

PLAN CORRECTIONS REPORT (HPB24-0616): RESPONSES TO COMMENTS

PLAN ADDRESS: 1620 Drexel Ave **PARCEL:** 02-3234-003-0075
Submittal Intake Version: 2
Date Received: August 3, 2025
Final Submittal: August 24, 2025
Notice to Proceed Issued: September 4, 2025
Paper Final Submittal: September 8, 2025
HPB Hearing: October 21, 2025

DESCRIPTION:	Modification to prior approval for new restaurant and variance.
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	Submittal Intake Comments:	Responses to Comments:
#	HPB Plan Review	
1.	Provide existing and proposed shaded FAR diagrams. Areas counted as FAR should be shaded as one color only. Areas excluded from FAR should be clearly labeled as to what type of exclusion it is.	Updated FAR diagrams have been updates, please refer to sheets A-1.5 and A-1.6.
2.	Provide a narrative response to the corrections.	Acknowledged and Provided.
3.	Provide a rooftop reflected ceiling plan showing all elements attached to the canopy structure.	Updated. Rooftop reflected ceiling plans showing all elements attached to the structure has been added to set. Please refer to updated sheets A-4.1, A-4.2 and A-4.3.
4.	Provide details of the rooftop bar structure.	Provided. Details of rooftop bar and fixed thatch roof have been added to set. Please refer to updated sheets A-6.2 and A-6.3.
5.	Please remove the occupancy diagrams and seating chart diagrams from the HPB submittal plans.	Noted and the occupancy diagrams and seating chart diagrams have been removed from set.
6.	Provide a larger scale proposed rooftop plan.	Provided. Please refer to enlarged rooftop plan in updated sheet A-3.16.

7.	Provide shop drawing style plans of the proposed pergola structure.	Noted and Architect provided additional details to clarify the design intent for both the retractable fabric pergola and fixed thatch roof. Please refer to updated sheets A-6.1 and A-6.2. Further shop drawings will be provided at the time of building permit.
8.	The elevation drawings show that the glass guardrails are taller than the corner circular feature but the renderings appear to show the glass guardrails lower. Please clarify.	The render images have been revised to match 42" high cable railing at perimeter and 36" high glass railing at NE corner. Please refer to sheets A-3.10, A-3.13, A-7.1, A-7.2, A-7.3 and A-7.4.
9.	Provide larger scale proposed elevation drawings of the rooftop portion.	Provided. Enlarged rooftop elevations have been added to set. Please refer to updated sheet A-3.16.
10.	Provide proposed rooftop landscaping plans.	Provided. Please refer to enclosed landscape plans.
11.	Sheet A-3.7: dimension the distance from the proposed pergola to the outside face of the parapet wall at the NW, NE, and SE corners of the pergola.	Noted and dimensions are provided.
#	Design/Appropriateness Comments (Recommendations)	
1.	Staff recommends that the service bar at the NW corner of the rooftop be relocated to a less visible location.	Please note that service has been removed from NW corner and from rooftop in general. The space at the NW corner has been developed not now as waiter's station, please refer to updated sheets A-3.14, A-7.3, A-7.4, A-7.6, A-7.7.
2.	Staff recommends that the applicant explore cable guardrails at the roof perimeter, consistent with the original approval and what was installed at Mila. This will also allow for the landscaping to grow through the rails.	The glass railing has been updated to cable railing at the perimeter of the rooftop. Refer to updated sheets A-3.10, A-3.13, A-7.1, A-7.2, A-7.3 and A-7.4.
3.	Staff recommends maintaining the stucco parapet at the mechanical roof in lieu of the metal screening.	Due to technical requirements for ventilation of equipment placed at mechanical roof, the metal screening has to be maintained, however the color has been changed to match stucco in order

		to blend in with the façade. Refer to sheets A-7.1 and A-7.2.
#	HPB Admin Review	
1	Submit and email owners mail labels in excel.	Acknowledged and provided.
2	Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.	Please note that there are no additional owners who hold greater than 5% interest as recited. All of the owners with greater than 5% interest are disclosed, down to the names of natural persons.
3	Page 7 of Application: Incomplete Disclosure – Trustee: Disclosure must name and include percentage of ownership of the entity or person who owns the trust and all beneficiaries.	Please note that no Applicant or interested parties or entities are Trusts or Trustees. No Trusts or Trustees are associated with this application.