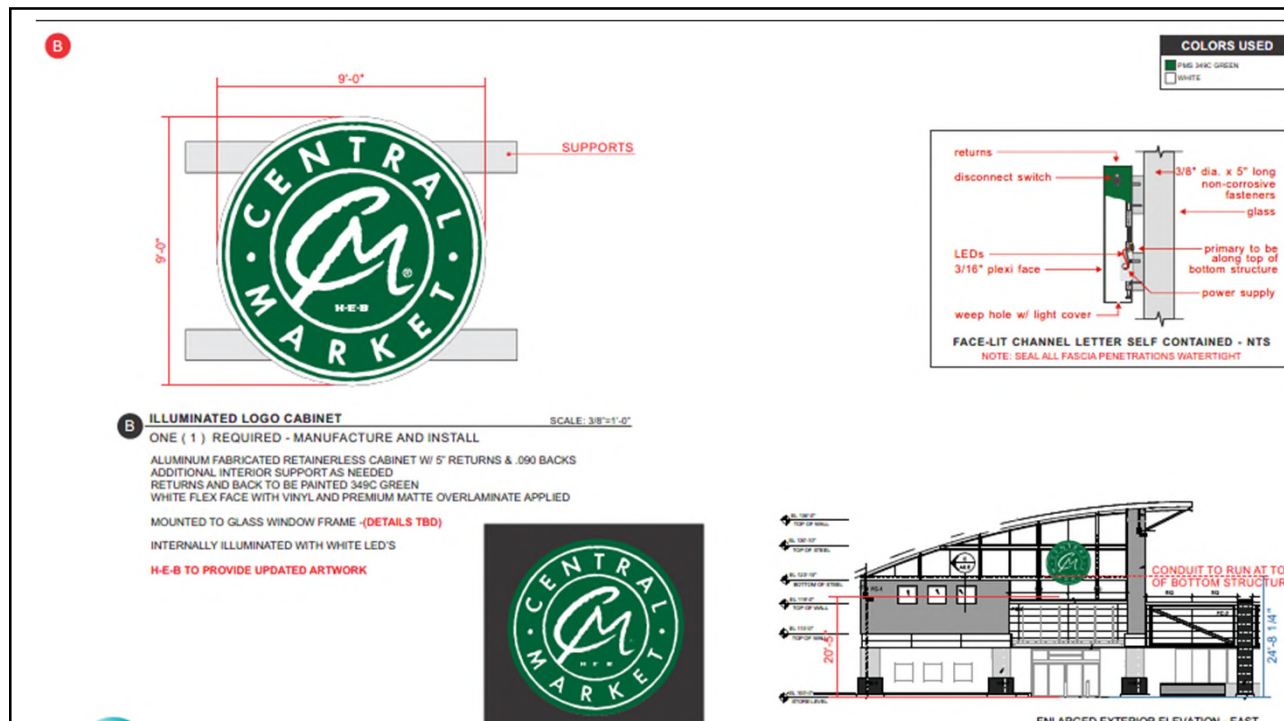
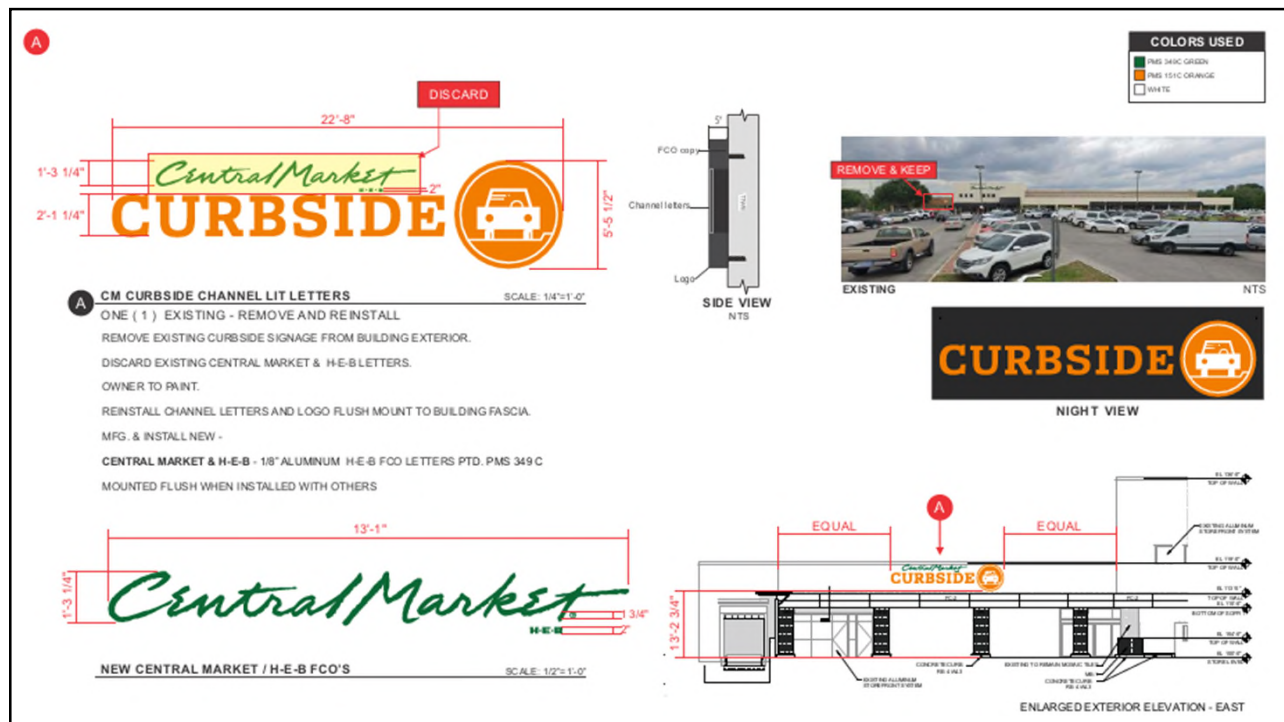


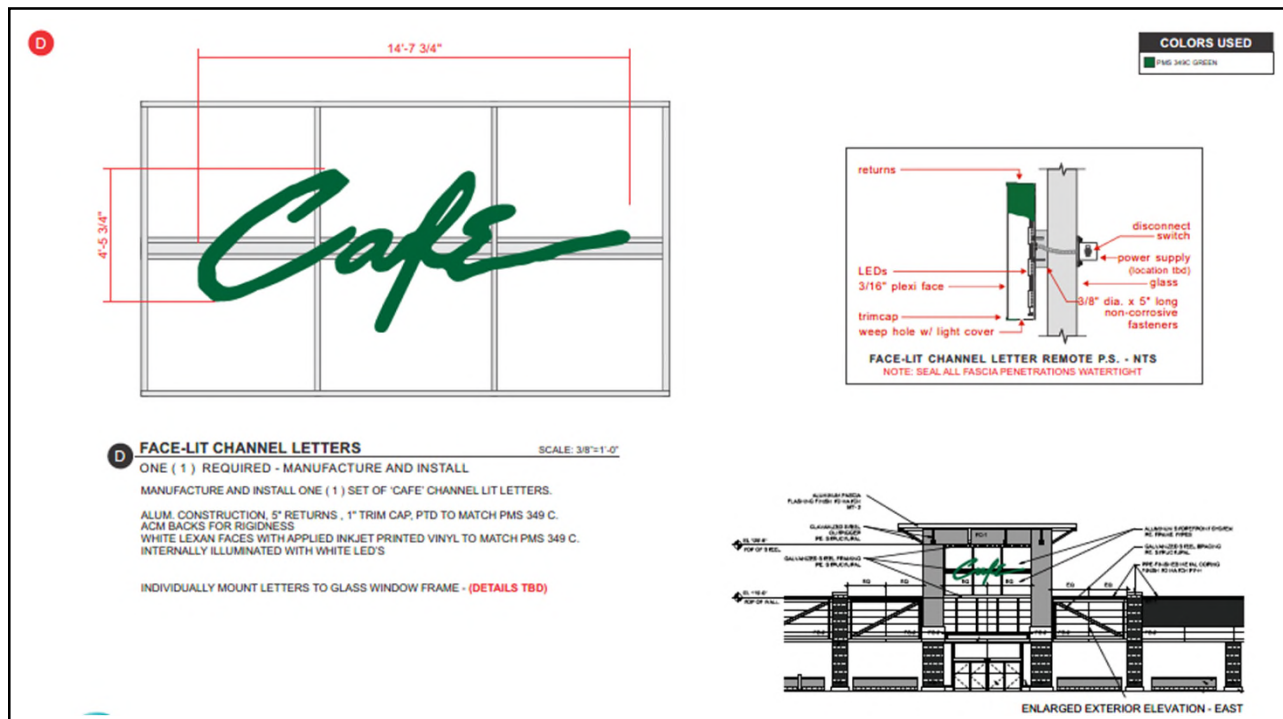
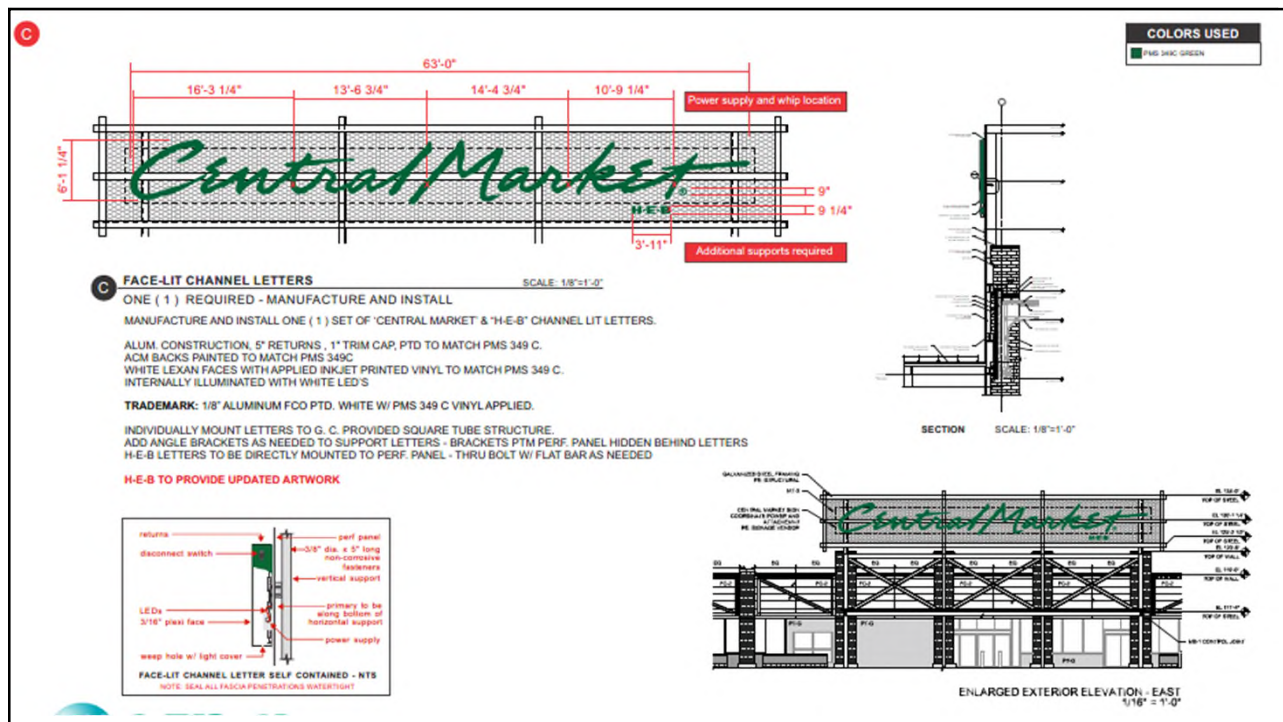
- B-1
- Broadway
- West side,  
intersection with  
Patterson Ave
- Permanent  
Signage



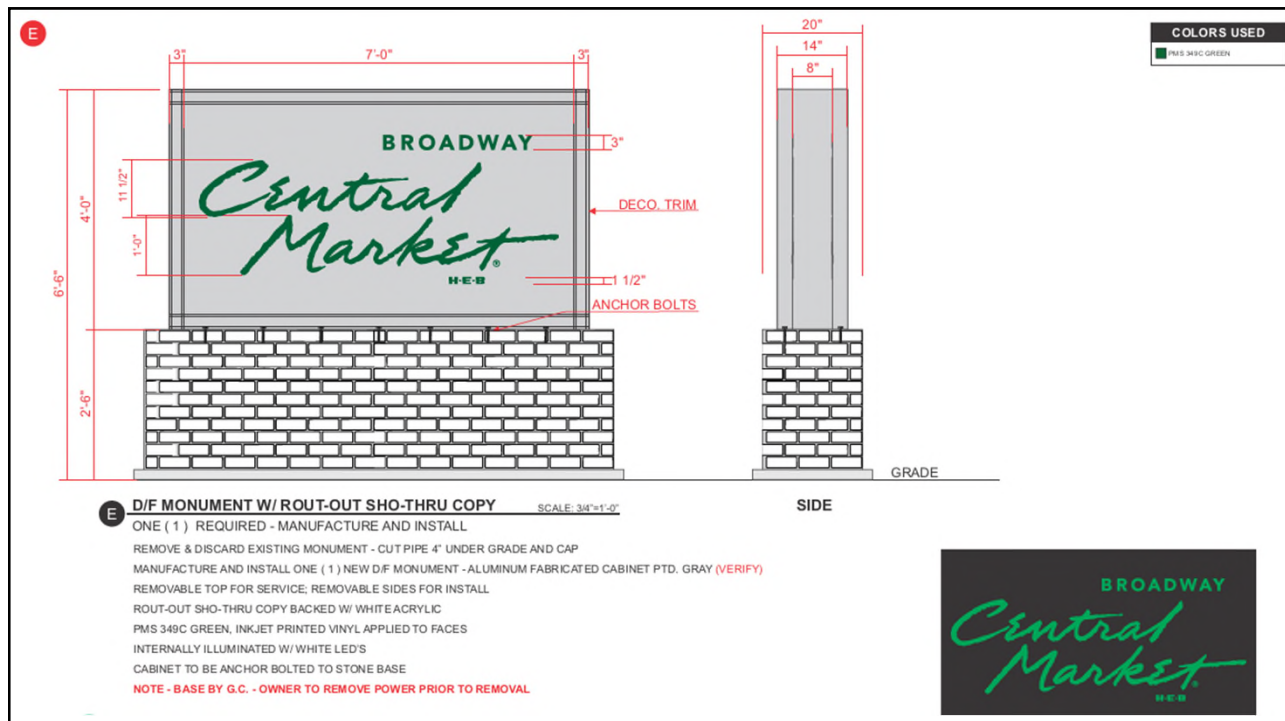




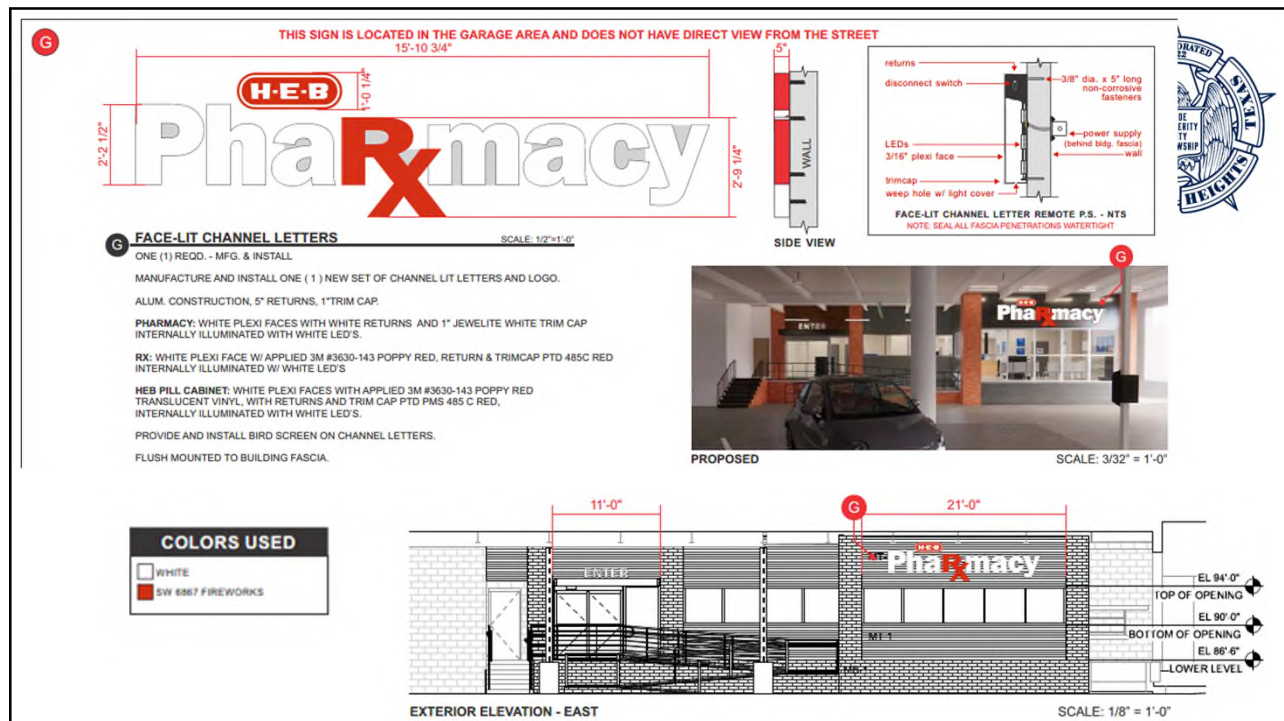
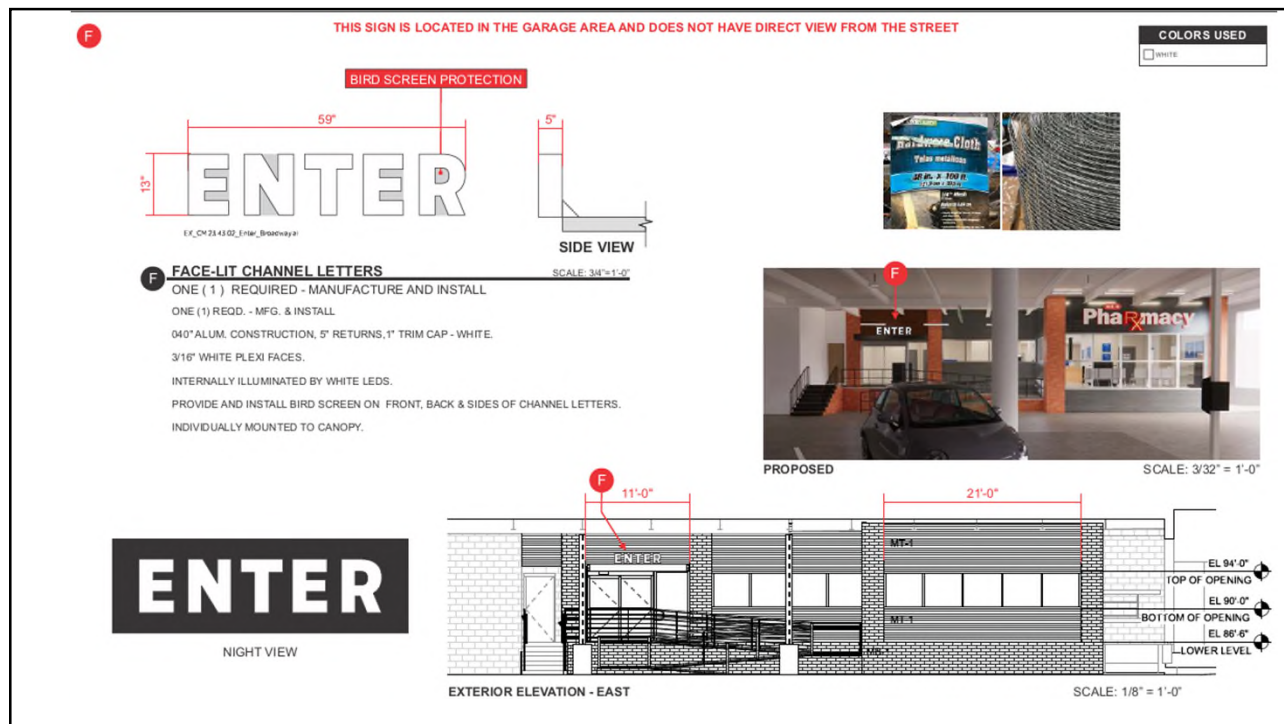








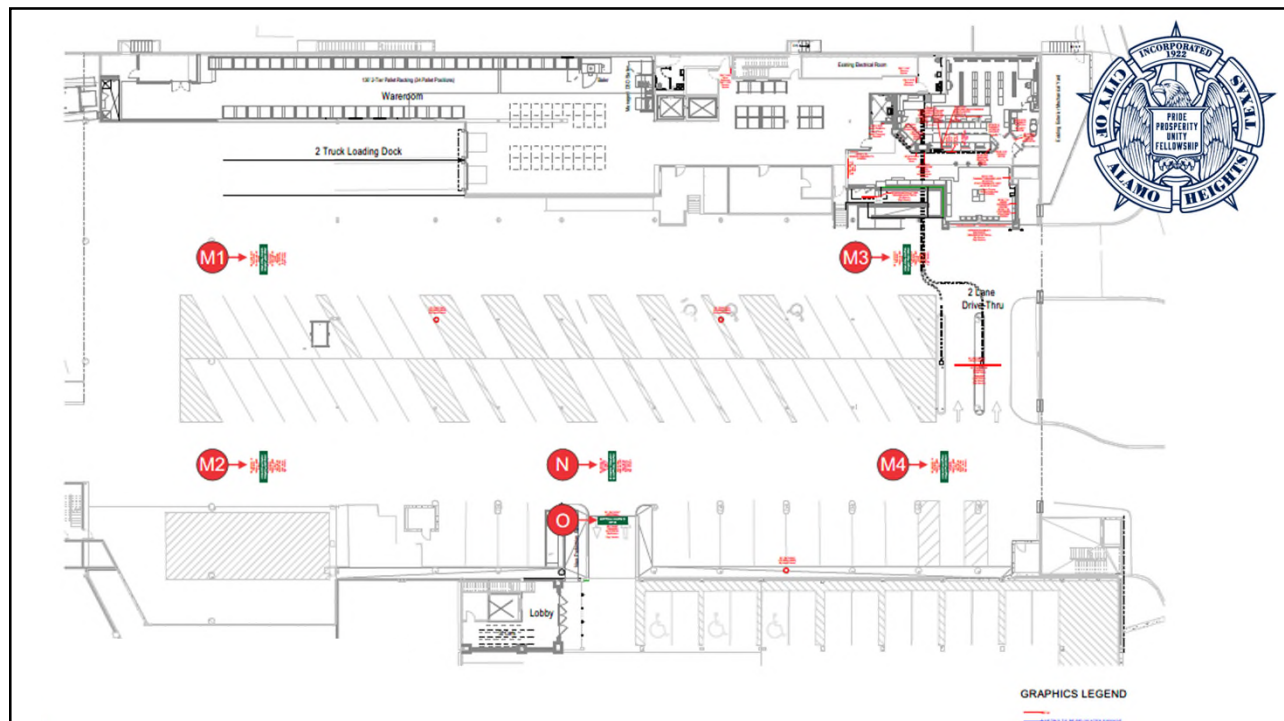
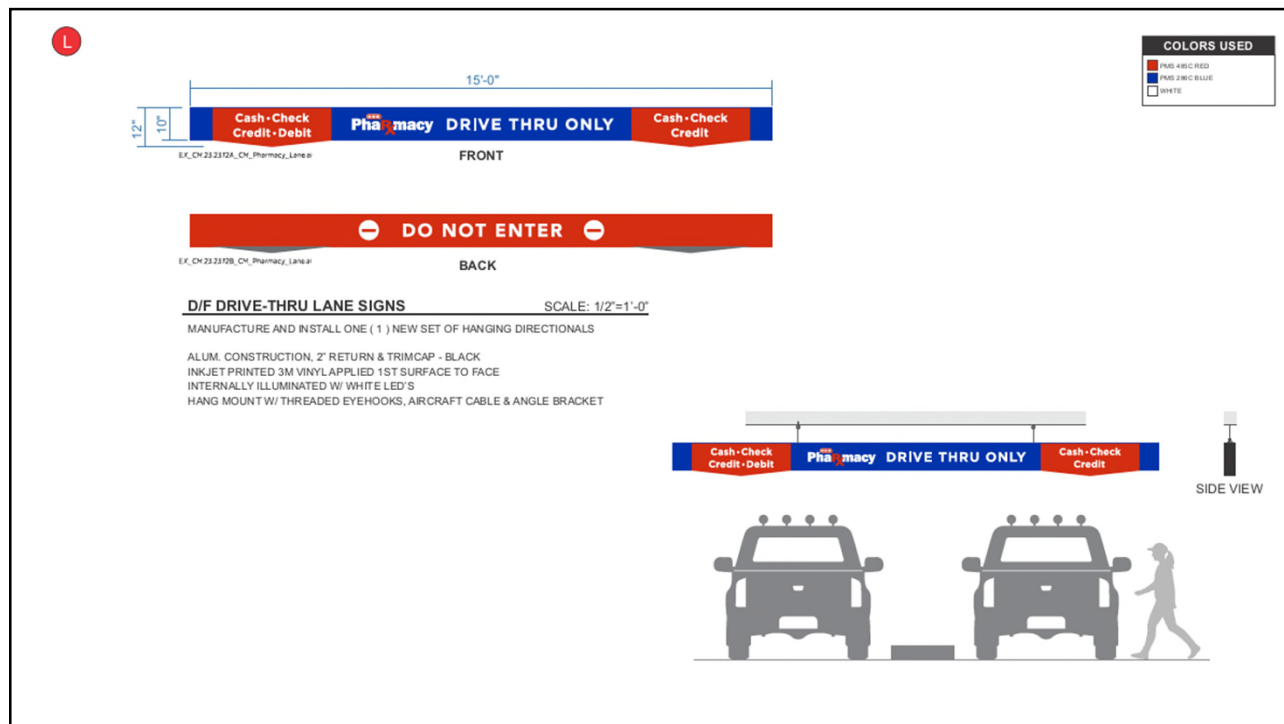


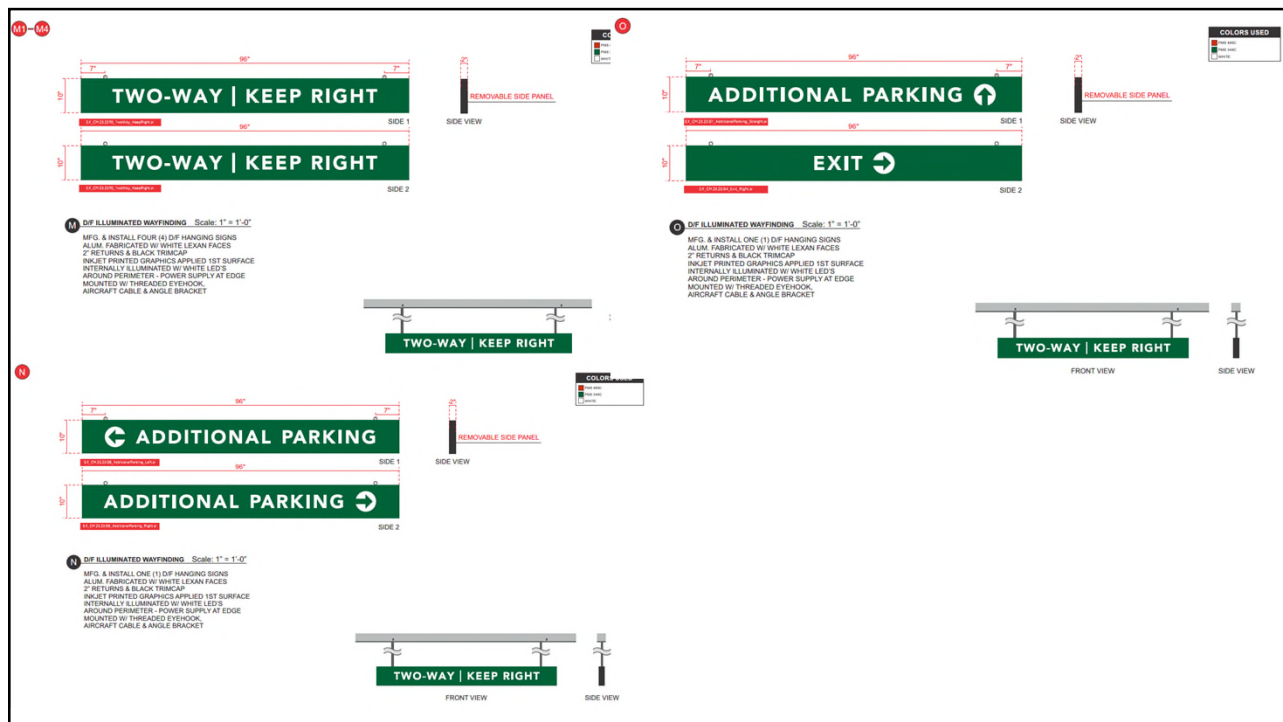












## POLICY ANALYSIS



- **Sec. 15-32 – Limitation of signs for business or office premises.**
- (b) Freestanding business or office building.
  - (1) Only one (1) external identification sign shall be permitted for a building that faces a street bordering that business or office building.
  - (2) Buildings that face more than one (1) street may have an identification sign facing each street.
  - (3) Each business or tenant may have one additional hanging blade sign, limited to three (3) square feet to help pedestrians identify businesses (see "hanging blade sign" definition).

## POLICY ANALYSIS



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    - (2) Buildings that face more than one (1) street may have an identification sign facing each street.
    - (3) Each business or tenant may have one additional hanging blade sign, limited to three (3) square feet to help pedestrians identify businesses (see "hanging blade sign" definition).

ARB CASE NO. 946F  
221 CHESTER ST

COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director



## PROPERTY



- SF-A
- West side  
between Hubbard  
Ave and Poco St
- New Construction

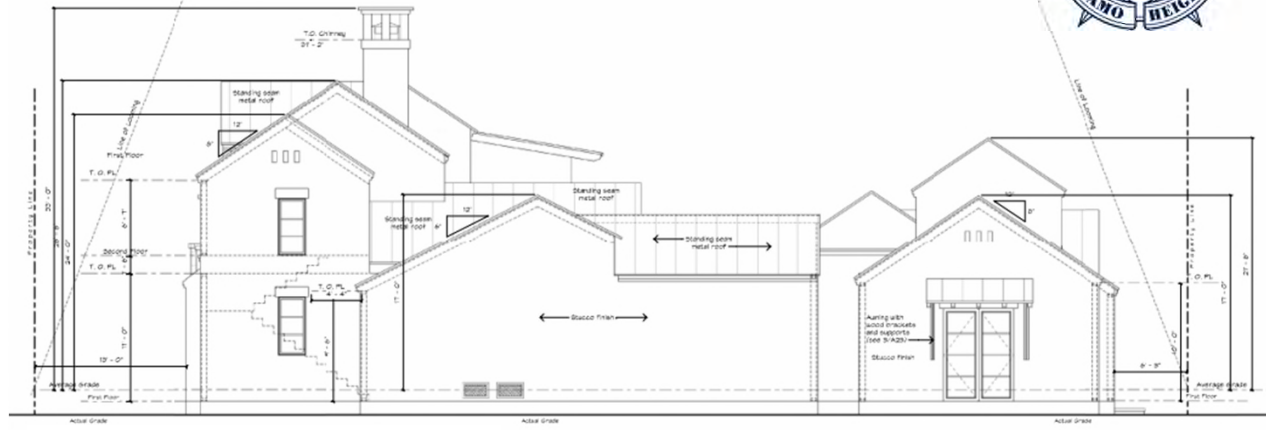
## BACKGROUND



- 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



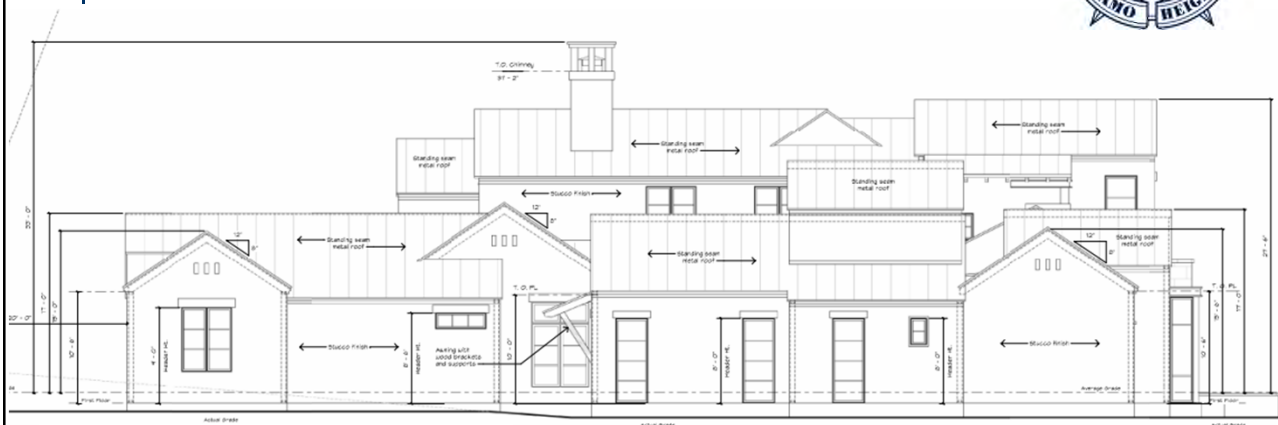
# WESTERN ELEVATION



- **Height:** 27ft 6-in
- **Siding:** Stucco
- **Roof:** Standing Seam Metal

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

# SOUTHERN ELEVATION

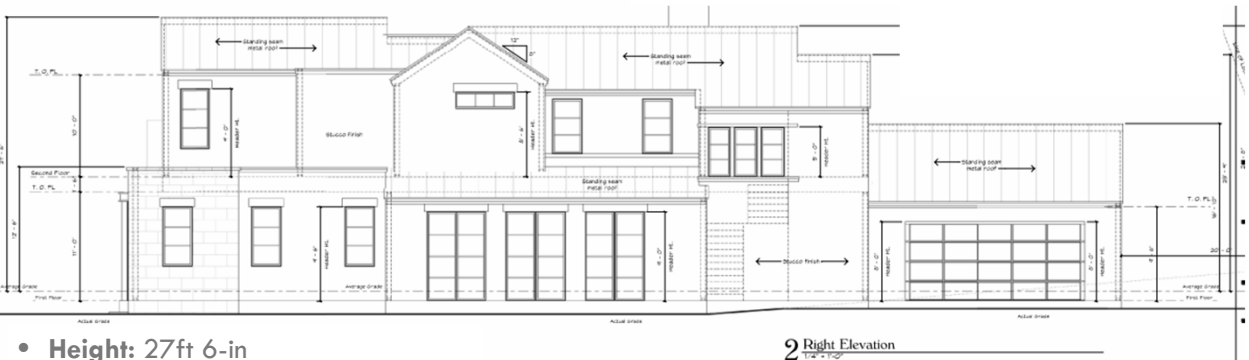


- **Height:** 27ft 6-in
- **Siding:** Stucco
- **Roof:** Standing Seam Metal

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

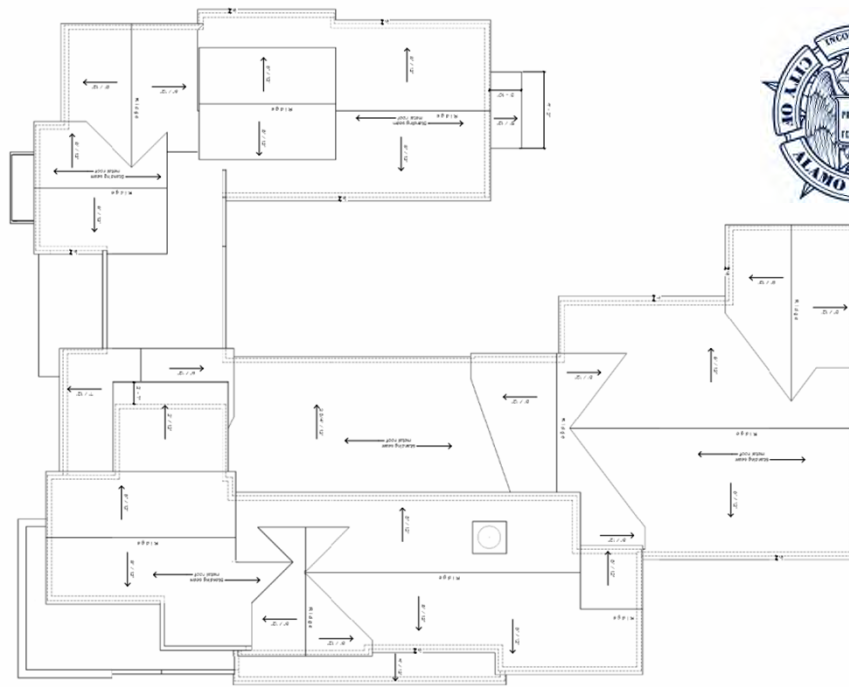


# NORTHERN ELEVATION



- **Height:** 27ft 6-in
- **Siding:** Stucco
- **Roof:** Standing Seam Metal

# 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	14992	14992	Footprint of all structures		5227
Main house: 1st floor*		3685	Driveway/Parking Pad		2244
Main house: 2nd floor		1350	Walkways		300
Front porch*		92	Swimming Pool/Spa		271
Side porch*			Other impervious cover:		
Rear porch*			<b>Total Impervious Cover:</b>		8042
Garage/Carport: 1st floor*		950	<b>Stormwater Development Fee:</b>		
Garage: 2nd floor			<b>Impervious Cover within Front Yard Setback Area</b>	<b>Existing (in sq. ft.)</b>	<b>Proposed (in sq. ft.)</b>
Shed*			Front yard setback area		2964
Breezeway*			Footprint of any structure(s)		
Covered patio structure*		500	Driveway/Parking Pad		356
Other accessory structures*			Walkways		300
<b>Total Square Footage:</b>		6577	Other impervious cover:		
<b>Total Lot Coverage*:</b>	5227/14992=.35		<b>Total Impervious Cover within Front Yard Setback:</b>	656/2964=.22	
<b>Total FAR:</b>	6577/14992=.44				
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		

\*\*All calculations to be verified during plan review process.\*\*

# RENDERING



## POLICY ANALYSIS

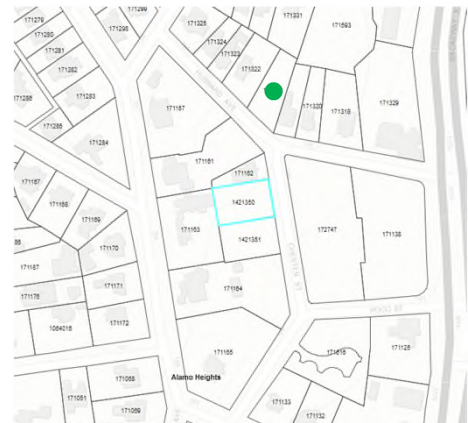


- Project required to complete plan review process to ensure compliance with current regulations.
- Tentatively scheduled for the City Council meeting of October 14, 2024 pending the board's recommendation.

## PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (1)                      Neutral: (0)
  - Oppose: (0)





# ARB CASE #947F 6900 BROADWAY ST

## FINAL REVIEW



### COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

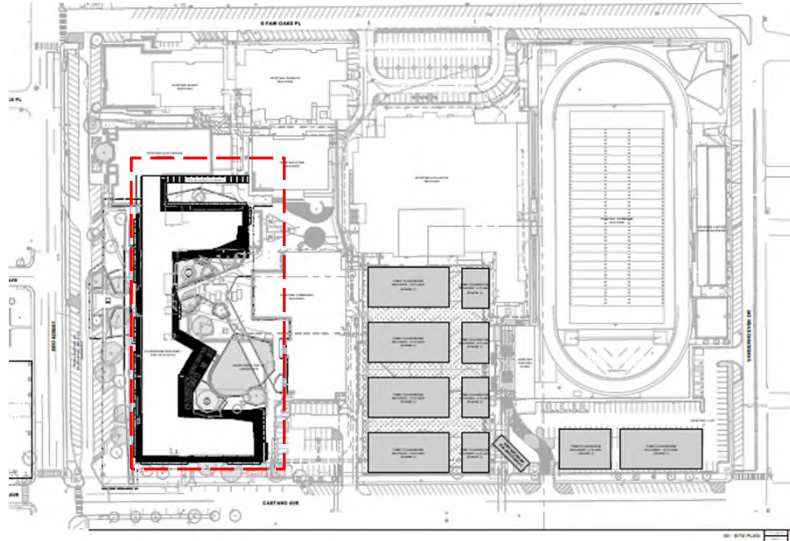
## PROPERTY



- SF-A
- East side of Broadway St between E Fair Oaks Pl and Castano Ave
- Academic Building
- New Construction



## SITE



## STRUCTURE





## STRUCTURE



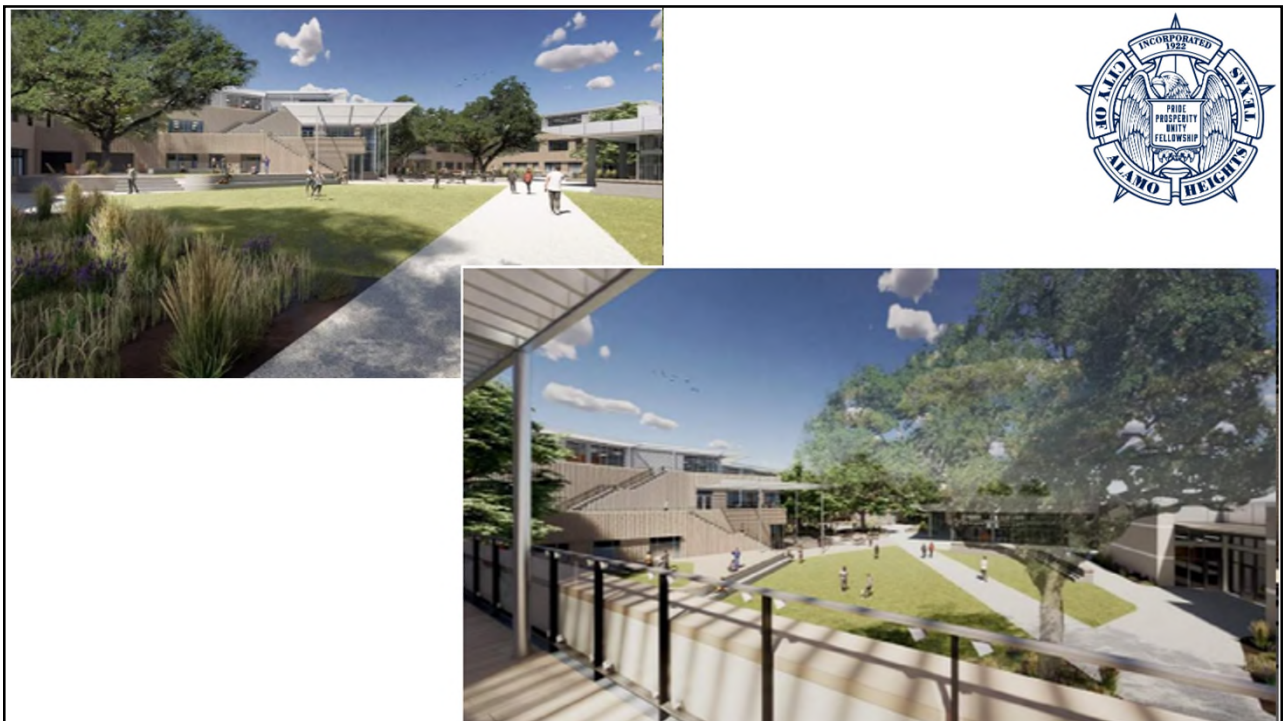
## STRUCTURE



# STRUCTURE









## POLICY ANALYSIS



- Architectural Review Board
  - Preliminary Review – January 16, 2024
  - Demolition Review (Significance) – January 16, 2024
    - City Council – February 12, 2024
  - Final Review – September 24, 2024
- Planning & Zoning Commission
  - SUP – May 06, 2024
    - City Council – May 13, 2024
- City Council – October 14, 2024 (Pending Recommendation)
- 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: (0)                      Neutral: (0)
  - Oppose: (0)

