



Bandshell Renovations and Addition - HPB Corrections Narrative

To:	Date:	01/11/2026
Attention: Michael Belush, Giselle Deschamps	Project:	BANDSHELL RENOVATIONS & ADDITION
From: Carmen C Rojas - Architect	Plan #:	HPB24-0642 7275 Collins Avenue
Re: Historic Preservation Board First Submittal Review Comments	CC:	Jesus Novoa, Jorge Fuentes, Colette Satchell, Carla Dixon

Please see responses following the review comments.

I. DEFICIENCIES IN PRESENTATION

1. The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code.

Response: See updated letter of intent.

2. The Letter of Intent shall include and respond to the variance criteria as per sec. 2.8.3.

Response: See updated letter of intent.

3. The checklist shall be signed and dated by the applicant.

Response: See updated checklist.

4. The Cover Sheet shall clearly labeled "Final Submittal" and dated with Final Submittal deadline date upon the next submittal.

Response: See updated Cover Sheet.

5. All Applicable Zoning Information (Use Planning Department zoning data sheet format).

Response: See Sheet 17 with updated Zoning information accordingly.

6. Provide existing and proposed F.A.R, diagrams and calculation.

Response: See Sheet 18 with F.A.R. information.

7. Provide an enlarged site plan and demolition plan that is legible and can clearly depict the setbacks to property line for further review.

Response: See Sheets 16 and 17.

8. The plans need to be formatted for printing on 11x17 sheets. The Board members review hard copies, and all text and diagrams must be legible when printed.

Response: Current set has improved resolution.

9. Include a variance diagram that outlines the required and proposed side setback for the addition.

Response: See Sheet 19 with variance diagram.

10. Please clarify if the waiver request for the 7 parking spaces is included as part of the scope of work (as indicated in zoning information, proposed site plan).

Response: Parking requirements are clarified in zoning information. A waiver request is not included as part of the scope of work.

II. ZONING COMMENTS

1. The survey shall include the erosion control line, bulkhead line, and the lot depth at the south property line for the purpose of verifying the rear setback.

Response: See Sheets 4 and 5 with overall reference survey (north and south portions).

2. Provide a 50' dimension from the bulkhead line in the site plan for further review.

Response: See Sheet 17 with added information in proposed site plan.

3. Building height shall be measured from B.F.E., plus freeboard to the main roof line.

Response: See Sheet 17 with updated Zoning information accordingly.

THE END