

JUL 2021
APPROVAL

ROOF BEARING
35' - 0"

RESIDENTIAL LEVEL 2
23' - 0"

RESIDENTIAL LEVEL 1
10' - 4"

GARAGE LEVEL
0' - 0"



① EAST ELEVATION (001)
1/8" = 1'-0"



① SOUTH ELEVATION (002)
1/8" = 1'-0"



① WEST ELEVATION (003)
1/8" = 1'-0"

ROOF BEARING
35' - 0"

RESIDENTIAL LEVEL 2
23' - 0"

RESIDENTIAL LEVEL 1
10' - 4"

GARAGE LEVEL
0' - 0"

① NORTH ELEVATION (004)
1/8" = 1'-0"

there was an existing access from the church parking lot to the rear. It was determined that gate was still there, but there would be another gate on the other side of the screen to prevent people from hiding back by the generator. Mr. Marshall explained he wanted to add height to the existing wall to control sound and hide the generator (11'-12'). Board Member Mead indicated this abuts to the rectory where several priests live, and Mr. Marshall stated this location seemed to be the least invasive. Board Member Mead advised the church already had noise from the federal courthouse, and this would add to it both in noise impact with concentrating all the equipment on that corner. Mr. Marshall stated he could consult with the engineers to see if they could slide it down, however, it could impact one of the larger trees. He explained they could slide the wall down and restripe the handicapped spaces; they also had the option to lose two handicapped spaces and remain in compliance.

Board Member Mead made a motion to deny with the encouragement to resubmit with the relocation further down the wall to minimize impact on the residential structure and minimize the impact on the ADA access closest to the building. Board Member Villegas seconded the motion, and it carried unanimously. Section 12-3-27(f)(4)g and 12-3-27(f)(4)h were cited as applicable sections of code. Mr. Marshall advised they would return with the modification.

Item 8

400 BLK Cevallos Street

**PHD
HC-1**

New Construction-Conceptual

Action taken: Conceptual Approval.

Mr. Spencer presented to the Board and stated this was the least elaborate conceptual of his presentations and was intentional. He was approaching the Board mainly for site plan and form approval. He indicated the structure was 58% wood siding with a standing seam metal roof and a two-resident dwelling. Staff confirmed this application was similar to the submittal approved in 2017, and the variance granted in 2017 was still valid. Staff also verified this mass was consistent with the version of the project at the time the variance was requested.

Chairperson Salter wanted to take the opportunity to address the fact a lot of houses in the block with the exception of the SSD were not a mix of materials, and he offered they might consider that. He appreciated the use of stucco was in the recessed areas, but he would like to see more traditional materials. He also appreciated the treatment of the recessed garage on the southern elevation. He also addressed the north and west horizontal windows which were not typically found in this district and suggested looking at that and finding ways to reduce the strong horizontal element. Mr. Spencer asked about recessing the space and adding shutters so it would read as vertical, and the transom would still function bringing the light in while providing privacy. Chairperson Salter agreed with having the treatment reading as vertical. Mr. Spencer indicated the balconies protrude out further than the roof line for the "open to sky above" feel. He also suggested a railing type on the south side would be different from the design on the east side. He indicated he leaned toward interpretative style more than the historic replication. Board Member Mead stated since there was a variance on the height, he suggested treating the base the same all the way around, with the variations above that. Mr. Spencer noted that translucent garage doors were inappropriate for this structure.

Board Member Yee made a motion for conceptual approval, seconded by Board Member Fogarty, and it carried 6 to 1 with Board Member Spencer recusing.

Item 9

200 S. Alcaniz Street

**PHD
HC-1**

Variance-Contributing Structure

Action taken: Approved with Comments.

Assistant City Attorney Lindsay explained the rules for the quasi-judicial function to allow the