

1530-1540 POMEROY AVE. DEVELOPMENT



Background

An 8 unit development was approved in 2021. Upon the approval, we applied for building permit. In 2024, Public Works Department was ready to schedule our final map before the council and get it recorded. However, they informed us that our design review had expired. We were also finishing the final requirements of our building permit.

In our discussion with the Planning Division, we were informed that the City has increased the density on our property and we will have to increase the number of units on 1530 Pomeroy with the new application. This is due to the requirements of Housing Accountability Act.

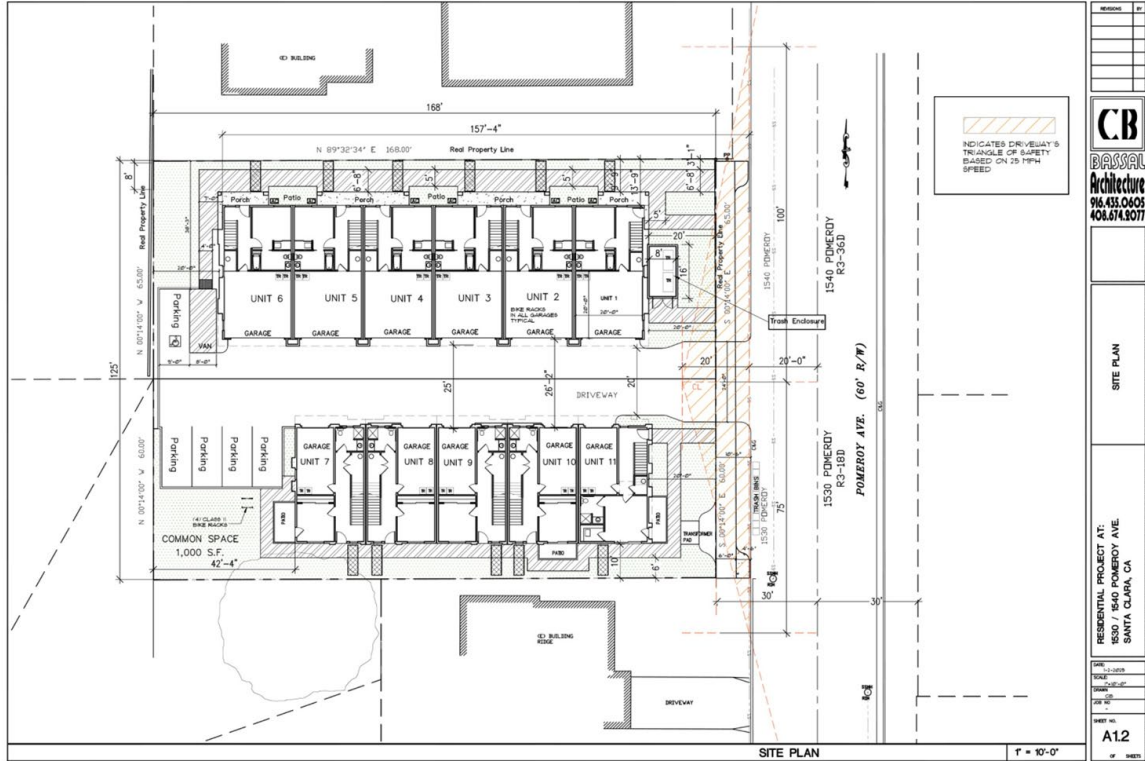
Location

- The project site is located on the west side of Pomeroy Avenue just south of ECR.
- The project site consists of two parcels, 1530 and 1540 Pomeroy Ave.
- It is surrounded by commercial buildings to the north and east (1540), single family homes to the south and west (1530) and commercial parking lot to the west (1540).
- There are also an apartment complex and a shopping center to the east.



Proposal

- 11 units in 2 three story buildings
- The unit sizes range from 1750 sqft. to 1970 sqft.
- 1530- Building is set back 42 feet from the rear property line abutting a single family home.
- Building setbacks exceed the minimum requirements.
- Building heights are below maximum allowed.
- Providing 22 parking spaces which exceed the minimum requirements.
- Providing one below market rate unit.
- Density is at low end of the density range and meet the general plan and zoning density designation



Architecture

- The architectural design is contemporary
- Mixture of horizontal and bat and board siding
- Roof will be composition shingle roof
- Vinyl double pane windows



Architecture

- South and rear elevations
- Provided change in building plane defines each unit.
- upper floor set back
- Provided window trims and belly bands



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Architecture

- The architectural design is contemporary
- Mixture of horizontal and bat and board siding.
- Roof will be composition shingle roof
- Changes in wall planes to provide interest and break up the flat surfaces



Architecture 1540

- South and rear elevations
- Provided interest by using changes in building planes and siding types
- Provided window trims to highlight breaks in the facades

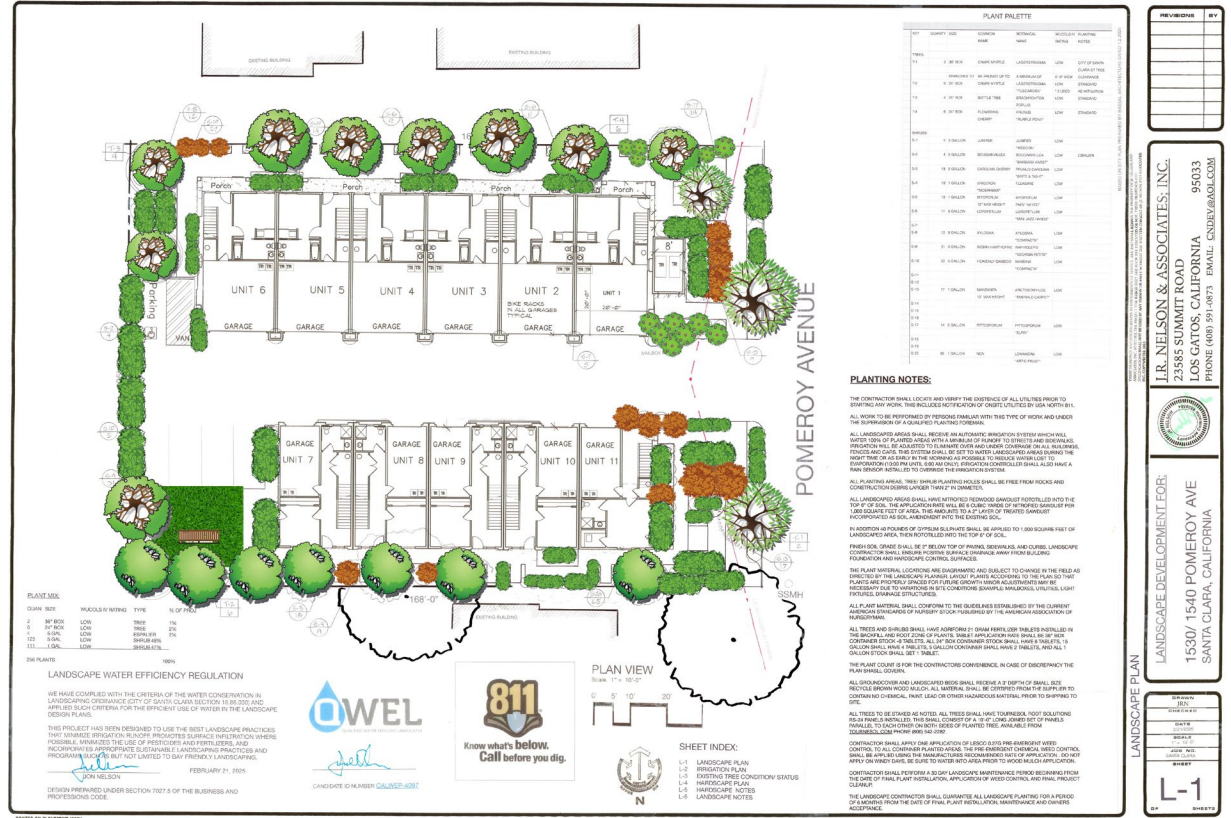


Community Meeting

- Align the windows
 - All windows were aligned as much as possible
- Provide more definition for each unit
 - Pushing some of the units out
 - Changed color
- Make the entrance porch on 1530 more prominent
 - Increased the size of the front porch
 - Increased the depth of the front porch
- Third floor sticking out
 - Reduced the size of the third floor
 - Increased the width of the front wall
- Remove the gable roofs
 - Redesigned the building replaced the gables with hip roofs



- We are providing mature 24 inch box trees along the sides and rear of the project site to create a visual buffer
- We are providing larger size shrubs and variety and drought tolerant plants



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