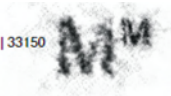




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VIA ELECTRONIC AND HARD-COPY SUBMITTAL

October 9, 2023

Re: HPB23-0589, 220, 224 & 230 31st Street –
Narrative Responses to Staff Comments

Please allow this to serve as the narrative responses to first submittal comments relating to land use board application no. HPB23-0589.

Urban Forestry Group Review:

Mitigation is off. The Pongam AND the Plumeria will require mitigation. A trees DBH is the total of all stems/trunks combined. So the Plumeria would have a DBH of 7 inches. It is also 12 feet in height, thus it is permittable. The total mitigation required will be either 8 twelve foot trees or 4 sixteen foot trees. Also, palms do not count toward mitigation. There is a mitigation shortfall of 4 twelve foot or 2 sixteen foot trees.

Response: Refer to updated landscape set with corrected mitigation.

Will also need a relocation plan.

Response: Relocation plan has been added on sheet L-04.

Will require a tree removal permit as well as tree relocation permit.

Response: Noted.

HPB Plan Review:

1. ZONING

a. The ADA lift and the FPL transformer may not be located within a required yard.

Response: ADA life and FPL transformer have been relocated. Refer to ground floor site plan on Sheet A-30 and A-31.

2. DEFICIENCIES IN PRESENTATION

a. Provide typical details of the new balconettes including basic information on how it will be attached to the buildings.

Response: Balconette detail provided on sheet A-42.

b. Sheet A-22, the utility building is not shown in the demo site plan.

Response: The existing storage (utility) building has been provided on the demolition site plan. Refer to sheet A-23.

c. Provide demo elevations for the utility building.

Response: The existing storage (utility) building has been provided on the demolition elevations. Refer to sheets A-26 to A-28.

d. Provide all demo elevations for buildings 224 and 230.

Response: Demolition elevations for building 223 and 230 has been provided. Refer to sheets A-26 to A-28.

e. Provide updated renderings consistent with the proposed plans.

Response: See updated renderings and plans.

f. Provide a larger scale site north elevation drawing. Indicate all proposed restoration.

Response: North Elevation has been provided at a larger scale. Refer to sheet A-35.

g. Provide a larger scale site ground level floor plan.

Response: An enlarged site ground level floor plan has been provided. Refer to sheet A-31.

h. Based upon the photographs provided, it appears that work has been performed to the 224 building without a permit including the removal of several decorative cartouches, the demolition of the east portion of the building and new east addition flush with the front of the building.

Response: We are proposing the decorative cartouches to be brought back and the east portion of the building will be setback from the front of the building as the existing was.

3. DESIGN/APPROPRIATENESS COMMENTS

a. Staff would note that the existing green color scheme of the property does not need to be maintained.

Response: Understood. The green color is owner's choice to maintain.

b. Staff is not supportive of the introduction of new exterior architectural details as shown in the renderings (these details do not appear in the elevation drawings).

Response: Exterior architectural details shown on renders are removed.

c. Staff recommends that all exterior windows facing north be consistent with available historical documentation including muntin configurations. Additionally, staff recommends that all exterior window and door frames of the 220 and 230 buildings have clear anodized aluminum or powder coated silver or gray finish.

Response: Muntins added on exterior windows on North Elevation. We are proposing clear anodized aluminum frame color white.

d. Staff recommends exploration of the removal of the raised terrace at the 220 building and the restoration of the original entry door and steps and adjacent window openings.

Response: The raised terrace has been removed. We restored the original entry door and windows with the muntins as well.

e. Staff is not supportive of the introduction of the balconettes at the north façade of the 224 building. Staff recommends that this façade be restored consistent with available historical documentation. Further, staff recommends that the northeast corner be reconstructed according to the previously existing condition (not flush with the primary symmetrical façade).

Response: Balconettes taken out of north façade of 224 building. This façade has been changed to be more consistent with the historical documentation.

f. Staff recommends that the site fencing be more transparent and include areas for landscaping adjacent to the sidewalk.

Response: Proposed 54" high decorative masonry block wall with openings to be more transparent and additional landscaping provided adjacent to the sidewalk.

HPB Admin Review:

Please have the following comments corrected/submitted by Final Submittal:

1) File size for documents must not exceed 25MB in size each.

Response: Noted. Files do not exceed 25 MB.

2) Page 1 of Application: Property Information – Please attach Legal Description per folio as "Exhibit A".

Response: Legal description revised to provide the unified site.

3) Page 2 of Application: Submit all updated contact information of all Party(s) responsible for project design and Authorized Representative(s) Information (if

applicable).

Response: Application updated.

4) Page 3 of Application: Acknowledgement must be updated to Authorized representative, signed, named, and dated.

Response: Application updated.

5) Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit updated, signed and notarized affidavit per speaker.

Response: Application updated.

6) Page 8 of Application: Compensated Lobbyist: (update) All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

Response: Application updated.

7) Submit updated checklist. Must include name, signatures, and date.

Response: Checklist submitted.