

911 Roybal Street is a vacant lot in the Westside-Guadalupe Historic District.

# City of Santa Fe, New Mexico

# memo

**DATE:** March 10, 2026

**TO:** Historic Districts Review Board Members

**VIA:** Heather Lamboy, Planning & Land Use Department Director  
Maggie Moore, Assistant Land Use Director  
Gary Moquino, Historic Preservation Division Manager

**FROM:** Amanda L. Romero, Senior Planner, Historic Preservation Division

**2026-011903-HDRB.** 911 Roybal St. Westside-Guadalupe Historic District. JayJay Shapiro, Agent, for Claudia Quan, Owner, proposes to construct a 2102 sq. ft. mixed use structure, to the height of 24'-0" where the maximum allowable height is 14'-1". An exception is requested to 14-5.2(D) to exceed the allowable height.

### REFERENCE ATTACHMENTS (Sequentially):

#### CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Previous case files

#### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

### STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application does comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Staff finds that the exception criteria have been met and recommends approval of the height of 24'-0" where the maximum allowable height is 14'-1". An exception is requested to 14-5.2(D) to exceed the allowable height. Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards

**Sample motions:**

Two motions will be required in this case. One motion is required for the exception to 14-5.2 (D) to exceed the allowable height and one for the elements of the project that do not require an exception.

- a. In case 2025-011903-HDRB, for 911 Roybal St., approve or deny the application as submitted.
- b. In case 2025-011903-HDRB, for 911 Roybal St., approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding with a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

**BACKGROUND & SUMMARY:**

This property is located in the West-side Guadalupe Historic District. The applicant came before the Historic District Review Board on February 14, 2017 case # H-16-030 and was approved with a height exception. The structure was never built, and the applicant has increased the second-floor square footage by 400'

**PREVIOUS CASE SUMMARIES:**

**HDRB:**

**H-16-030-6349 Demolition  
H-16-030 – New construction**

## **APPLICANT’S REQUEST:**

The applicant proposes to construct a 2102 sq. ft. mixed-use structure. The architectural style is a contemporary Santa Fe Style, compact, mixed-use structure, scale, massing, and material traditions of the Westside Guadalupe Historic District without direct imitation of historic buildings. Exterior finishes include stucco with bronze metal trim and parapet caps.

## **EXCEPTION CRITERIA AND RESPONSES:**

Exception to requested to 14-5.2(D). The applicant requests an exception to exceed the allowable height.

*(i) Do not damage the character of the district*

### **Applicant Response:**

The proposed second story will not damage the character of the streetscape. The immediate vicinity of 911 Roybal Street includes multiple two-story buildings that are visible from the public right-of-way along Roybal Street and St. Francis Drive, establishing an existing streetscape context in which limited two-story massing is present.

Specifically, the property immediately adjacent to the subject site at 901 Roybal Street contains a two-story residential structure (see Photo B: 901 Roybal Street). A second two-story residence is located at 208 Ambrosio Street, situated just northeast of the subject property (see Photo C: 208 Ambrosio Street). In addition, a two-story commercial structure is located at 109 St. Francis Drive, two lots north of the subject property and clearly visible from the public right-of-way (see Photos D: 109 St. Francis Drive). The proposed building has been designed with articulated massing and varied parapet heights to reduce perceived bulk and maintain a pedestrian-scale streetscape. The second-floor element is limited in area and positioned within the overall massing to minimize visibility and visual impact, ensuring that the character of the streetscape remains consistent with surrounding development patterns documented in the attached photographs.

**Staff Response:** Staff find that this criterion is met. The new build will conform with what is existing in the Westside-Guadalupe Historic District.

*(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare*

### **Applicant Response:**

Strict application of the height limit would create a hardship because the physical characteristics of the site and applicable development standards limit the amount of usable floor area that can be accommodated on a single level. Required setbacks, lot configuration, and buildable area constraints significantly restrict the ground-floor footprint available for development.

Without limited vertical relief, accommodating the permitted neighborhood-scale dental office together with a modest live-work component would require expanding the building footprint, encroaching into required setbacks, or seeking additional variances—each of which would result in greater impacts to the historic streetscape and surrounding properties. Allowing a second floor provides a practical means of accommodating these uses within the existing zoning envelope while minimizing site disturbance and visual impact.

The proposed dental office reflects a modest, neighborhood-scale professional practice and does not represent an oversized or intensified use of the property. The requested height exception is driven by

documented site constraints and development standards rather than an expanded or atypical building program. The requested height exception therefore represents the minimum adjustment necessary to allow reasonable, code-compliant use of the property while maintaining compatibility with the surrounding historic context and protecting the public welfare.

Staff Response: Staff finds that this criterion is met. The applicant has proved hardship in the previous hearing in 2017.

*(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response:

The area surrounding the subject property exhibits a diverse mix of architectural styles, building types, uses, and heights, reflecting the heterogeneous character of this portion of the Westside Guadalupe Historic District. Within the immediate vicinity of 911 Roybal Street are residential and commercial buildings ranging from one to two stories and representing Northern New Mexico, Territorial, Southwest Pueblo, and contemporary interpretations of these styles. Immediately adjacent to the subject property, the residence at 901 Roybal Street reflects a Northern New Mexico architectural style (see Photo B: 901 Roybal Street). Directly across Roybal Street, the multi-building residential property at 910 Roybal Street incorporates both Northern New Mexico and Southwest Pueblo elements (see Photo E: 910 Roybal Street). The commercial structures located north of the site at 109 St. Francis Drive include Southwest Pueblo-style buildings, including a two-story commercial structure visible from the public right-of-way (see Photos D: 109 St. Francis Drive). Additional nearby examples include the Southwest Pueblo-style commercial complex at 228 St. Francis Drive (see Photo F: 228 St. Francis Drive) and the residential properties at 232 Ambrosio Street, which exhibit both Territorial and contemporary Southwest Pueblo characteristics (see Photo G: 232 Ambrosio Street). In response to this established diversity, the proposed building employs a contemporary Southwest Pueblo architectural approach that draws from traditional massing, materials, and proportions while avoiding direct imitation of adjacent structures. The inclusion of a limited second-floor component supports a mixed-use, live-work configuration consistent with historic development patterns in Santa Fe, where residential and professional uses have traditionally coexisted within the same structure. By responding to the varied architectural context documented in the accompanying photographs and reinforcing established mixed-use patterns, the proposed design strengthens the heterogeneous character of the district while allowing continued residential presence within a historically active urban area.

Staff Response: Staff finds that this criterion is met. A mixed use structure is complementary to the Westside-Guadalupe Area.

*(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: The request for a height exception is due to special conditions and circumstances that are specific to the subject property and not generally applicable to other parcels in the surrounding streetscape. The site is a corner lot with frontage on both Roybal Street and St. Francis Drive, resulting in increased visibility, multiple street-facing elevations, and reduced flexibility in building placement and massing.

In addition, the property is zoned for commercial use and directly abuts residential parcels, creating a unique condition in which a permitted mixed-use building must respond to both commercial and residential contexts within a constrained site envelope. These combined conditions limit the available buildable area on the ground floor and necessitate a carefully managed vertical solution to accommodate permitted uses. These circumstances arise from the physical configuration, location, and zoning of the property and are not the result of actions taken by the applicant.

Staff Response:

Staff finds that this criterion is met. Height exception was approved in 2017, with this mixed use structure.

- (v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: The request for a height exception is not the result of actions taken by the applicant but arises from pre-existing conditions associated with the site, including its size, configuration, zoning designation, and required development standards. These conditions existed prior to the current proposal and constrain the amount of buildable area available on the ground floor. The applicant has not increased the intensity of use beyond what is permitted by zoning, nor has the project been designed in a manner that creates the need for additional relief. The proposed second-floor component is limited in area and represents a measured response to existing site constraints rather than a condition created by the applicant.

Staff Response: Staff finds that this criterion is met. The applicant was previously approved for this exception.

- (vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: The proposed design provides the least negative impact by carefully limiting and articulating the second-floor massing to reduce its visual prominence along St. Francis Drive and Roybal Street. The second floor is aligned with portions of the first-floor walls facing both streets, its height, extent, and form are moderated through stepped parapet heights, articulated massing, and consistent horizontal proportions, reducing perceived scale at the pedestrian level. Mechanical equipment, solar panels, and other rooftop elements are fully screened behind parapets and are not visible from the public right-of-way. Exterior materials, finishes, and lighting are consistent with established architectural patterns within the Westside Guadalupe Historic District, further minimizing visual impact. By accommodating permitted uses through limited vertical relief rather than expanding the building footprint or encroaching into required setbacks, the project minimizes overall site disturbance while preserving the pedestrian scale and character of the surrounding historic streetscape.

Staff Response: Staff finds that this criterion is met. There is 400' addition difference from the initial approval on the second level of the structure that is not adding to the footprint of the structure.

## **RELEVANT CODE CITATIONS:**

### **14-5.2 HISTORIC DISTRICTS**

#### **(A) General Provisions**

##### **(1) General Purpose**

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

#### **(C) Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

##### **(1) Purpose and Intent**

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

##### **(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts**

###### **(a) Status Designation**

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

###### **(b) Board Authority to Review Status Designation**

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;

- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;
- (iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;
- (v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and
- (vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

**(D) General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of

historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
  - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
  - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
- (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the

applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

## (I) Westside-Guadalupe Historic District

### (1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;
- (b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;
- (c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;
- (d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:
  - (i) raising the parapet;
  - (ii) setting back from the edge of the roof;
  - (iii) framing the collector with wood;
  - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  - (v) in the case of ground solar collectors by a *wall* or vegetation;
  - (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*.  
Non-glare materials shall be used in solar collectors.

- (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;
- (f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;
- (g) *Greenhouses*
- (h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;
- (i) *Porches* and *portales* are encouraged;
- (j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

*Applications* for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)