

Criteria Compliance Narrative R1 (5/6/25)

Detail how the application meets the review criteria for Administrative Design Review in MICC 19.15.220.

The proposed work at the existing SJCC does not include:

- (a) New buildings;
- (b) Any additions of gross floor area;
- (c) Any alterations that will result in a change of 50% or more of the exterior surface area;
- (d) Any alterations to the site where the alteration will result in a change to the site design that affects more than 50% of the development proposal site;
- (e) Any alterations to existing facades, where the building is identified by the city as an historic structure (no work to the facades, AND the building is not designated as an historic structure).

Added 5/6/ 25:

MICC 19.12.060(B)(2) notes that *“All rooftop mechanical equipment shall not be visible and shall be enclosed, hidden or screened from adjacent properties, public ways and parks.”* As demonstrated by site section diagrams on Sheet G101, the proposed mechanical units are not visible from adjacent properties and public ways. There are no parks within the immediate vicinity.

- The rooftop equipment does not exceed the allowable height limit.
- The rooftop equipment is grouped together to the greatest degree possible given the clearance requirements of the equipment.
- The rooftop equipment is located more than 10 feet from the exterior edge of the building (see Roof Plans A103 and A104).
- The rooftop equipment does not cover more than 20 percent of the rooftop area.
- Screening is provided by existing building elements and extensive landscape buffer.