



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



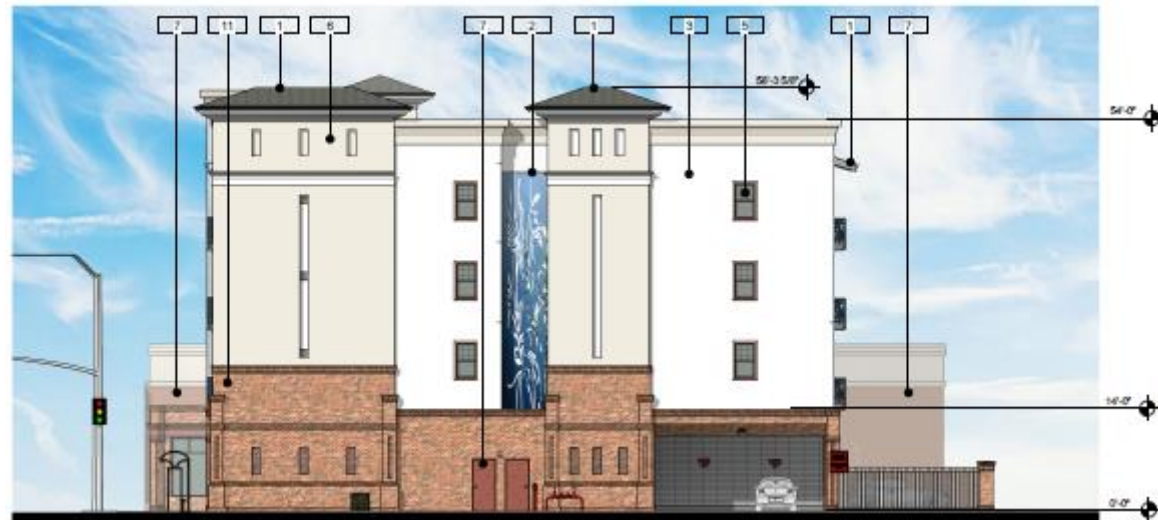
Architectural site plan for a proposed building at the intersection of Market Street and 11th Street. The plan shows a large parking garage (991 SF) with bike storage (106 SF) and EV charging stations. It also includes a leasing office (425 SF), a trash room (243 SF), a fire room (93 SF), a lobby (381 SF), an entry courtyard (20 SF), a mail room (176 SF), an activity space (131 SF), and an M.R. (45 SF). The plan features various annotations for construction details, including new U.S. on slope, new driveway, and new U.S. on slope. It also shows existing structures to remain, such as the building to remain and the bus stop. The plan is oriented with North at the top and Market Street at the bottom.



PROPOSED ELEVATIONS



EAST (MARKET STREET) ELEVATION



NORTH (11TH STREET) ELEVATION

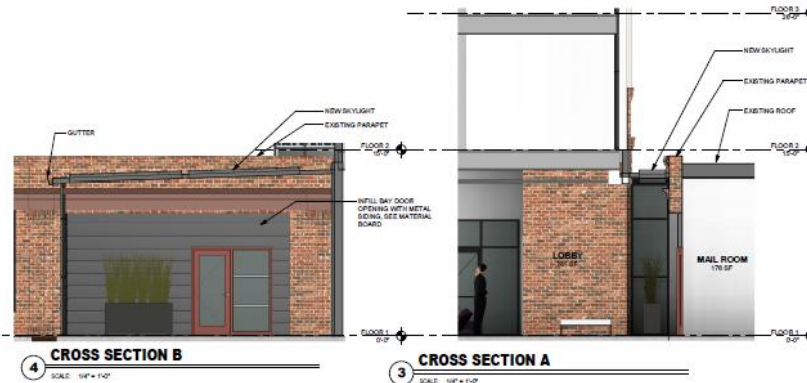
PROPOSED HISTORIC BUILDING CONNECTION



INTERIOR LOBBY



INTERIOR LOBBY

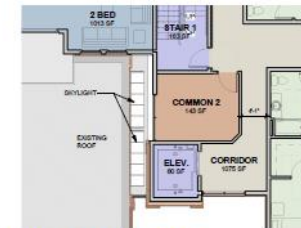


4 CROSS SECTION B
SCALE: 1/8" = 1'-0"

3 CROSS SECTION A
SCALE: 1/8" = 1'-0"



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



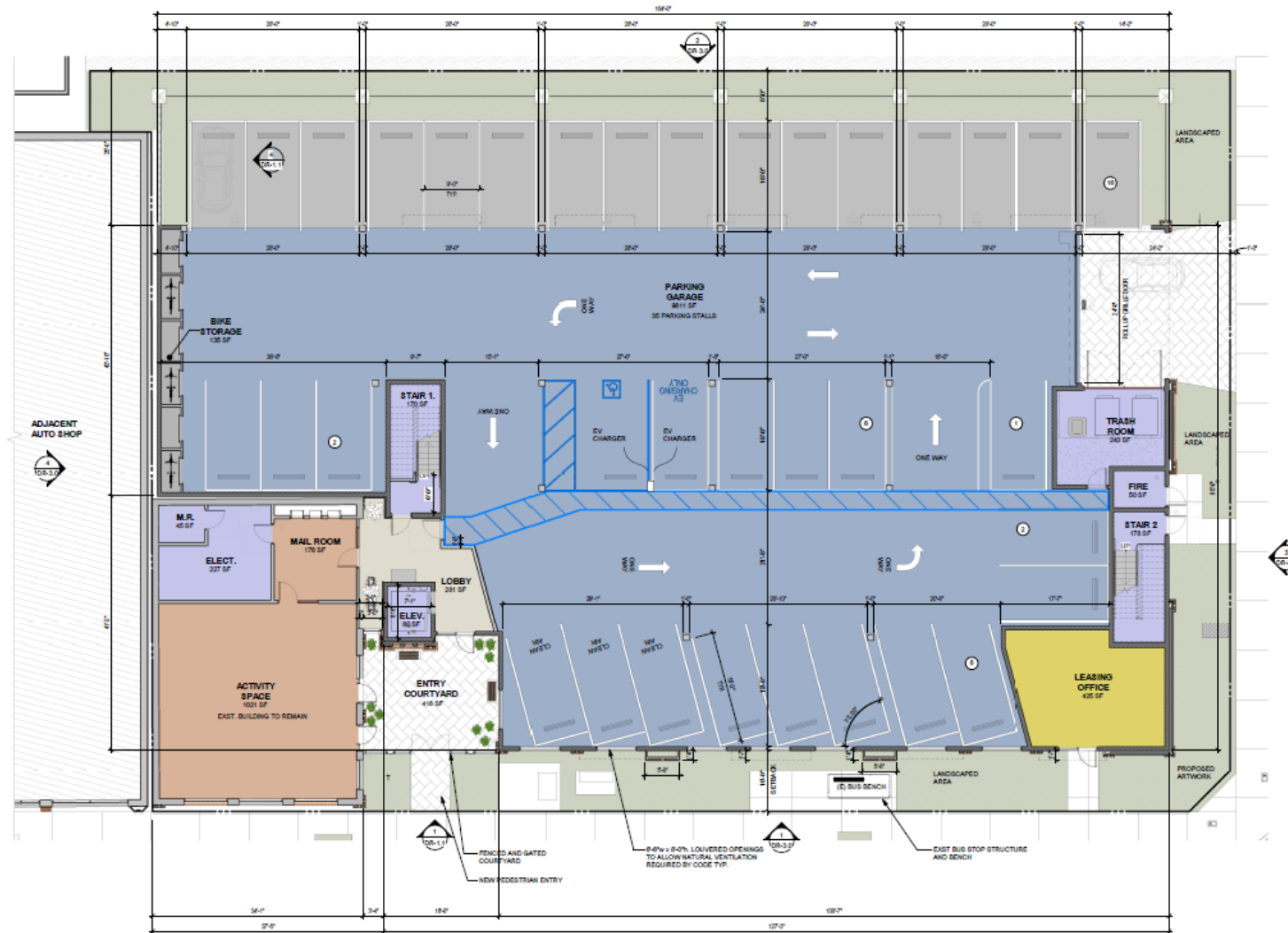
Innovation

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
 CERCIS CHAMBERSII 'DELAVAN'	EASTERN REDBUD	34" BOX	MOD.
 LOPHOSTEMON CONFERTUS	WREDSANE BOX	34" BOX	MOD.
EXISTING TREE TO REMAIN, PROTECT IN PLACE			
EXISTING PALM TO REMAIN, PROTECT IN PLACE			
 BAMBUA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	5 GAL	MOD.
 MAHLERBERGIA CAPILLARS 'REGAL MIST'	PINK MUHLEY	5 GAL	LOW
 NARDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	MOD.
 PODOCARPUS MACROPHYLLUS 'NANI'	CHINESE YEW PINE	5 GAL	MOD.
 RIBES AERIDUM	GOLDEN CURRANT	5 GAL	LOW
 ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW
 RUSSULA BOUTYFORMIS	FIRECRACKER PLANT	5 GAL	MOD.
 ANISOZANTHUS 'PINK JOY'	DWARF KANGAROO PAW	1 GAL @ 34" O.C.	LOW
 CANDY TUMBUKOLA	BONKLEY SEDGE	1 GAL @ 18" O.C.	LOW
 HEUCHERA SANGUINEA	CORAL BELLS	1 GAL @ 18" O.C.	MOD.
 JUNCUS INTENS	CALIFORNIA GRAY RUSH	1 GAL @ 18" O.C.	MOD.
 TRACHELOSPERMUM JAGMROIDES	STAR JASMINE	1 GAL @ 42" O.C.	MOD.

NOTES:

- ALL TREES WITHIN 6' OF LANDSCAPE TO RECEIVE NOTORAMBER SEE DETAIL 7, SHEET L-2
- ALL PLANTER AREAS TO RECEIVE A 3" 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"