



**Armory Park Historic Zone Advisory Board
LEGAL ACTION REPORT/MEETING MINUTES
Tuesday, September 15, 2026
Virtual Meeting**

1. Call to Order/Roll Call

The meeting was called to order at 6:32 p.m. and a quorum was confirmed.

Board Members in attendance (all virtual): John Burr (Chair), Stan Schuman (Vice Chair), Steve Grede (Secretary), Martha McClements, Maurice Roberts, Matt Smith, and Lynne Southerland

Board Members Absent/Excused: Jan Mulder

Staff in attendance (all virtual): Michael Taku (Planning and Development Services Department [PDSD])

Guests in attendance (all virtual): Paul Zepeda, PDZ Properties LLC (216 E 17th Street).

2. Review and approval of Legal Action Report (LAR) and Meeting Minutes for 08/18/2026

Grede moved to approve the LAR/Minutes for 08/18/2026 as submitted.

McClements seconded the motion.

No discussion.

The motion passed by those present, 7/0/0, (Mulder absent).

3. Call to the Audience

No comments were received prior to the meeting.

4. Reviews

a. TP-PRE-0926-00179

Courtesy

216 E 17th Street (Parcel #117072890)

The proposal consists of construction of a new 28-foot-wide by 19-foot-deep detached accessory carport/garage located at the rear of the property. This area has been used for parking and gardening. The structure will consist of a structural concrete slab with thickened edges and isolated footings, a flat roof, and a minimum 9-foot clear interior height. The structure will be either a constructed pre-built building or a custom metal design. A Tesla wall connector (EV charger) is proposed as part of the project. APHZAB may provide comments on the project, but no action is required from the board at this time.

Courtesy Review/Armory Park HPZ

Contributing Resource/Rehabilitation Standards

Staff Contact: Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku introduced review and noted that it was information and feedback from the board, That, no action will be taken by the board. That, based on the feedback applicant will have to revise the plans and resubmit for a major review. In the major review, the board will take action. Mr. Paul Zepeda from PDZ Properties LLC presented the project.

Members of the APHZAB offered general comments to the applicant.

No Action was taken.

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| 5. Minor Reviews
Staff Taku reported on recent minor reviews conducted. | Informational |
| 6. Call to the Board <ul style="list-style-type: none">• Board Members discussed issues affecting the zone and suggested constructive next steps. | Discussion |
| 7. Staff Updates and Future Agenda Items <ul style="list-style-type: none">• Staff provided updates on to the board. | Informational |
| 8. Adjournment
The meeting was adjourned at 7:48 p.m. | |