



11TH & MARKET MFR DEVELOPMENT

DP-2024-00845

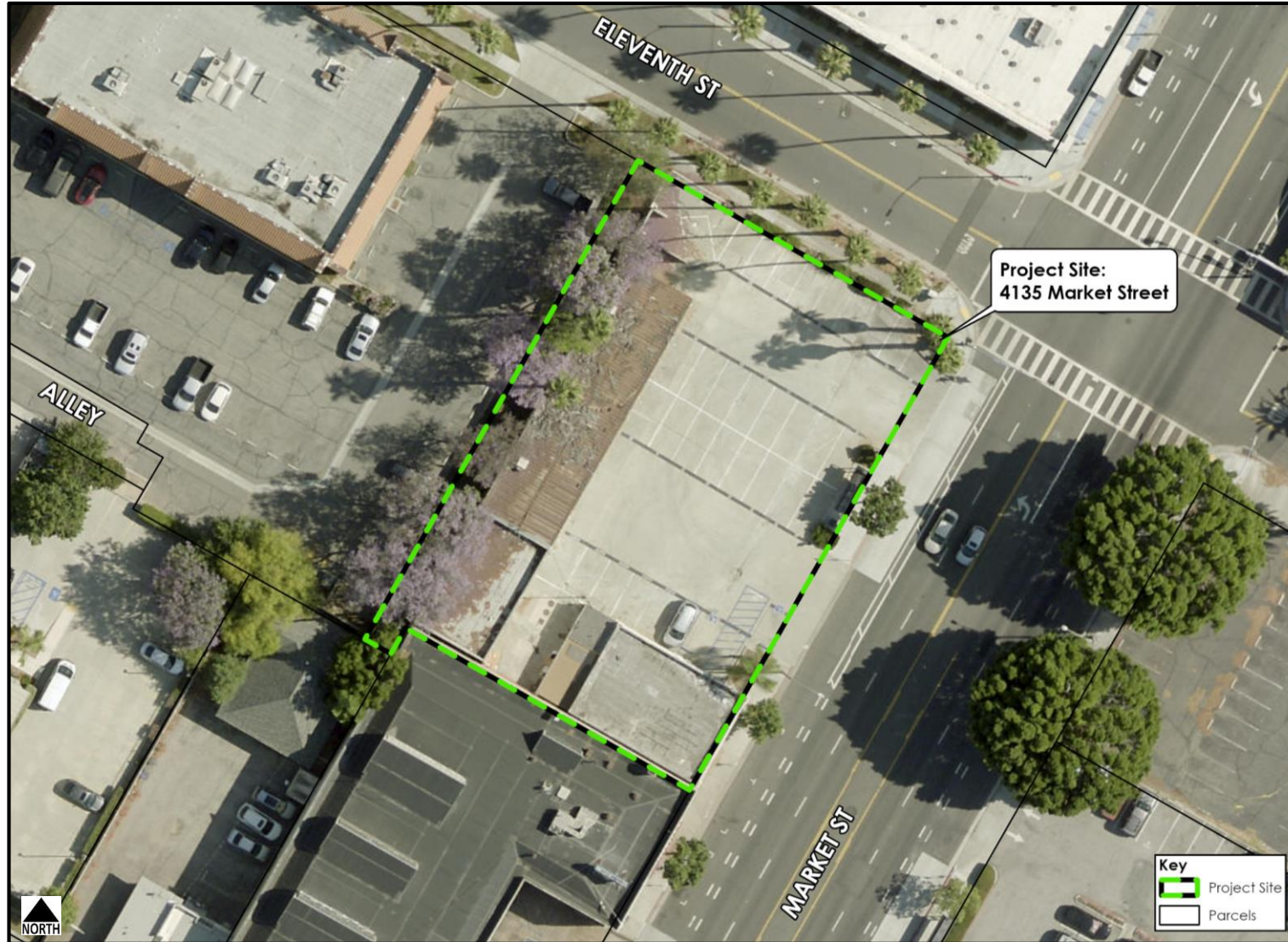
Community & Economic Development Department

Cultural Heritage Board

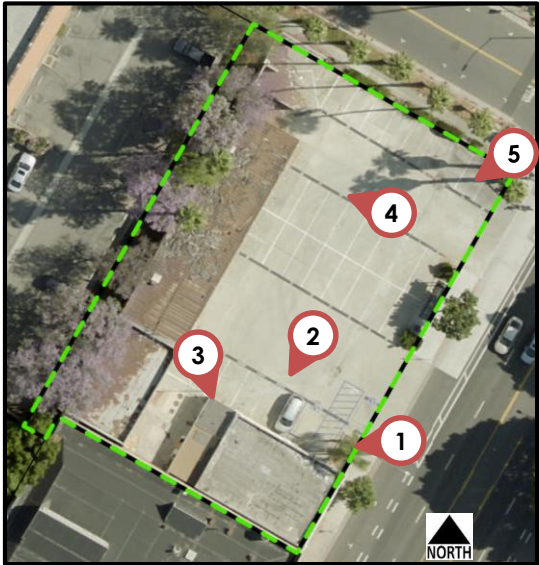
Agenda Item: 7

July 17, 2024

AERIAL PHOTO/LOCATION



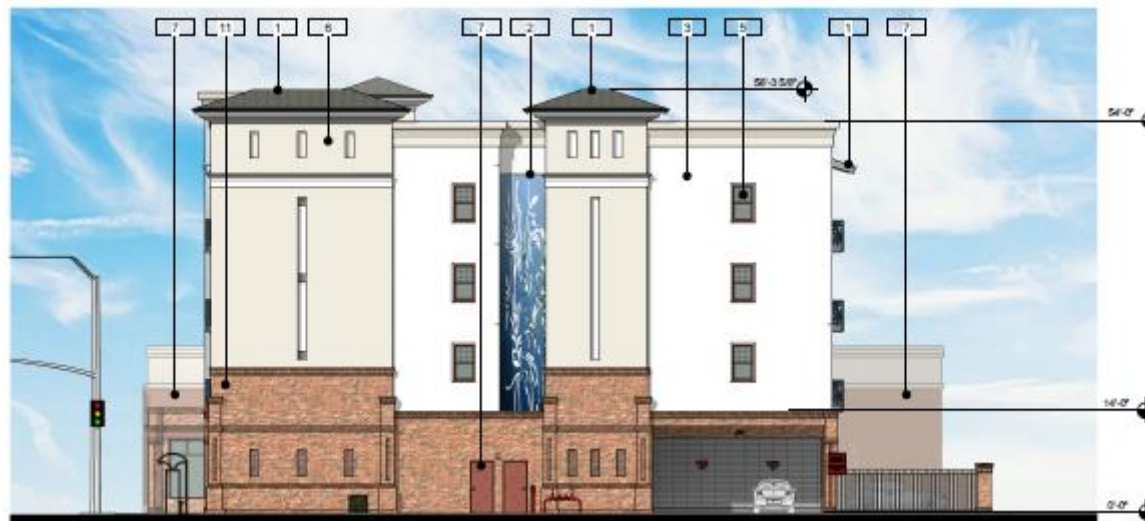
SITE PHOTOS



PROPOSED ELEVATIONS



EAST (MARKET STREET) ELEVATION



NORTH (11TH STREET) ELEVATION

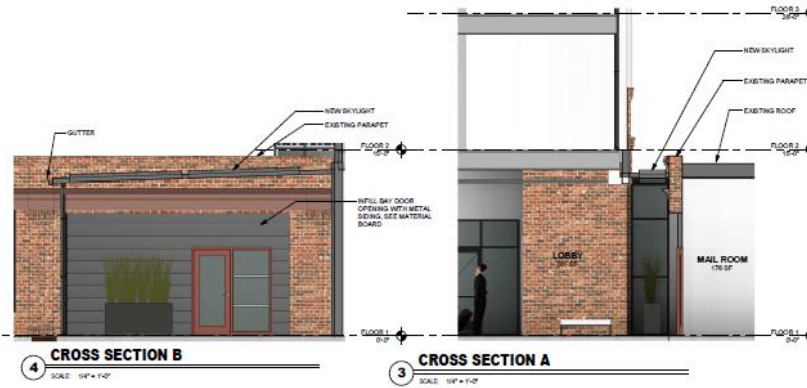
PROPOSED HISTORIC BUILDING CONNECTION



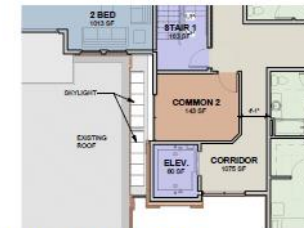
INTERIOR LOBBY



INTERIOR LOBBY



ENTRY ELEVATION



2 2ND FLOOR - AT CONNECTION

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



1 GROUND FLOOR - AT CONNECTION

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

STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



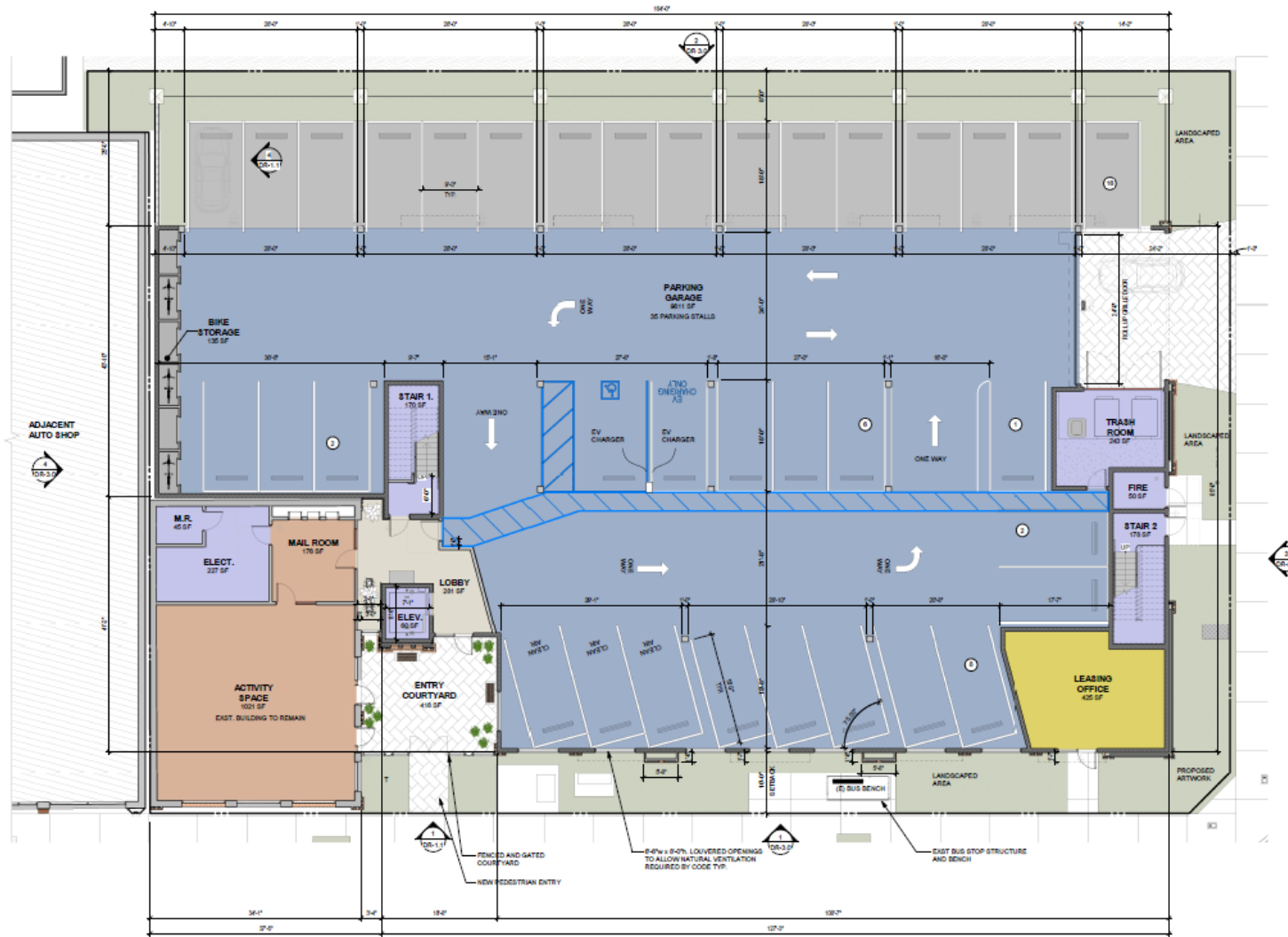
Innovation

RECOMMENDATION

Staff recommends that the Cultural Heritage Board:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15332 (In-fill Development), as it constitutes rehabilitation and in-fill construction within an urbanized area that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- 2. APPROVE** Planning Case DP-2024-00845 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval

PROPOSED FIRST FLOOR PLAN (FOR REFERENCE)



PROPOSED SECOND - FOURTH FLOOR PLAN (FOR REFERENCE)



PROPOSED ELEVATIONS

(FOR REFERENCE)



SOUTH ELEVATION



WEST ELEVATION

PROPOSED MATERIALS (FOR REFERENCE)



COLOR & MATERIAL BOARD

PROPOSED LANDSCAPE SITE PLAN (FOR REFERENCE)



PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES			
CASIS CHRYSEIS 'GOLDENHAY'	EASTERN REDBUD	34" BOX	MOD.
LOPHOSTEMON CONFERTUS	WREBBANE BOX	34" BOX	MOD.
EXISTING TREE TO REMAIN, PROTECT IN PLACE			
EXISTING PALM TO REMAIN, PROTECT IN PLACE			
SHRUBS / VINES			
BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	5 GAL	MOD.
MULLENBERGIA CAPELLARIS 'REGAL MIST'	PINK MURRAY	5 GAL	LOW
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	MOD.
PODOCARPUS MACROPHYLLUS 'MARI'	CHINESE YEW PINE	5 GAL	MOD.
REED ARFREM	GOLDEN CURRANT	5 GAL	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW
RUSSELLIA SOLISTIFORMIS	FIRECRACKER PLANT	5 GAL	MOD.
GROUNDCOVERS			
AMSOZANTHOS 'PINK JOLI'	DWARF KANGAROO PAW	1 GAL @ 34" O.C.	LOW
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL @ 18" O.C.	LOW
HEUCHERA SANGUINEA	CORAL BELLS	1 GAL @ 18" O.C.	MOD.
JUNCUS PENTENS	CALIFORNIA GRAY RUSH	1 GAL @ 18" O.C.	MOD.
TRACHELOSPERMUM LAMPROIDES	STAR JASMINE	1 GAL @ 42" O.C.	MOD.

NOTES:
 - ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE NOTORAMBER. SEE DETAIL 7, SHEET L-2
 - ALL PLANTER AREAS TO RECEIVE A 2" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH
 - PLANT WATER USE VALUES ARE PER WUCOLS IN PLANT LIST

PROPOSED FENCING

(FOR REFERENCE)



4 CMU BLOCK WALL ELEVATION
SCALE: 3/8" = 1'-0"



2 STEEL FENCE ELEVATIONS
SCALE: 3/8" = 1'-0"
OCCURS AT WEST AND NORTHWEST PROPERTY LINES AROUND PARKING AREA



1 ENTRY GATE AT MARKET ST.
SCALE: 3/8" = 1'-0"
STEEL ORNAMENTAL ENTRY GATES AND ARCADE FEATURE PAINTED BLACK TYP.