

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: January 30, 2015
Re: Staff Report for K&B Rentals – Certification of Appropriateness

**Item #7 – K & B Rentals – Certificate of Appropriateness (Exterior Modifications)
(PID# 201501150003)**

Application: Certificate of Appropriateness
Location: 3800 Broadway
Applicant: Bethel Barker
Zoning: PSO
Use: Rental Office

Relevant Code Section(s):

- 1135.09(b)(14) Historical Preservation Area
- 1138.04 Historical Preservation Area and Sign Code – Design Requirements
- 1138.05 Historical Preservation Area and Sign Code – Procedure for Review

Project Summary:

The applicant is proposing to install three parking spaces in front of the existing building at 3800 Broadway. The parking lot would be 32' wide and be setback approximately 3' from the front property line. Landscaping is proposed along the front of the building; however no landscaping is proposed between the parking lot and Broadway.

Code Analysis:

1. Section 1135.09(b)(14)(A) states that within the Historical Preservation Area there shall be no parking areas established or parking of motor vehicles between the street right-of-way and the building setback.

Criteria Not Met: The proposed parking lot will be three (3) feet from the front property line, within the 30' building setback for PSO properties.

2. Section 1135.09(b)(14)(C) states that within the Historical Preservation Area where there is a change of use, occupancy or occupant of an existing building with a parking area between the street and building setback line, the new user or occupant shall conform to Chapter 1136.

Criteria Not Met: Plans do not show any landscaping between the proposed parking lot and the property line. Chapter 1136 requires evergreen hedges as well as large or medium class trees be installed based on frontage between the ROW and the parking lot. Side landscaping requirements for off-street parking lots are also not met.

3. Section 1138.04(b) states that the design of new structures and additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises with the Historical Preservation Area.

Criteria Not Met: Staff does not feel the proposed parking lot is in character with the Historical Preservation Area. Furthermore, the property is within in the "Broadway Corridor North" in the 2008 Town Center Plan recommending that improvements within this corridor be made to improve the overall streetscape along Broadway. Staff does not feel that the proposed parking lot will enhance the streetscape along Broadway.

4. Section 1138.05(a) states that a certificate of appropriateness is required from the Planning Commission prior to any new construction, reconstruction, or demolition unless otherwise provided in subsection c, stating that the Chief Building and Zoning Official shall determine whether the proposed changes are "significant" based upon the impact the changes will have on the property and its surrounding area. If the Chief Building and Zoning Official determined that the proposed changes are not "significant" he may issue a Certificate of Appropriateness.

Criteria Met: The proposed changes were determined to be "significant" by the Chief Building and Zoning Official; therefore the applicant filed for a Certificate of Appropriateness from the Planning Commission.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Certificate of Appropriateness as submitted.