



INTERNATIONAL DESIGN GROUP
A R C H I T E C T U R E ■ I N T E R I O R D E S I G N

**Response to July 10 Planning Commission Hearing Comments
for the Proposed JB Pastor Building**

The proposed JB Pastor development is a thoughtfully conceived project featuring two new mixed-use buildings designed in the vernacular of Spanish Revival and Mediterranean architecture. The proposed buildings, with areas of 9,544 square feet for Building 1 and 3,427 square feet Building 2 are complemented by a parking carport with seven parking stalls, enhanced by a scissor car lift that doubles the parking capacity. There is also an existing historic community building with 691 square feet. Overall, the project will have a total of 13,592 square feet where the allowable is 17,400 square feet. This development is strategically located on a portion of the Northern California Savings and Loan Complex site, specifically spanning lots 6, 8, and 10, at the corner of Dolores Street, just two blocks southeast of 7th Avenue.

The architectural re-design of this development embraces the key principles of Spanish Revival and Mediterranean architecture, incorporating elements that not only respect but enhance the historical character of the site and its immediate surroundings. Features such as low-pitched clay tile roofs, stucco exterior walls, natural stone walls, multi-pane windows, wrought iron Juliet balconies, exposed wood beams, simulated limestone and decorative ceramic tiles. Asymmetrical facades are thoughtfully integrated into the design to harmonize with the surrounding environment, adding a timeless elegance that complements the area's architectural legacy.

A central site plan design consideration is the preservation of the historic Community Room on lot 6. Our approach ensures that this space, a vital part of the site's history, remains structurally intact and undisturbed. Both the historic Bank Building and the Community Room will be preserved in their original forms, with no alterations proposed, maintaining their historical integrity and significance.

Moreover, the ornamented concrete wall, an important feature of the site's historical context, will be preserved in place, safeguarding its architectural value while integrating seamlessly into the new development. This approach underscores our commitment to honoring the historical character of the site while introducing traditional elements of Spanish Colonial and Mediterranean architecture, representing the architectural style of the immediate neighborhood.

By combining a reverence for the past with a forward-thinking design approach, this project seeks to foster a dynamic, modern urban environment that respects the site's cultural and historical fabric. The design reflects a careful balance between preservation and innovation, ensuring that both the community and the built environment are enriched for future generations.

The following are specific considerations in the re-design of the proposed JB Pastor Building.

1. The façade along Dolores Avenue are layered, specifically unit 106 in the ground floor and apartment 2B in the second floor. To allow a better appreciation and visual openness of the community building and the ornamented wall from the southerly approach. The current driveway next to the ornamented wall is preserved. The second-floor cantilever next to the ornamented wall have been significantly reduced in mass and height allowing to maintain open space in this area. Overall building height have been reduced, ranging from 22'9" to 28'0" where the allowable is 30'0".
2. The re-design of the proposed project allows for three separate buildings. There will be two new buildings without any roof connection and will have egress balcony in the second-floor apartments. There is an existing historic building, the community room building, which will be preserved.

Overall, the proposed project will have a total of 13,592 square feet. The allowable floor area is 17,400 square feet including intrablock access bonus. The proposed design also includes an intrablock access from the north property line through the restaurant.

3. A major consideration in the overall re-design are the placement of the apartment units. The proposed roof deck gardens, which are designed in the two-bedroom units, these accommodations were relocated along Dolores Avenue and the southeast corner of the property. This strategic placement minimizes impacts to neighboring properties, specially as it relates to the adjacent stone house terrace apartments. The overall massing have been reduced.

In the one-bedroom units and their respective finish floor levels have been lowered below the finish level of the adjacent existing stone house terrace apartment. Furthermore, an 8'0" setback from the property line is in place and planters were incorporated creating additional buffer from the adjacent apartment building. A solar study is also being provided as it relates to any potential impacts to the stone house terrace apartments.

All the proposed buildings have been significantly reduced in height specially the northeast portion of Building 1 and 2. Also the northeast portions of Building 1 and 2 will be subservient in massing to the existing community building, specially as viewed from Dolores Avenue

4. The re-designed project will have a fly through video and a massing study perspective, which will allow everyone to better understand and appreciate the proposed JB Pastor Building.

5. The proposed project will have on-site parking, with a total of 12 spaces including five parking lots. The additional six spaces requirement will be through the in lieu parking program which the city have approved on other projects. We will provide justification documents and narrative for our request.

6. Inspiration images are included in the re-submittal package providing historic reference for the architectural genre.