



## MEMORANDUM

9-A

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CITY OF SANTA MONICA PLANNING DIVISION

**DATE:** February 03, 2020  
**TO:** The Architectural Review Board  
**FROM:** Planning Staff  
**SUBJECT:** Item 9A. Streamlining Architectural Review Board (ARB) Process

As discussed in a special meeting on September 25, 2019 the Board expressed interest in broadening staff level review in order to streamline the ARB process. (See memo and minutes attached). As a point of clarification, SMMC Section 9.55.120 enables this action:

“...the Board under authority of Section [9.55.070](#) of this Chapter, may, by resolution, authorize the building officer or other official to approve applications for building permits for minor or insignificant development of property which would not defeat the purposes and objectives of this Chapter.”

Further, from a process standpoint, pursuant to SMMC Section 9.55.050, the resolutions adopted by the Board shall be submitted for review and approval by the Planning Commission.

At the September 25 meeting, the Board provided input to staff to regarding how the staff resolutions may be revised:

1. **Façade remodels:** Board members generally agreed that staff level review for façade remodels that utilize quality materials and appear similar or as an enhancement to the existing building is appropriate.
  - a. Proposals to remodel properties on the Historic Resources Inventory would continue to be reviewed by the Board. Staff and the Board agree that HRI properties should be reviewed with special attention. We are proposing to maintain the current approach to reviewing HRI properties. Staff would continue to review minor modifications that clearly maintain the resource and comply with the Secretary of Interiors’ Standards for Rehabilitation. More significant changes will continue to go to the Board.
  - b. Façade remodels that are not consistent with the existing design on the Promenade and in the Main Street Commercial District would continue to be reviewed by the Board.
2. **Increase area of new or replacement landscape:** Board members expressed interest in staff level review for certain areas and expressed concern about staff level review for large areas of landscaping visible from the street. Based on a review of previous examples, staff is proposing increasing the staff level review to 1000 square feet.

From prior experience, applicants have often reduced the amount of landscape area below 150 square feet, sometimes resulting in awkward and partially landscaped areas in order to remain under possible staff approval authority. We suspect many more projects do not come before staff or the Board and remain outside of any review process. Additionally,

often façade remodels are accompanied by modifications to existing landscape. Often the 150 square feet limitation on staff level review requires a project to go to the Board when it would otherwise be reviewed at the staff level.

Alternatively, the Board may wish to consider different thresholds for different conditions:

- a. Areas not substantially visible from a public street
- b. Areas along the street frontage
- c. Replacement vs. new landscaping

In no case will staff have authority to approve landscaping that is not compliant with the Santa Monica Water Efficient Landscape and Irrigation Standards. The Office of Sustainability also has resources available on their website:

[https://www.smgov.net/Departments/OSE/Categories/Landscape/Landscape\\_Requirements.aspx](https://www.smgov.net/Departments/OSE/Categories/Landscape/Landscape_Requirements.aspx)

3. **Signage:** The Board agreed that staff can review signage that complies with the Zoning Code, including compliant Sign Programs. The staff resolution still includes the provision of 18" height and 25 square feet for individual signs to ensure signage remains properly sized.
4. **Additional Units Behind Existing Buildings:** The Board agreed that detached units that are behind existing buildings/at or toward the rear of the property could be reviewed at the staff level, with the exception of buildings on sloped lots. This would be consistent with review policies for Accessory Dwelling Units (ADUs).

In addition to the items discussed at the September 25, 2019 Study Session, staff would also like to bring forward to the Board consideration for expanding staff authority to approve building additions visible from the public right-of-way. ARB Resolution 95-001 includes a limit of 500 square feet.

5. **Building additions:** There are very few additions to buildings that are visible from the street. However, there is at least one example of such a project that could easily be reviewed by staff. The Board may wish to consider expanding staff review authority beyond 500 square feet currently included in the resolution.
  - a. Downtown buildings: The Downtown Community Plan has expanded available FAR and reduced the amount of open space required in a courtyard. There are a number of considerations here including
    - i. Courtyard not visible from the street (usable open space)
    - ii. Visibility from the street- consistent with existing design and massing
  - b. Citywide except Downtown – size, matching or improving design
  - c. Additions to HRI properties would continue to be reviewed by the Board.
6. **Awnings:** The current resolution allows new awnings to be review if such awnings are “constructed with an opaque canvas material and are not backlit.” The Board may wish to consider expanding materials allowed for awnings that may be approved administratively.

Attached:

September 25 memo and minutes

ARB Resolution NO.95-001

ARB sign resolution 04-001

PowerPoint presentation



## M E M O R A N D U M

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF SANTA MONICA  
PLANNING DIVISION

**DATE:** September 25, 2019

**TO:** The Architectural Review Board

**FROM:** Planning Staff

**SUBJECT:** Item 7A. Streamlining Architectural Review Board Process

Since its inception in 1972, the Architectural Review Board (ARB) process has led to substantial improvements in project design. While the ARB Ordinance in the Zoning Code requires that design review be performed by the Board for the majority of projects, certain kinds of projects are permitted to be approved at the staff level. In recent years, the Board has increasingly approved projects on consent or with minimal conditions indicating a confidence in project quality reflective of the substantial staff effort with applicants on project design.

However, staff has very limited ability to review and approve projects administratively. The resolutions governing staff-level/ administrative approval (staff resolutions) are attached. While the ARB process is working well and efficiently, an expansion of the scope of projects staff can review administratively could potentially improve the process in a number of ways:

- Enable the Board to focus on larger more complex projects;
- Shorten review timelines for smaller projects
- Streamline ARB staff effort

Staff has identified a few items that have been identified for possible expansion of the staff resolutions:

1. **Façade remodels** (Promenade and Main Street would go to the Board)- Over the past two years we have seen a number of façade remodels, particularly to multi-unit 1960's era buildings. Often the façade remodels are approved by the Board on consent or with few conditions of approval. Staff level review would help expedite these projects.
2. **Increase area of new or replacement landscape to 1000 square feet**- This would enable staff to review update and replacement of landscape for an area equivalent to the front yard setback. Currently, administrative review is limited to

an area of 150 square feet. Streamlining this review may encourage more landscape replacement with drought tolerant landscaping.

3. **Rear units and additions-** The Board has regularly approved several additional rear units and/or additions on consent or with few conditions of approval. Currently, additions of more than 500 square feet and additional units must be reviewed by the Board. The Board may consider enabling staff to review additional units and/or additions at the rear administratively without a limitation on square footage.
4. **Signage:**
  - a. Comprehensive Sign Programs that comply with Zoning Code requirements; and
  - b. All other signage that complies with Zoning Code requirements.

Signage proposals are often placed on the Consent Calendar. The Board may wish to consider allowing staff-level review for all signage that does not require a sign adjustment.

There may be other types of projects that the Board would feel comfortable considering for staff-level/ administrative review. Those listed above appear the most eligible based on recent Board reviews and would make the process more efficient without increasing staff workload. As is already stated in the staff approval resolutions, staff will always have discretion to require Board review if the project appears to substantial or otherwise not appropriate for administrative review.

After discussion and direction from the Board, staff will bring revised staff resolutions to the Board for review and adoption.

Attached:  
ARB Resolution NO.95-001  
ARB sign resolution 04-001



**MINUTES  
ARCHITECTURAL REVIEW BOARD  
SPECIAL MEETING**

**WEDNESDAY, SEPTEMBER 25, 2019  
7:00 PM**

**SANTA MONICA INSTITUTE (SMI)  
TRAINING ROOM, 2<sup>ND</sup> FLOOR  
330 OLYMPIC DRIVE**

**1. CALL TO ORDER**

Chair Kelly called the meeting to order at 7:08 PM.

**2. ROLL CALL**

**PRESENT:**

Joshua Rosen, Board Member  
Therese Kelly, Chair  
Barbara Coffman, Board Member  
Barbara Kaplan, Board Member  
Craig Hamilton, Board Member

**ALSO PRESENT:**

Stephanie Reich, AIA LEED® AP, Design & Historic Preservation Planner  
Russell Bunim, Liaison to the Board, Associate Planner  
James Combs, Liaison to the Board, Associate Planner  
Melissa Zak, Staff Assistant III

**ABSENT:**

Kevin Daly, Board Member  
Patrick Tighe, Vice-Chair

**3. SECRETARY'S REPORT**

James Combs, Liaison to the Board, announced that on October 2, 2019, the Planning Commission will continue their discussion of Promenade 3.0.

#### 4. DISCUSSION

Motion by Chair Kelly, second by Board Member Kaplan to hear item 4B ahead of item 4A. The motion was approved by the following vote:

Ayes: Coffman, Hamilton, Rosen, Kaplan, Kelly

Noes: None

Abstain: None

Absent: Daly, Tighe

- A. **Streamlining the Architectural Review Board Process:** a discussion on potentially expanding the scope of projects staff can review administratively.

7:54 PM

Stephanie Reich, Design & Historic Preservation Planner, presented the staff report reviewing the memo provided and items staff is bringing forward to the Board for consideration.

Board members inquired about the impact to approval timelines if staff were to begin reviewing more projects. Staff responded that timelines would be greatly reduced as the need for written staff reports for these items would be eliminated. Staff suggested that, if the Board would be interested, a two-year trial period could be implemented to measure the effectiveness of the expanded staff approvals. Board members also discussed a desire to see a regular report from staff listing projects that are to be approved at the staff level.

On the topic of **façade remodel** approvals, staff presented a proposal to expand administrative review authority (not including Third Street Promenade and Main Street). Board members expressed concern over staff review of changes such as balcony design and material changes. The Board suggested that they should continue to review modifications to buildings on the Historic Resources Inventory (HRI), and review projects that propose significant changes to unique buildings. Staff suggested changing item number 5 of Resolution No. 95-001 to drop the 25% limitation and concentrate instead on the improvement of the design. The Board requested staff to return with a ~~strikeout~~/underline proposal for adjusting language in the existing resolution.

The Board discussed staff's proposal to administratively approve **landscape** up to 1,000 square feet. Staff stated that this increase would encourage compliance from applicants, noting that a surprising number of landscape improvement projects have been abandoned when applicants were told that they could not obtain a staff approval. Some Board members expressed concern about staff's level of landscape design expertise and

suggested that additional resources be made available for training. The Board showed interest in continuing to review front yard setbacks and multi-family front yards as these areas tend to be more visible, and they suggested that Board review could depend on the zoning of the project. Much concern was expressed for maintaining landscaping with mature trees, and the Board suggested that the maintenance of mature trees should be incentivized. Staff suggested a written provision stating that mature trees be maintained unless they have been demonstrated to be at the end of their life. Staff stated that landscape plans would still be reviewed by the Board if the landscaping is part of a project that is under the Board's review. The Board expressed concern that 1,000 square feet was too large of an area for staff review and requested staff to return with specific examples.

The Board discussed expanding administrative review of rear units and additions without a limitation on square footage. The Board stated that they do not feel a need to be involved if the units are not visible to the public realm. Board members, however, noted that some hillside residences do not have alleys and units on those properties may impact the neighbors. The Board stated that they would like to continue to publicly review projects on hillsides in order to give neighbors an opportunity to be informed and comment.

Chair Kelly read aloud the resolution for **signage**. Overall, the Board agreed that the zoning code is very well developed and that they would be willing to allow staff level review for most signage. They noted that most of their sign feedback centers around non-compliant applications, and as long as the sign complies with code, the Board can do little to change it. Some Board members discussed a desire to review signage if the property is historic, although there was not agreement on this point. There was agreement that staff would continue the current review practice as pertaining to Third Street Promenade, Main Street, and properties on the HRI.

- B. **Design Review for Third Street Promenade:** a discussion on maintaining the unique identity of the Third Street Promenade while allowing architects, designers, and business owners flexibility for innovative designs.

7:11 PM

Ms. Reich presented the staff report identifying areas of review on which staff would like feedback from the Board.

Kathleen Rawson, representing Downtown Santa Monica, provided public comment and stated a desire to keep Third Street Promenade a vibrant commercial environment. She encouraged a quick review process to help small business owners.

Discussion began with a history of the Skechers building. Board members noted that if the historic character of a building such as this one is valued, it should not be allowed to be covered up—even if it is compliant with the Secretary of Interior’s Standards. The Board opened a discussion on how to allow contemporary updates while maintaining an authentic sense of place. Board members discussed the following:

- Tenants and business should be made aware of design review expectations, perhaps with a set of written priorities.
- Character-defining features should remain visible. There is a concern that the public will forget the character-defining elements of a building if covered. When the authenticity of a buildings is lost, the sense of place is diminished.
- The Promenade is as popular as it is because of the history of the site and place. If a sense of place is not maintained, the Promenade may lose its distinctive qualities that set it apart from other commercial venues.
- Historic preservation must be balanced with commercial expansion and success. Bold new designs should be encouraged, not just the preservation of the past.
- Allowing more administrative approvals to incentivize the preservation of historic elements will move projects more quickly and encourage less potential impact to the buildings. However, administrative approvals remove historic professionals and the public from the process, giving them no chance for input.

## **5. ADJOURNMENT**

On order of Chair Kelly, the meeting was adjourned at 9:20.

RESOLUTION NO. 95-001

(Architectural Review Board Series)

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF  
THE CITY OF SANTA MONICA ESTABLISHING GUIDELINES FOR  
STAFF REVIEW AND APPROVAL OF BUILDING DESIGN, COLORS  
AND MATERIALS AND LANDSCAPE AND IRRIGATION PLANS

WHEREAS, Santa Monica Municipal Code (SMMC) Section 9.32.120 states that the Architectural Review Board “may, by resolution, authorize the building officer or other official to approve applications for building permits for minor or insignificant development of property which would not defeat the purposes of this chapter”; and

WHEREAS, on March 20, 1995, the Architectural Review board reviewed and carefully considered policy guidelines for implementation of SMMC Section 9.32.120 which are incorporated herein; and

WHEREAS, the staff member most closely involved with the day-to-day activities of the Architectural Review Board is the Associate Planner designated by the Planning and Community Development Director to the position of Secretary to the Board; and

NOW, THEREFORE, THE ARCHITECTURAL REVIEW BOARD OF  
THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS  
FOLLOWS:

SECTION 1. The Architectural Review Board has reviewed and considered the parameters established by SMMC Section 9.32.120 prior to

Adopting the standards contained herein.

SECTION 2. The Architectural Review Board hereby allows the Associate Planner assigned as Secretary to the Board, or his or her designee, to staff-approved building design, colors and materials for projects which fall within the jurisdiction of the Architectural Review Board, within one or more of the following categories:

- 1) Construction which matches existing colors and materials and is not substantially visible from any public right-of-way (other than an alley).
- 2) Building additions which are visible from a public street or sidewalk, are designed to match the existing structure in a manner consistent with the building's design and proportions and are less than 500 square feet in floor area.
- 3) Rooftop screening which is in keeping with the design of the existing structure, and mechanical equipment which requires a building permit but is screened from view.
- 4) Replacement of existing materials with like materials, provided the new materials are of a comparable quality, texture and craftsmanship as the original structure, and provided the project does not require review by the Landmarks Commission.

- 5) Changes to the surface materials of an existing façade which are consistent with the subject building's existing design and which does not exceed 25% of the total building façade.
- 6) New window frames, door frames, windows, and doors on existing structures provided the new elements are of high quality and are consistent with the materials on the existing structure.
- 7) New awnings without signage which are of a design and color consistent with the existing structure (including any existing awnings), and which are constructed with an opaque canvas material and are not backlit.
- 8) New freestanding walls or additions to existing freestanding walls which are expressive of good taste, consistent with existing architecture, and which do not obscure architecturally significant features from view.

Section 3. The Architectural Review Board hereby allows the Associate Planner assigned as Secretary to the Board to staff-approve landscape and irrigation plans for projects within the jurisdiction of the Architectural Review Board which fall within one or more of the following categories:

- 1) New landscaping which conforms to xeriscape standards and requires ARB review but comprises less than 150 square feet in area.

- 2) New landscaping for single family homes which conforms to xeriscape requirements but requires Board review because of a location within a commercial or multifamily district.

SECTION 4. The Secretary to the Architectural Review Board shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

W/arboreso

RESOLUTION NO. 04-001

(Architectural Review Board Series)

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD  
OF THE CITY OF SANTA MONICA ESTABLISHING GUIDELINES FOR STAFF  
REVIEW AND APPROVAL OF SIGNAGE

WHEREAS, Santa Monica Municipal Code (SMMC) Section 9.52.110 states that "the Secretary of the Architectural Review Board or his or her designee is empowered to review and approve those signs that conform to the requirements of this ordinance and to written guidelines established by the Architectural Review Board and approved by the Planning Commission"; and

WHEREAS, on July 19, 2004, the Architectural Review Board reviewed and carefully considered policy guidelines for implementation of SMMC Section 9.52.110 which are incorporated herein; and

WHEREAS, on August 18, 2004, the Planning Commission reviewed and approved this proposed resolution,

NOW, THEREFORE, THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Architectural Review Board has reviewed and considered the parameters established by SMMC Section 9.52.110 prior to adopting the standards contained herein.

SECTION 2. The Architectural Review Board hereby establishes, that the Associate Planner assigned by the Director of Planning and Community Development as Secretary of the Board, or his or her designee, may staff-approve conforming signage subject to Santa Monica Municipal Code Section 9.52.080, if the signage falls within one or more of the following categories:

- 1) Sign applications which comply with a sign program which has been approved by the Architectural Review Board or Planning Commission in conjunction with the design review of the building to which the sign is affixed.
- 2) Sign applications for a change to the face of a sign which do not involve alteration to the frame, additional or altered illumination, or physical relocation of the sign.
- 3) Channel letter signage with no visible raceway for which the cap height does not exceed 18", which is aligned over the store entrance in a symmetrical manner, or is placed on the building façade so as to be fully integrated with the building design, through such methods as centering or alignment with major openings or other building design features. Signage shall be consistent with the subject building's design and any other

signage on the existing building (including consistency with the letter height of existing signage on the building).

- 4) Painted signage which does not exceed 25 square feet in total signage, does not contain letters of more than 18" in height, and which is tasteful and is consistent with the subject building's design and any other signage on the existing building (including consistency with the letter height of existing signage on the building).
- 5) Minor Modifications to existing sign programs limited to changes in specified colors, font types, and lighting, and reductions in size, provided such changes are consistent with the intent and design of the original sign program.
- 6) Permanent window signage (excluding can signs) which does not exceed 20% of the total window area, does not obstruct pedestrian-level views into the interior of the building, does not contain letters higher than 12", and is consistent with the subject building's design and any other signage on the building.
- 7) Awning signage on new or existing awnings provided the awning is not backlit, the total amount of signage does not exceed 25 square feet, and the cap height does not exceed 10".

- 8) Cabinet signage used in conjunction with and secondary to other signage approved by staff pursuant to this resolution. This cabinet signage may include lettering or an image, such as a business logo.
  
- 9) Signage which does not exceed 25 square feet (per sign) and does not contain letters exceeding 18" in height, unless approval of such signage would be inconsistent with other provisions of this Section.

SECTION 4. Whenever existing signage is removed as part of any approval granted pursuant to this Resolution, the existing facade shall be patched and repaired in a manner consistent with the adjacent, undamaged finish surface.

SECTION 5. The Secretary to the Architectural Review Board shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

City of  
Santa Monica  
Architectural  
Review Board

FEBRUARY 03, 2019

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# Façade Remodels



Façade Remodel  
Approved on the Consent Calendar February 04, 2019

2811 3<sup>rd</sup> Street

18ARB-0526



Façade Remodel  
Approved on the Regular Calendar  
March 19, 2018

1904 11<sup>th</sup> Street

17ARB-0568



Façade Remodel  
Approved on the Regular Calendar  
April 16, 2018

1007 Lincoln Boulevard

18ARB-0121

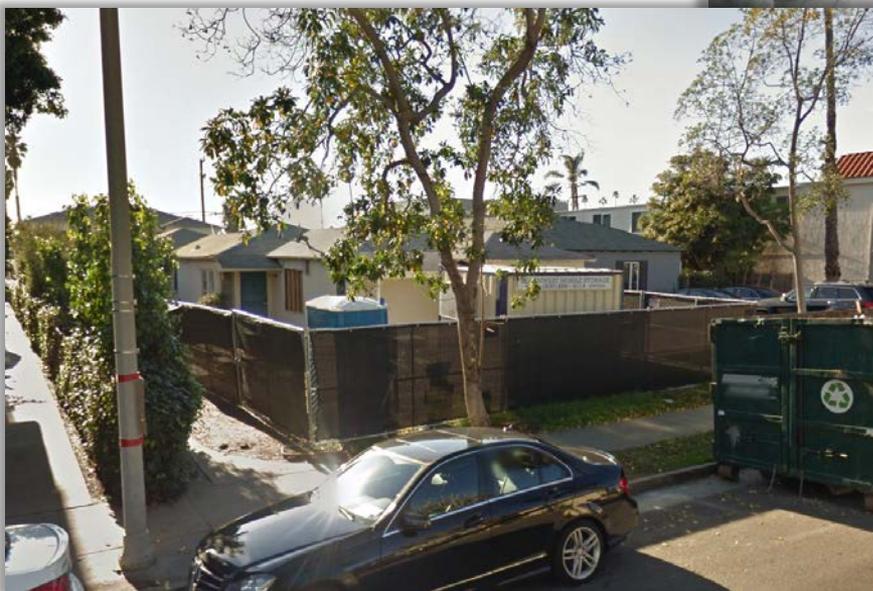


Façade Remodel + Landscaping  
Approved on the Consent Calendar  
May 01, 2017



2403 Centinela Avenue

17ARB-0132



Façade Remodel  
Approved on the Regular Calendar  
April 17, 2017

1446 Yale Street

17ARB-0074



Façade Remodel  
Approved on the Regular Calendar  
March 19, 2018

2454 Wilshire Boulevard

17ARB-0536



Façade Remodel + 181 SF of Landscaping  
Approved on the Consent Calendar  
April 02, 2018

# Landscaping

## Existing Conditions



Replacement Landscaping- 901 Square Feet  
Approved on the Consent Calendar February 04, 2019

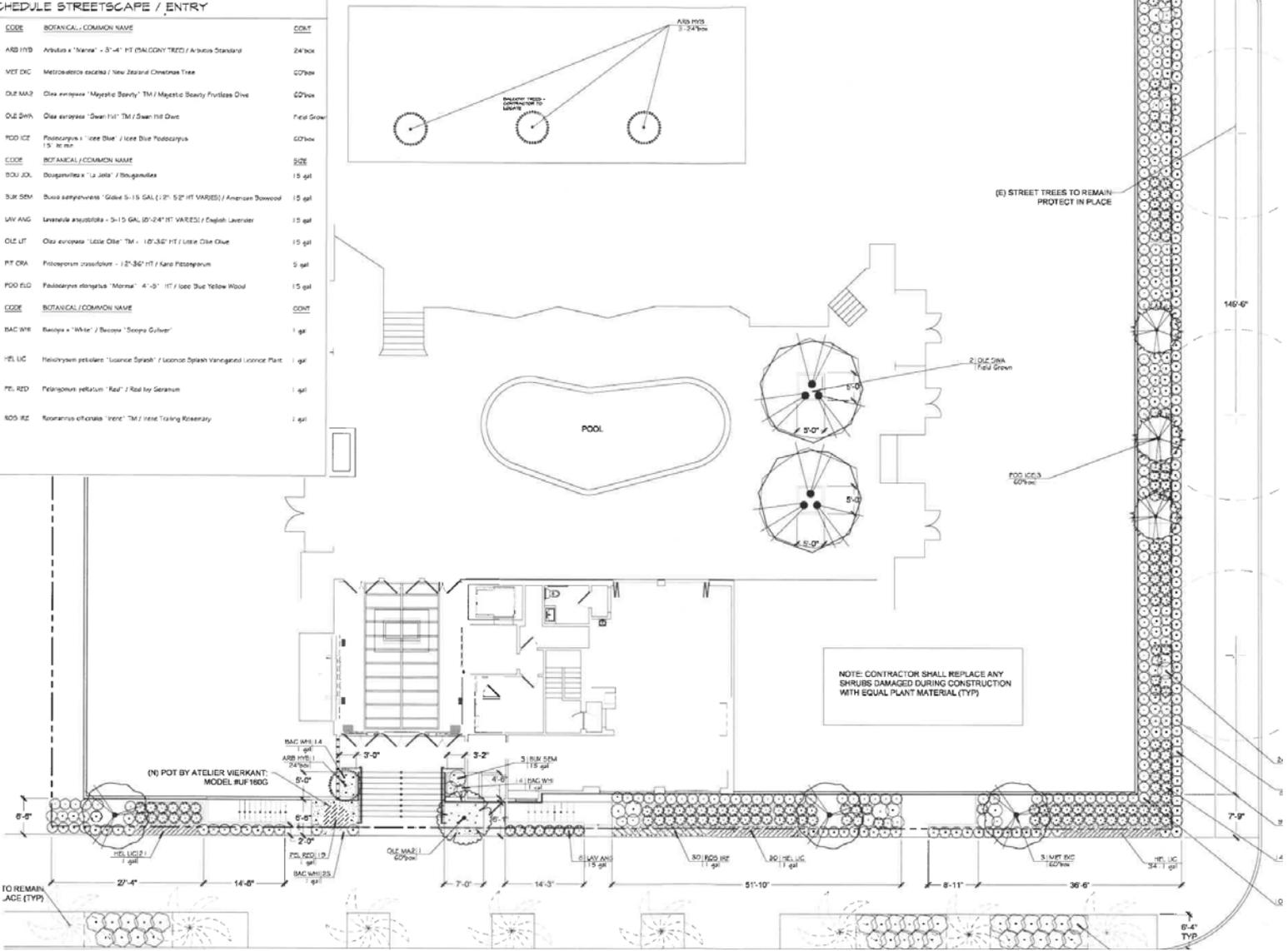
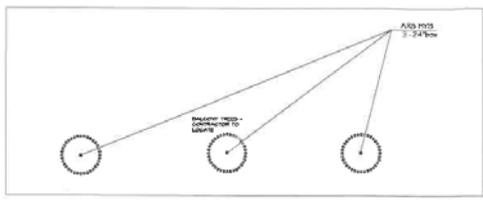
# Proposed Landscaping

## STAIRCASE / RAMP PLANTERS - COLORADO ENTRY



Replacement Landscaping- 901 Square Feet  
Approved on the Consent Calendar February 04, 2019

PLANT SCHEDULE STREETScape / ENTRY			
TREES	CODE	BOTANICAL / COMMON NAME	COULT
	ARB 1TB	Arbutus x 'Marina' - 5'-4" FT (PALCOVY TREE) / Arbutus Standard	24" pot
	MET DIC	Metrosideros excelsa / New Zealand Christmas Tree	60" pot
	OLE MA2	Olea europaea 'Mystic Beauty' TM / Mystic Beauty Fruitless Olive	60" pot
	OLE SWH	Olea europaea 'Swan Hill' TM / Swan Hill Olive	First Grow
	YOD ICZ	Podocarpus 'Ice Blue' / Ice Blue Podocarpus 1.5' in pot	60" pot
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BOU JO	Doisypirella 'La Jolla' / Bouganvillea	15 gal
	BUR SEM	Buxus sempervirens 'Globe 5-15 GAL (1-2' 5-2" HT VARIED) / American Boxwood	15 gal
	MY ANG	Manisotia angustifolia - 5-15 GAL (2'-24" HT) VARIED / English Lavender	15 gal
	OLE UT	Olea europaea 'Little Olla' TM - 10'-30" FT / Little Olla Olive	15 gal
	PT ORA	Podocarpus crassifolius - 12-30" HT / Kero Podocarpus	5 gal
	POD ELD	Podocarpus elongatus 'Monna' - 4'-0" HT / Ice Blue Yellow Wood	15 gal
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	COULT
	BAC WB	Bacopa 'White' / Revere 'Sagepa Cultivar'	1 gal
	HEL LIC	Helioscymon petalare 'Lionce Splash' / Lionce Splash Variegated Lionce Plant	1 gal
	PE RD	Petalogonum yellowum 'Red' / Red Ivy Geranium	1 gal
	ROD RE	Rosa rugosa officinalis 'Inre' TM / Inre Trailing Rosemary	1 gal



2100 SF Area (partially) Modified Landscaping  
 Approved on the Consent Calendar September 11, 2019

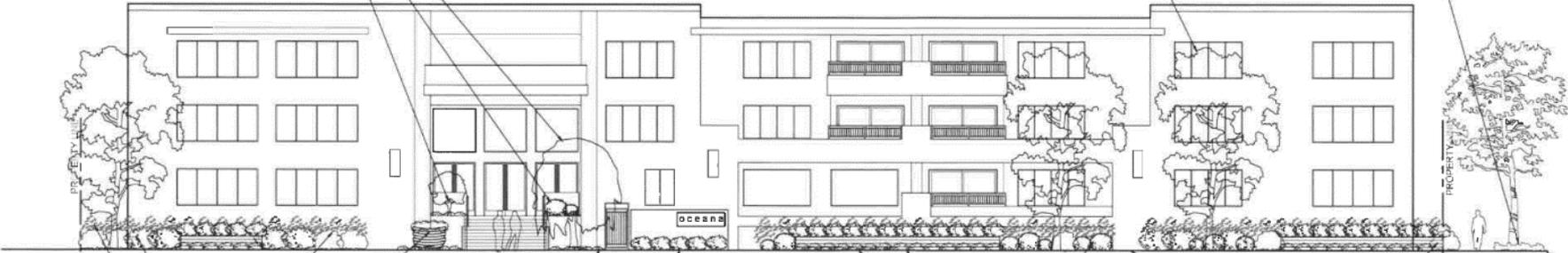
# Existing Condition



BUXUS SEMPERVIRENS GLOBE SHRUBS IN (N) BUILT-IN PLANTER - REFER TO ARCHITECT'S PLANS  
 24" BOX ARBUTUS X MARINA TREE IN (N) BUILT-IN PLANTER - REFER TO ARCHITECT'S PLANS

60" BOX METROSIDEROS EXCELSA (NEW ZEALAND CHRISTMAS TREE; TYP)

(E) STREET TREE AND PARKWAY PLANTING TO REMAIN, PROTECT IN PLACE (TYP)



OLEA EUROPEA 'LITTLE OLLIE' (TYP)

BACOPA X 'WHITE' (TYP)

BUXUS SEMPERVIRENS GLOBE SHRUBS (TYP)

(E) SERVICE WALKWAY (TYP)

PITTOSPHORUM CRASSIFOLIA (TYP)

LAVANDULA ANGSTIFOLIA

HELICHRYSUM PETIOLARE 'LICORICE SPLASH' (TYP)

(N) 2'-0" HIGH CUSTOM WOOD-CLAD PLANTER WITH LAVANDULA ANGSTIFOLIA (TYP)

PELARGONIUM SPP. IN (N) POT

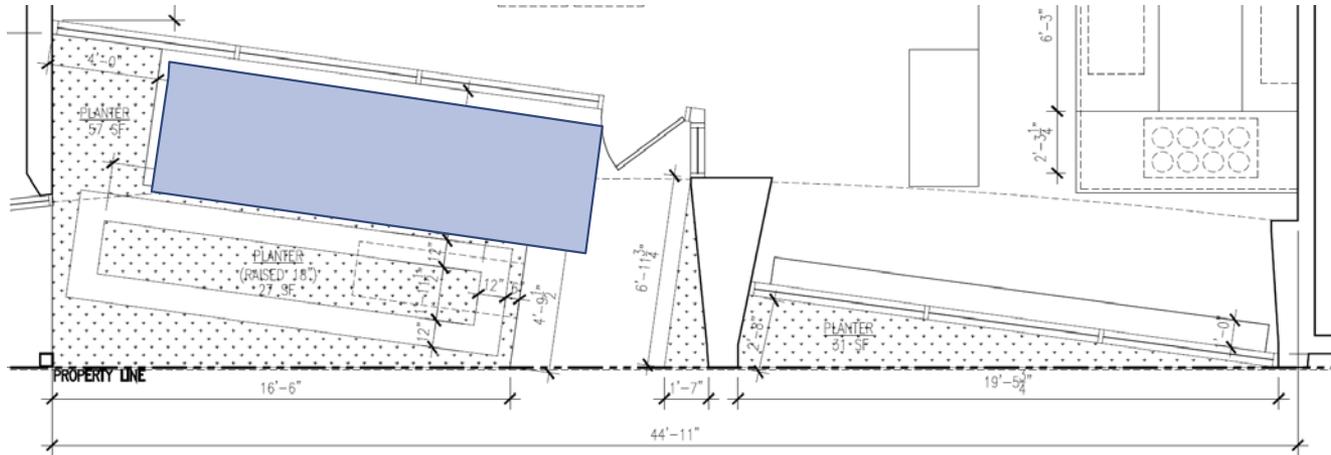
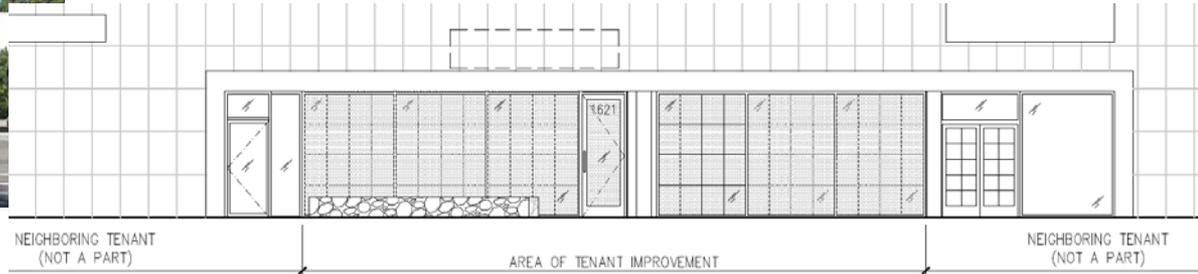
ROSMARINUS OFFICINALIS 'IRENE' (TYP)

PODOCARPUS FLONGATUS 'MONNAL' (TYP)

**Proposed**

2100 SF Area (partially) Modified Landscaping  
 Approved on the Consent Calendar September 11, 2019

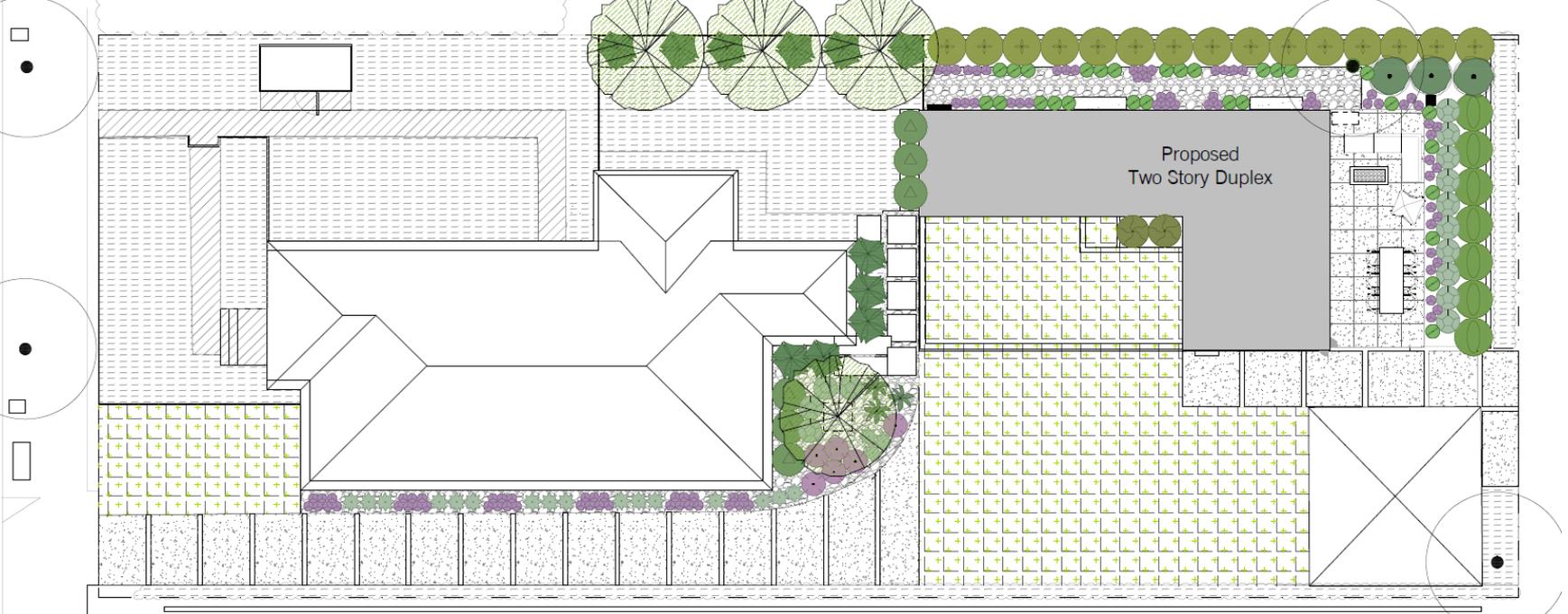
# Existing Condition



**Proposed**

Landscape Area Reduced for Staff- Level Approval

New Unit(s) Behind Existing Building



New 1,849 SF Duplex at Rear

Approved on the Consent Calendar January 21, 2020

## View from Street



New 1,849 SF Duplex at Rear  
Approved on the Consent Calendar January 21, 2020

2409 28<sup>th</sup> Street

19ARB-0515



1 SOUTH BIRD'S EYE ELEVATION - MODEL  
12" = 1'-0"



2 NORTHEAST ELEVATION - MODEL  
12" = 1'-0"

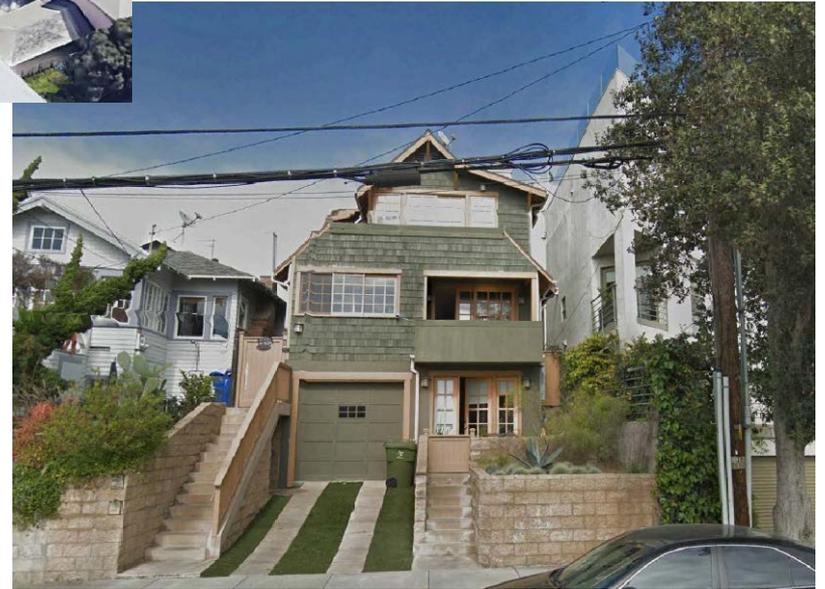


3 EAST BIRD'S EYE ELEVATION - MODEL  
12" = 1'-0"



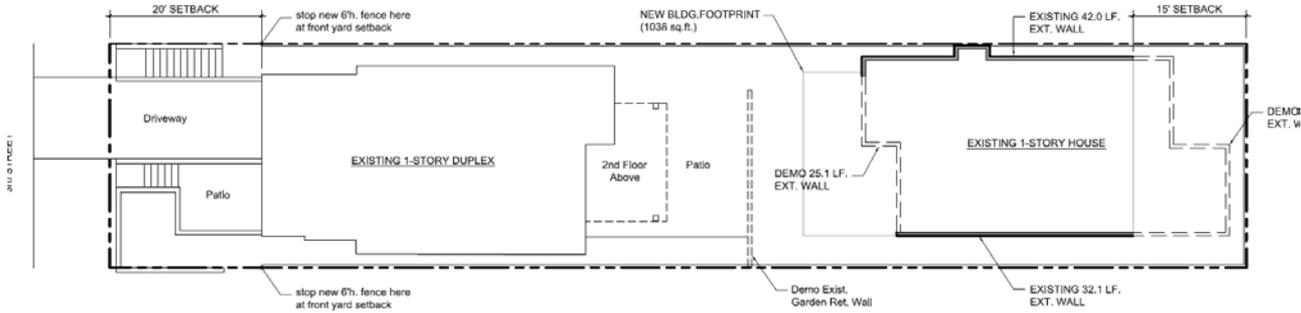
4 EAST ELEVATION - MODEL  
12" = 1'-0"

New 1,849 SF Duplex at Rear  
Approved on the Consent Calendar January 21, 2020



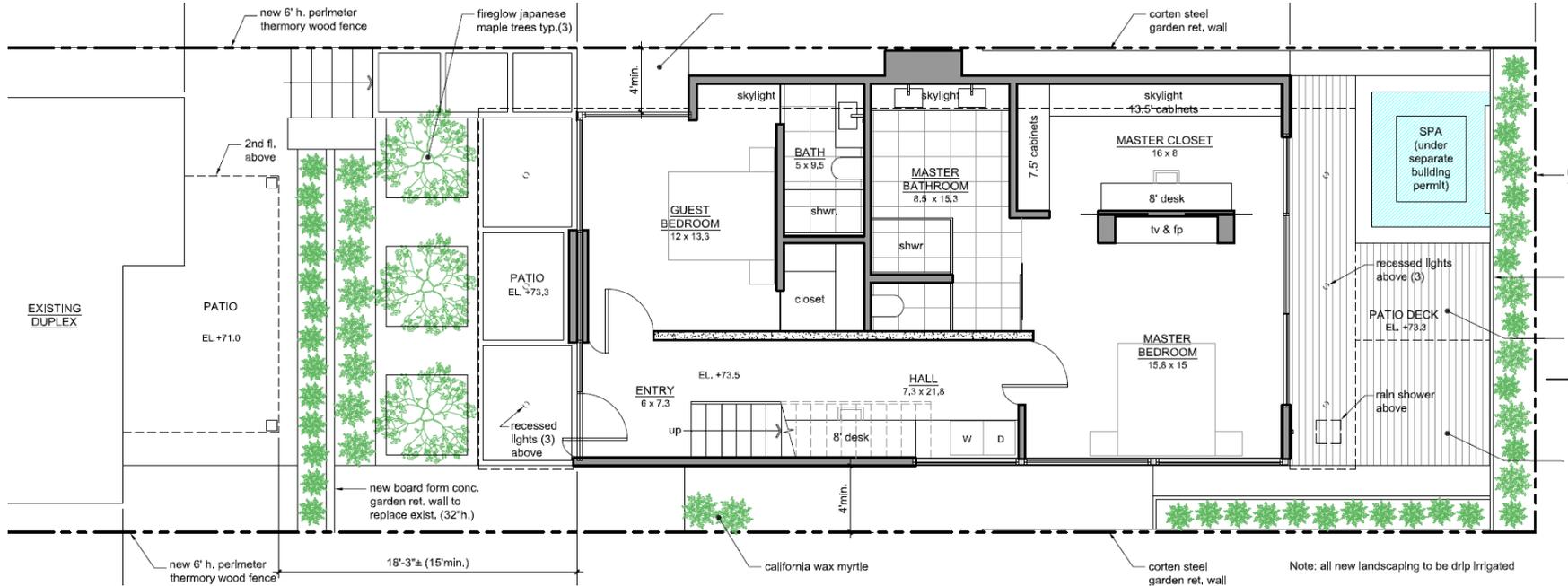
New 2,002 SF Unit at Rear  
Approved on the Consent Calendar January 21, 2020

# Site Plans



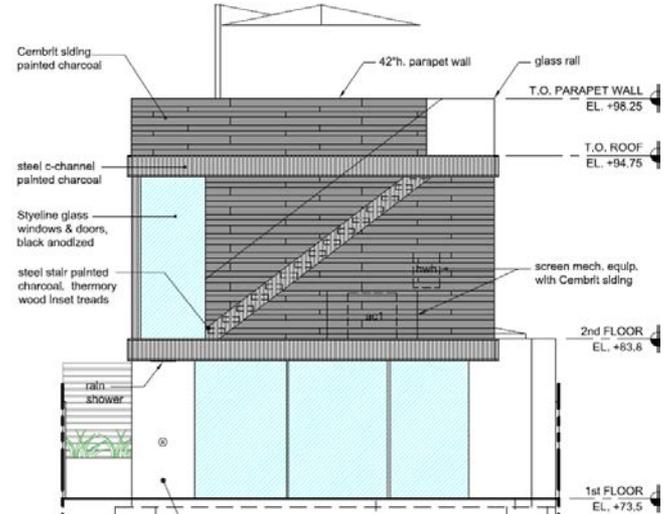
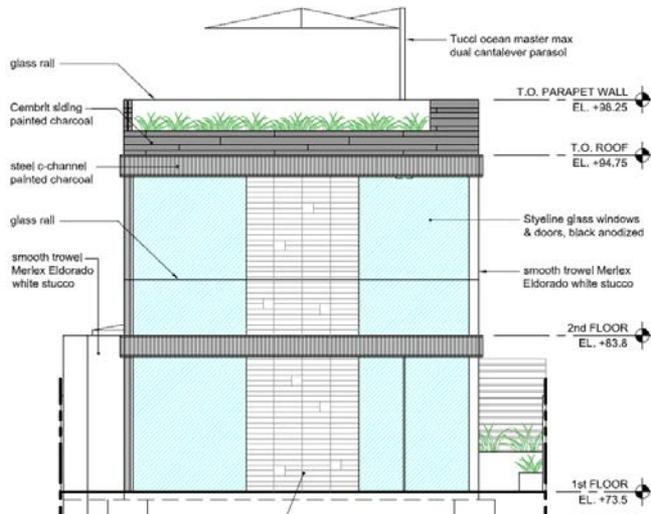
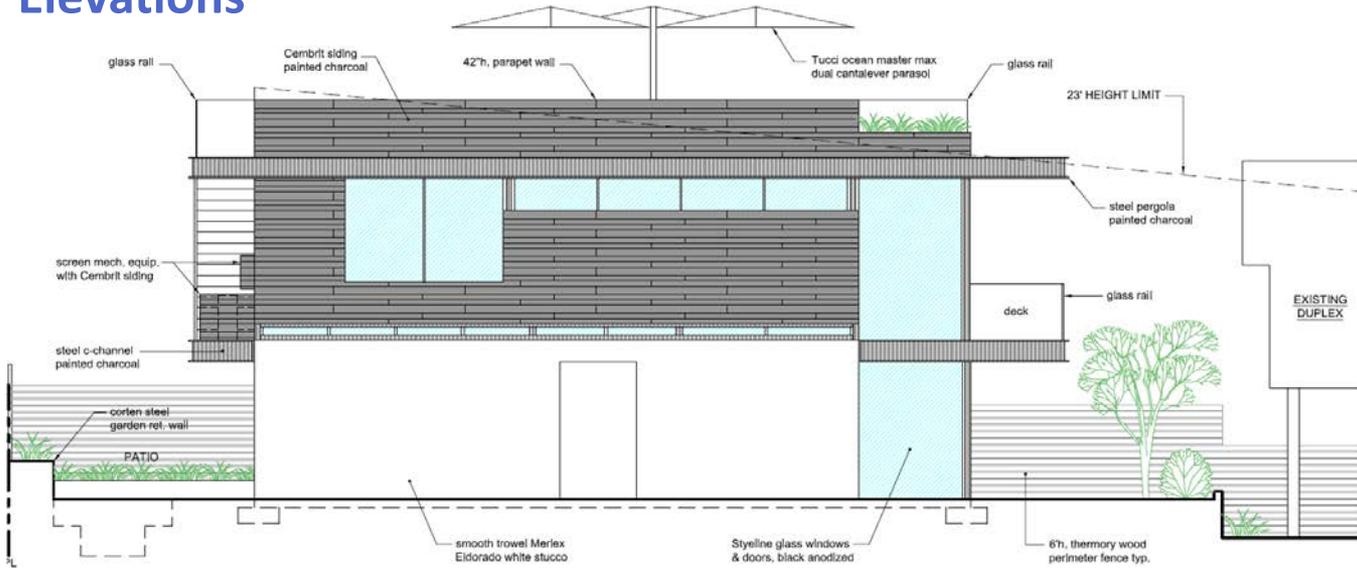
## SITE & DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



New 2,002 SF Unit at Rear  
Approved on the Consent Calendar January 21, 2020

# Elevations

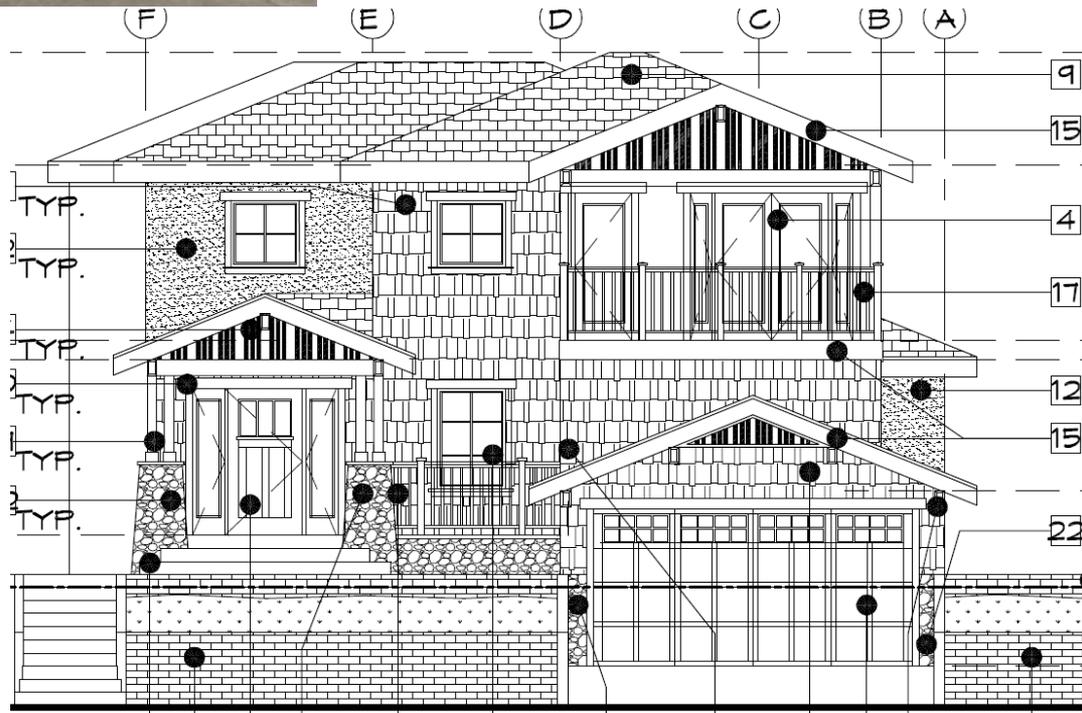


New 2,002 SF Unit at Rear

Approved on the Consent Calendar January 21, 2020

# Building Additions

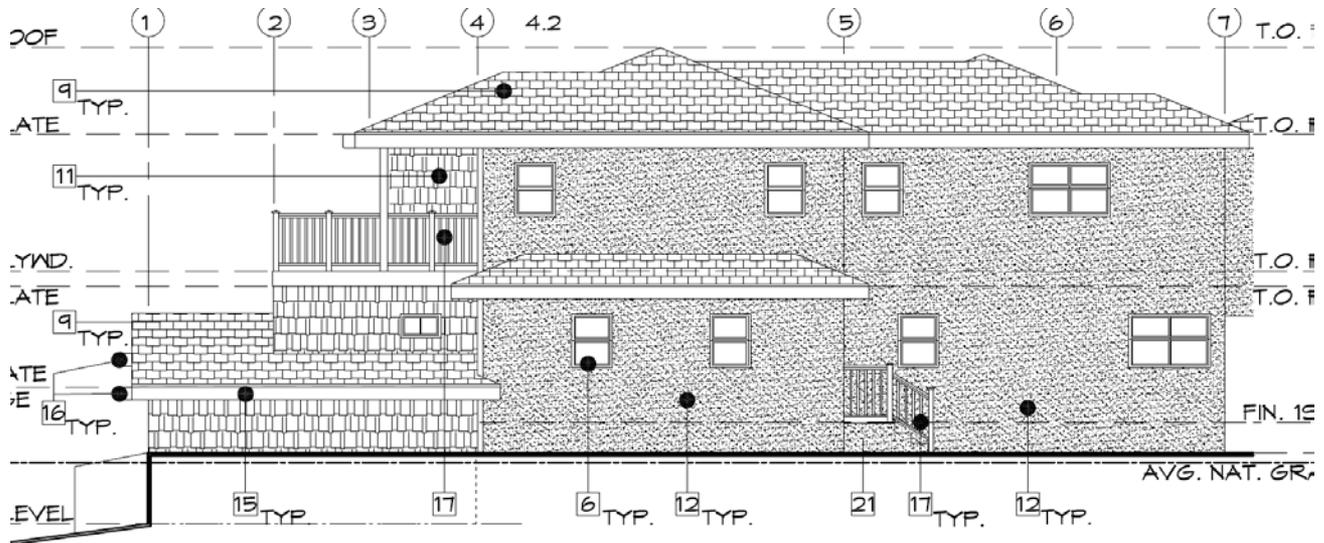
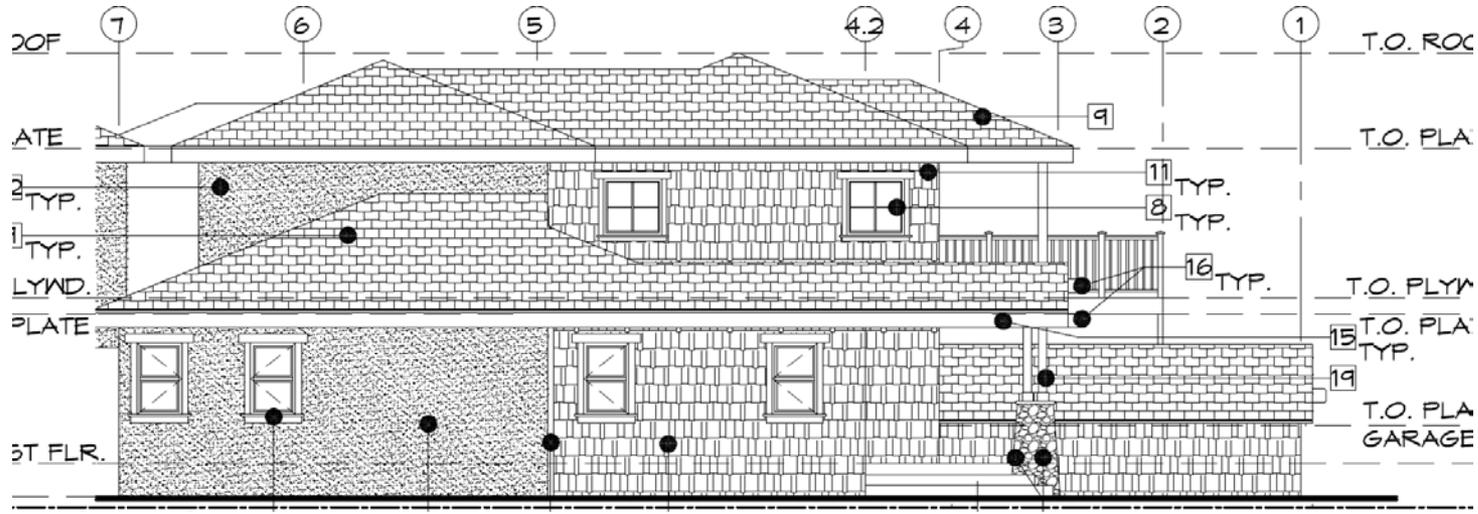
# Existing



Proposed

Building Addition  
126 SF Ground floor  
949 SF Second floor  
Approved on the Consent  
Calendar  
November 04, 2019

# North Elevation



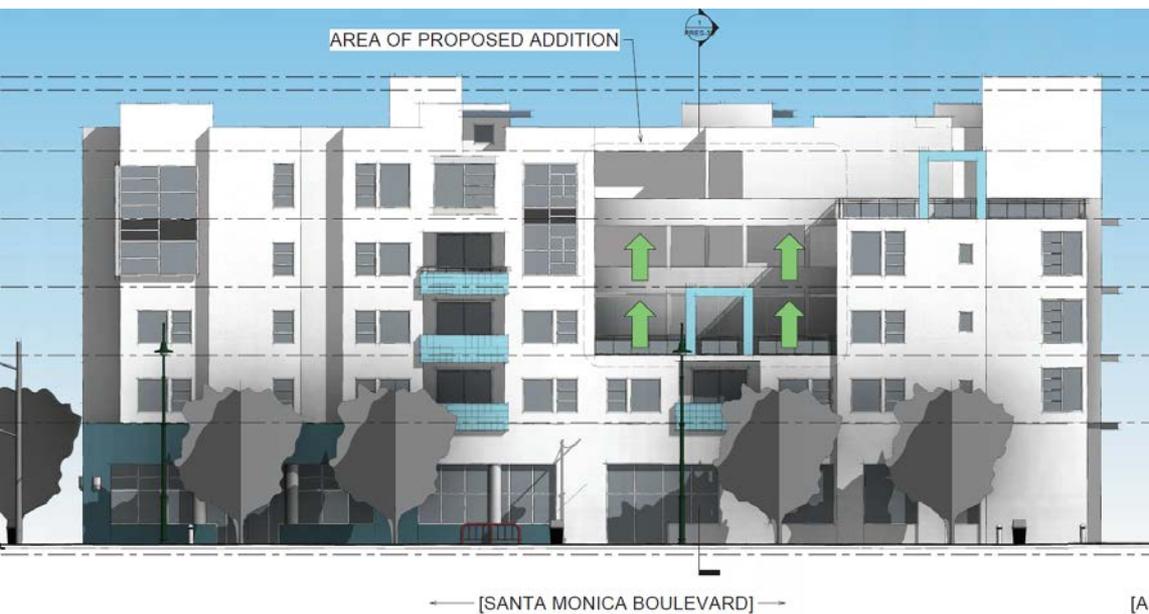
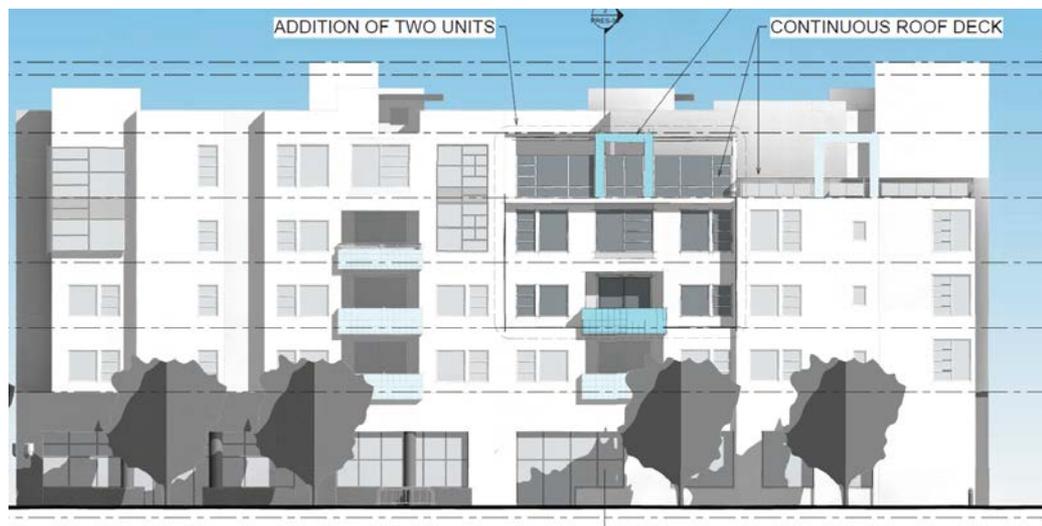
# South Elevation



396 SF Second Story Addition  
Approved on the Regular Calendar  
June 04, 2018



Proposed



Existing

Addition of 4 Units (3,271 SF)  
to an Existing 62 Unit Mixed-  
Use Building  
AA Approved  
September 11, 2019

End