



INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

JB Pastor Building
(Design Review Application DR 23-140)

Project Consistency with Conditions of Approval per Resolution 2023-099

Condition 1 – Proposed project were designed to include setback from the ornamented concrete wall as prescribed by the delineated preservation buffer.

Condition 2 – The proposed project is outside the preservation buffer, keeps the existing community building, existing ornamented concrete wall, existing concrete walkway, planters and benches intact, no proposed changes in proximity of the above. In the rear northeast corner of the property a 6'-0" cedar wood fence is proposed along the north property line and a 6'-0" high cedar wood gate inside the preservation buffer. The intent is to screen the trash bins, which will be located outside the preservation buffer.

Condition 3 – The proposed project maintains and is subordinated to the community building and ornamented concrete wall complex. The Dolores Street façade preserves the identity of the complex. The existing driveway opening along Dolores is maintained and is 12'-0" setback from the ornamented concrete wall. The preservation buffer line only required 5'-0" setback. Furthermore, unit 106 of the proposed commercial accommodations has a single-story 2'-6" setback from Dolores Street property line with the second story apartment 5'-0" setback further.

Condition 4 – The ornamented concrete wall is preserved. Proposed structures are setback by 12'-0" along Dolores Street, which allow full visibility of the historic resource to the public.

Condition 5 – The community room, if repairs or required maintenance is proposed will be submitted to the Community Planning and Building Department for approval.