



CITY OF GARDEN CITY

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File Number: DSRFY2019-22

For: Storefront Renovations - Pre-App Conference

Location: 3447 W. Chinden Blvd. Garden City, Idaho

Applicant: Octavio Fregoso, Barrigas Mexican Restaurant

Report Date: 8/28/2019



Garden City Design Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019 – 22 – Application materials can be found here: [Link](#)

**City of Garden City
Staff Report**

A. Project Overview

Project Description:

Octavio Fregoso with Barrigas Mexican Restaurant is requested a pre-application meeting to discuss a proposed façade remodel located at 3447 W. Chinden Blvd. The property is located in the C-1 Highway Commercial zoning district.

Proposed Scope of Work:

Request	Review Process	Notes
Pre-Application Conference	8-6B-3 Design Review	None

Project Details:

Proposed development: Storefront renovation of street side facade

Number of buildings: 1 structure

Site improvements: None proposed

Site Conditions

1. Address: 3447 W. Chinden Blvd.
2. Parcel Number: R2734530285
3. Property Size: 0.268acres
4. Zoning District: C-1 Highway Commercial
5. Comprehensive Plan Land Use Map Designation: Green Boulevard Corridor
6. Floodplain Designation:
 - o 2003 FIRM: X
 - o 2017 Draft FIRM: AE
7. Surrounding Uses: Retail Store, Lodging
8. Existing Use: None
9. Easements: There are no records on file with Garden City of existing easements
10. Site Access: W. Chinden Blvd. and W. 34th Street
11. Sidewalks: Along W. Chinden Blvd and W. 34th Street

Required Decisions

The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	To be scheduled

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The pre-application conference is required prior to a formal Design Review application.

Standards for Review: Standards for review of this pre-application conference are:

Design Review Standards	
Standard	Staff Comments
8-4C Nonresidential Design Provisions	More information needed to review
8-6B-3 Design Review	More information needed to review

Policies and Studies: No policies or studies were reviewed in association with this report.

Exhibits: [Link](#)

1. Pre-Application Materials
2. Staff Report

B. Design Review Pre-Application Conference

DESIGN STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>GCC 8-4C Design Provisions for Non-Residential Structures</u>	Storefront Renovations: Any storefront renovations, where more than twenty five percent (25%) of the facade of the store is altered, replaced, rehabilitated or restored, shall comply with subsections 8-4C-3A4, 8-4C-3C, E, and F, and section 8-4C-5 of this article.
GCC 8-4C-3(A)4	First Floor Facades: First floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%). This requirement is based on use. The applicant is not changing the eating establishment, full service use. However, the façade change must meet this requirement. The pre-application materials did not contain information concerning this requirement.
GCC 8-4C-3(C)	Objective 3: Buildings shall be designed and constructed of quality materials. A materials list has not been provided.
GCC 8-4C-3(E)	Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the

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	community. The proposed design consists of a brick façade replacing stucco material.
GCC 8-4C-3(F)	Objective 6: The site development should support and be consistent with the adopted streetscape. Existing sidewalks are installed along W. Chinden Blvd. Storefront renovations do not specifically trigger site, landscaping, and sidewalk improvements.
GCC 8-4C-5 Prohibitions	All new businesses, corporate and franchise designs will be reviewed on a case-by-case basis by the Design Review Committee to assure compliance with Garden City Code, Comprehensive Plan and Goals.
<u>GCC 8-6B-3 Design Review</u>	
GCC 8-6B-3D Required Findings	Design Review approval may be granted by the Committee only if the applicant meets the required findings of this section. The findings are analyzed below.
Finding 1	Finding: The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4. Analysis: As noted in this report, additional information is needed to determine compliance with 8-4C.
Finding 2A	Finding: The proposed design is in accordance with the purpose of the zoning district and all dimensional regulations of that district; Analysis: Not applicable. The storefront renovation does not affect the purpose of the C-1 Highway Commercial Zoning District and does not affect the dimensional regulations of the district.
Finding 2B	Finding: The proposed design adheres to standards for the protection of health, safety, and general welfare; Analysis: The health, safety and general welfare would be enforced through the building and/or occupancy permit processes.

Finding 2C	Finding: The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;
	Analysis: As noted in this report, additional information is needed to determine compliance with this section.
Finding 2D	Finding: The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
	Analysis: Not applicable. A storefront renovation does not trigger connectivity requirements.
Finding 2E	Finding: The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
	Analysis: Not applicable. A storefront renovation does not change the development pattern. The building footprint is not changing.
Finding 2F	Finding: The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
	Analysis: Not applicable. A storefront renovation does not change the development pattern. The building footprint is not changing.
Finding 2H:	Finding: The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.
	Analysis: Not applicable. A storefront renovation does not trigger landscaping improvements pursuant to 8-4I.

C. Decision Options

The Design Committee may take one of the following actions:

1. Determine the application is ready for an administrative decision;
2. Determine the application is ready for a Design Committee formal application;
3. Request the applicant return with revised materials for additional review;