



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: MAY 11, 2021

TO: DESIGN COMMISSION

FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: APPLICATION FOR FINAL DESIGN REVIEW
NEW SIX-STORY, 181-UNIT SINGLE ROOM OCCUPANCY RESIDENTIAL DEVELOPMENT
274-282 NORTH OAKLAND AVENUE

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the application for Final Design Review was subject to environmental review in the Exemption adopted by the Design Commission for Concept Design Review on March 9, 2021, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that the Design Commission approved the removal of protected trees Nos. 3, 5, 6, and 10 on March 9, 2021.

Findings for Final Design Approval

1. Find that the project, upon implementation of the conditions of Final Design Review approval, will comply with the conditions of Concept Design Review;
2. Find that the project, upon implementation of the conditions of Final Design Review approval, will be consistent with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan, and the Design Guidelines in the Central District Specific,

3. Based on these findings, approve the application for Final Design Review subject to the following conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

Conditions:

1. The balcony design, including the railings, the stucco returns, projecting beam-ends, stucco exterior façade, and single out swinging balcony door, shall be re-studied and revised so that it more closely reflects the design inspiration. The use of the Geolam Soleo 6030 product, which is a wooden sheathed extruded aluminum, shall be reconsidered for use, as it is a more visually interesting product than the proposed powder coated bar grating system, and relates better to the Pasadena design inspiration and precedents.
2. The roof top sunshades shall be redesigned to better reflect the design inspiration and to more appropriately integrate with the overall design.
3. Comply with the conditions in Attachment D provided by all reviewing departments/divisions, to the satisfaction of said departments/divisions.
4. Provide on the final plans locations of gas meters, which shall be screened from public view to the extent allowed by The Gas Company.
5. The proposed new street trees shown in the landscape plan are not approved as part of this review. Separate review by the Urban Forestry Advisory Committee and action by the City Manager is required for replacement of public trees.
6. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.
7. A copy of this decision letter, including written responses to each condition indicating how and where they are addressed, shall be included in the plans submitted for building permit plan check.
8. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
9. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
10. Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the utility equipment shown on the plans are sufficient to meet the demands of the project and that the locations shown in the plans are approved.
11. This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as

indicated and specified in the decision letter and that all work is performed consistent with the approved plans.

EXECUTIVE SUMMARY:

The application presents design revisions in response to the conditions of approval from the previous Concept Design Review phase in addition to providing more detailed plans, elevations, sections and color and material information for the project. The current drawings are more fully detailed and present a palette of materials that is consistent with the design of the building. Upon reviewing the drawings in detail, staff recommends approval of the application with the conditions of approval outlined above and explained within this report.

BACKGROUND:

On March 9, 2021, the Design Commission approved an application for Concept Design Review for construction of a new six-story Single Room Occupancy residential building at 274-282 North Oakland Avenue. This application is for Final Design Review of the same project.

Project Overview

- General Plan Designation: Medium Mixed Use (0 – 2.25 FAR, 0-87 du/ac)
- Zoning: CD-3 (Central District Specific Plan, District 3)
- Design Guidelines: The applicable design guidelines are the design-related goals and policies in the Land Use Element of the General Plan, the Private Realm Design Guidelines in the Central District Specific Plan.
- Site: The subject site is located on the east side of North Oakland Avenue, between Corson Street and Walnut Avenue, and consists of two parcels totaling 21,128 square feet in size. The site is currently developed with four residential units and associated garage structures that were constructed between 1902 and 1947, all of which are proposed to be demolished. The existing structures have been evaluated for historic significance and determined to be ineligible for listing as individual resources. There are also 12 trees on the site, all of which are proposed to be removed. Four of the trees to be removed are protected under the Tree Protection Ordinance (Trees #3, 5, 6, 10 of the Tree Inventory form).
- Surroundings: Surrounding properties consist primarily of vernacular stucco-clad multi-family residential buildings that range between two and five stories in height over at-grade parking. A surface parking lot is located to the south, large two-story apartment complexes are located to the north and west, and a five-story multi-family residential development is located to the east of the subject property. The 210 Foothill Freeway is also to the north. Nearby designated historic resources include the Ford Place Historic District to the south, the Pasadena Civic Center Historic District to the southwest of the site, and the Pasadena Playhouse Historic District to the southeast. Located two blocks to the east of the site, at 267 North El Molino Avenue, is the Lukens House (1896), which is individually designated on the National Register of Historic Places.

- Project Description: This proposal is for the new construction of a six-story, 181-unit Single Room Occupancy (SRO) building, with at grade parking.
- Site Design: The proposed generally rectangular building occupies nearly the entirety of the site. A modest colonnade/forecourt with prominent columns and programmed outdoor space lead to storefronts consisting of full height glazing. The ground level base consists of a centrally located lobby entry, recreation room, a manager’s unit/office, mechanical uses, and all of the proposed parking area, with vehicular access from Oakland Avenue at the south of the site. Above the ground floor base, the building is conceptually separated into three sections. The street facing façade of the first section, above the ground floor base, is composed of two symmetrical volumes separated by a courtyard area open to the sky that is approximately 11 feet wide by 30 feet deep.
- Architectural Style: Contemporary
- Developer: Bridge Advisors, LLC
- Architects: Stanley Saitowitz/Natoma Architects
- Landscape Architect: Viriditas Design Landscape Architecture

ANALYSIS:

Conditions of Concept Design Review:

Below are the Commission’s conditions of approval and recommendations from Concept Design Review for the project, as well as the architect’s responses and staff’s comments. See Attachment B for the complete set of revised plans, elevations, wall sections, architectural details and materials specifications and imagery.

Concept Design Review Conditions, March 9, 2021:	Architect Responses	Staff Comment:
1. The solid vertical walls on the north and south elevations shall be treated with alternative architectural treatments, aside from the proposed smooth stucco and pattern of reveals, to enliven their appearance and soften their harsh solid appearance.	<p>The color brown has been added to the middle slats of the beige colored stucco wall to enliven the appearance and soften the harsh solid beige colored wall.</p> <p>The mass has been broken by creating a cadence of recesses, openings, shadows, and intermittent articulations on each of the South and North elevations. From the front of the building elevation, this includes: the open balconies, then projecting shadow elements, beige stucco with articulated slab edges, an added brown division serving as</p>	<p>The large expanses of stucco have been appropriately treated and their harsh appearance has been softened. The condition of approval from Concept Design Review has been satisfactorily addressed.</p>

Concept Design Review Conditions, March 9, 2021:	Architect Responses	Staff Comment:
	<p>a contrast from the lighter beige, and clear open areas at the walkways.</p> <p>Architectural reveals will be employed to help differentiate the stucco areas and further emphasize the difference between areas of light beige and dark brown color stucco areas. Architectural reveals, as well as a material break (fiberglass rainscreen panel floor break vs. stucco wall) are also proposed at all floor breaks to help differentiate horizontal floor articulations from the typical stucco walls. These reveals and material changes will also create and articulate shadow lines at these areas.</p>	
<p>2. The “front porch” concept and transitional space between the entry and the sidewalk shall continue to be refined and the entry doors shall be expanded from a single main door to a double door. The landscape features, including the fountain, walkway width, landscaping and exterior lighting shall also be revised to work more effectively with the second-floor patio and signage to create a building entrance that is a prominent and engaging visual connection to the public realm.</p>	<p>The entry and the eastside walk have been refined by expanding the single main door to a double door. The landscaping has been revised to more effectively integrate the first and second floor patio. 42-inch planters have been added to the second-floor patio behind the benches to create a more prominent connection to the public realm.</p> <p>Precast concrete benches are called out and specified in Landscape drawings (see Sheet L3.2). Hardscape and paving, as well as reflecting pool details are also called out, as well as provided details on Sheet L2.0.</p>	<p>The entry forecourt and front porch concept has been simplified into a very minimalistic interpretation of the design inspiration. The plant selection, design of the reflecting pools, and concrete seating options are extremely durable, which is appropriate for a high traffic area, but appear almost utilitarian in nature. However, when combined with the clear storefront glazing and active uses within the building, the concept is appropriate. The Peppermint Willow trees at the ground floor and star jasmine plans at the second floor help to soften the minimalistic utilitarian design.</p> <p>The condition of approval from Concept Design review has been satisfied.</p>
<p>3. Clear glazing shall be used for the ground floor storefronts</p>	<p>Clear glazing will be used on the ground floor storefronts.</p>	<p>The condition of approval from Concept Design Review has been satisfied.</p>

Concept Design Review Conditions, March 9, 2021:	Architect Responses	Staff Comment:
<p>4. Enlarged details and views of the driveway portal shall be incorporated into the plans submitted for Final Design Review to ensure the portal is appropriately integrated into the overall design</p>	<p>Tenant access to garage to be through individual transponders. Emergency keypad access located at side wall next to garage.</p>	<p>The garage door details are visually consistent with the ground floor storefront, and the use of transponders does not necessitate any freestanding detached access pads or speakers.</p> <p>The condition of approval from Concept Design Review has been satisfied.</p>
<p>5. Alternative design and materials studies for the balcony railings shall be provided in the submittal package for Final Design Review</p>	<p>Opacity and spacing of powder coated metal grating railings has been refined to allow for ideal opacity vs transparency for balcony areas. Bar grating product has been refined and selected according to ideal opacity and transparency desired. Additional images have also been added to indicate alternative materials and studies for the balcony railings. Product (McNichols bar grating) has been stated and specified, both in the detail drawings (Sheet), the Material Board (See end of drawing set), List of Materials and Finishes document, Supplemental Specifications/Materials document, and on the next page in this document.</p>	<p>The applicant has provided a discussion of the alternative materials and designs for the proposed balcony railings and explained that the proposed McNichols bar grating was chosen for opacity and durability, as well as the ability to powder coat the material.</p> <p>However, upon review of the design evolution of the balconies from Preliminary Consultation to Final Design Review, it does not appear that any alternatives for the configuration of the balcony design was studied or included in the applicant's response. Overall, the design of the balconies has become overly simplified, resulting in a design that lacks visual interest and no longer relates to the design precedents that are referenced in the submittal as inspiration for the project. Further, the projecting slab edge detail is unclear in the plans and appears to have generally been reduced in use throughout the design, further deviating from the stated design inspiration. The initial design of the project also depicted walls</p>

Concept Design Review Conditions, March 9, 2021:	Architect Responses	Staff Comment:
		<p>of glazing facing each balcony, the plans submitted for Final Design Review show a solid stucco wall with single door consisting of clear glazing.</p> <p>Staff recommends a condition of approval that the balcony design, including the railings, the stucco return and façade, balcony door, be re-studied and, that the use of the Geolam Soleo 6030 product, which is a wooden sheathed extruded aluminum, be re-considered for use, as it is a more visually interesting product than the proposed powder coated bar grating system, and relates better to the Pasadena design precedents.</p> <p>As conditioned, the condition of approval from Concept Design Review will be satisfied.</p>
<p>6. The programming of all communal open space areas shall be refined to incorporate more active and coordinated programming, and in the case of the rooftop open space, appropriate code compliant sun shading devices</p>	<p>Sunshade appurtenance and structure heights are shown in the drawing set, see A2 series Sections and A3 series Elevations, as well as appurtenance diagram on Sheet A0.1B. The appurtenance diagram is also covered in the following pages, Item #8. Sunshade detail has been added (see Sheet 4/A12.1). The rooftop appurtenance ratio calculation is shown on #7 of the design narrative and the project ratio is code compliant.</p> <p>The following table describes the active and coordinated programming in the communal open space areas: Ground Floor Numerous benches that surround the landscaping, water feature and columns.</p>	<p>The programming has been further resolved at ground floor and at the roof top. The ground floor includes several concrete benches at the lower level of the front yard setback, closest to the building and arcade. The roof top amenities have been refined and grouped in a more logical composition.</p> <p>However, the large sun shades with central support columns are of a very contemporary design and do not appear consistent with the building design or with the design inspiration. As these features will most</p>

Concept Design Review Conditions, March 9, 2021:	Architect Responses	Staff Comment:
	<p>Second Floor An outdoor patio with seating that acts as a prominent space that integrates the private and public realms, seating areas beside the landscaping in the courtyard in between the laundry room and fitness center.</p> <p>Third Floor Seating areas above the laundry room and fitness center. An Amphitheatre is along the south seating, with a movie screen for movie nights.</p> <p>Roof Top Deck Numerous outdoor seating programming, with fire pits, an outdoor kitchen, ping pong table and sun shade areas on the north and south side of the roof top deck.</p>	<p>likely be visible from the public view, and from other taller buildings located in the general vicinity will most likely be visible from nearby future development, staff recommends that these sun shades be redesigned to better reflect the design inspiration and to more appropriately integrate into the overall design.</p> <p>As conditioned, the condition of approval from Concept Design Review will be satisfied.</p>
<p>7. An exhibit demonstrating compliance with the maximum appurtenance height and coverage development standards shall be included in the drawings submitted for Final Design Review</p>	<p>An exhibit listing square footages was provided in the narrative response.</p>	<p>The exhibit lacks appropriate dimensions and staff is unable to verify if the project complies with the applicable code sections regarding appurtenance heights. If the maximum area for appurtenances heights has been exceeded, one or more of the rooftop appurtenances may have to be removed, which may significantly impact the design. The applicant indicates they have additional details that will be provided however at this time staff does not have this information. Based on what has been provided to date staff the condition of approval from Concept Design Review has not been satisfactorily addressed.</p>
<p>8. Additional landscaping (such as vines espaliered on a decorative cabling system permanently affixed to the solid wall surfaces) shall be incorporated into</p>	<p>42-inch-high planters have been added along the large solid at the patio facing the street at the second wall to provide visual relief to this area. We have also added a trellis where vines can grow, located within</p>	<p>The colorful fiberglass planters, trellis and the visual relief from the revised stucco paint and reveals create a more inviting space</p>

Concept Design Review Conditions, March 9, 2021:	Architect Responses	Staff Comment:
the large solid walls at the patio facing the street at the second level street facing patio to provide visual relief to this area	the tall planters. We cannot attach vines directly to the stucco wall or a cabling system attached to the stucco wall due to waterproofing issues. Colorful planters have also been added to help enliven the common outdoor spaces.	that better coordinates with the entry below. The condition of approval from Concept Design Review has been satisfied.
9. Comply with the conditions provided by the Departments of Public Works and Transportation as reflected in Attachment C, to the satisfaction of said departments	Agreed	Staff recommends that this condition be reinforced by incorporating it into the decision for Final Design Review.
10. Air filtration systems with a minimum MERV 13 rating shall be incorporated into the design...	Agreed	Staff recommends that this condition be reinforced by incorporating it into the decision for Final Design Review.

Materials & Colors:

The color and materials have been strategically selected to reinforce the chosen Contemporary architectural style of the development. The proposed cladding for the typical exterior walls is stucco/Portland cement, painted beige and dark brown to help alleviate the stark appearance of some of the areas of solid expanses. Half-inch aluminum fry reglet channel screed reveal joints are proposed in strategic locations where the stucco colors transition, and would be painted to match the adjacent stucco. A finish texture is not specified on the color and materials board, although the details appear to indicate a smooth finish. The floor slab edges are proposed to be clad in a James Hardie fiber cement rainscreen system, painted beige. The finish for the rainscreen system is also not specified in the color and materials board.

The proposed design includes a significant amount of glazing. The ground floor facing the street consists entirely of floor to ceiling glazing. The metal storefront windows and entrances (Arcadia NS212 Series; Arcadia ULT 5920 Series) are proposed to have a dark grey finish. The glazed panel garage door (BP Glass Garage Doors California Line 550 SHD Super Heavy Duty) is intended to reinforce appearance of floor to ceiling glazing facing the street at the ground floor. The individual unit entry doors are not publicly visible, but are proposed to be Siltles GL Series FNV Glass Lite doors. The ground floor also has an arcade consisting of the second floor balconies, which are supported by solid rounded poured in place concrete columns, which will have a beige color finish. The plans did not include details for the dimensions of these columns.

The balcony details can be found on Sheets A3.5, A5.1 through A5.4, A8.6, and A12.1. Almost the entirety of all facades are detailed with a repeating series of six-foot deep projecting balconies. As depicted on all elevations and in the enlarged detail proved on A3.5, the balconies between units would be separated by a solid stucco wall that returns to the façade. The exterior wall of each unit facing the balcony is clad in stucco, with a single glazed door,

which would be the primary source of natural light for each unit. As noted in the table above, the proposed balcony railing system for all balconies and exterior walkways and the rooftop deck is a powder coated swage locked metal grating system by McNichols (McNichols Swage-Locked, Rectangular Bar GAL-200, 19-S-4 Spacing, 80% Open Area. Powder-coated a dark brown color). The balcony railings would be oriented horizontally and vertically in an alternating pattern, with the second and sixth floor balconies oriented horizontally, while the third through fifth floor balconies would alternate orientation.

Staff has reviewed the materials and details provided and determined that they provide a sufficient level of detail at this stage of the design process. The simple detailing of the building and durable materials are consistent with the proposed use and architectural style of the building. However, as previously discussed in the table above, the design evolution of the balconies has resulted in an overly simplified design that lacks the character of, and poorly reflects, the design inspiration and design precedents referenced in the submittal and as presented throughout the design review process. As noted in the table above, staff recommends a condition of approval that the facades and balcony configuration be re-studied and revised to better reflect the stated design inspiration.

Finally, consistent with standard conditions of recent Final Design Review approvals, staff also recommends that a large-scale mock-up panel be provided for staff review during construction to ensure high-quality materials installation.

Mechanical Screening:

The roof plan and sheets L-2.3, L4.1 depicts placement of mechanical systems on the roof of the building, with a screening system of metal louvered panels, in front of which fiberglass landscape planters, Old Town Fiberglass planters in Lime 04 (Matte) will be installed. The Ground Level Plan on sheets A1.1 and L-1.0 depict the locations of a mechanical room, electrical room, garbage room, and bike storage area inside the parking area. These sheets also depict a subterranean electrical vault in the driveway. These sheets inconsistently depict the location of the Fire Department connection, which is shown either at the northwest corner of the building near the managers unit, or at the southwest corner of the building near the driveway entrance. Both locations depict a small area that may not be adequate for the contemporary Fire Department connections currently required. The gas service and meter locations are not shown, but shall be required to be shown in the final plans and screened from public view to the extent allowed by the utility company.

No external gutters or downspouts are proposed, as these systems are internal within the wall and floor assemblies and are not visible. Mechanical vents consisting of metal louvers and the through-wall vent locations are called out on Sheet A2.2, which depicts these features on the interior courtyard facing elevations. Major ventilation shafts are called out on plans on sheets A1.2-1.4, which show that none ventilate to the exterior elevations. All balconies have open railings and will therefore do not require overflow drainage.

In general, the location and screening of the mechanical equipment and other required utilities/infrastructure is appropriate. However, staff has inspected recently completed residential construction and observed that it is possible to underground the majority of the Fire Department connection both on the private property or within the right-of-way, with only a

smaller appurtenant component remaining above ground. Therefore, staff recommends a condition of approval that the applicant obtain written verification from the Fire Department that required Fire Department connection can be located in the designated area near the northwest corner specified in the plans, and if it is too large to be located there, it shall be undergrounded.

Landscaping:

Hardscape and landscaping plans, including dimensions of hardscape materials, drawings, planter dimensions, and site furniture are depicted on sheets L.2.0, L.2.1, L.2.2, and L.2.3 of the plan sets. Paving details are located on sheet L.2.0, the trash enclosure details are on A1.1. All planters are fiberglass and located on floors two and three, and the roof. Sheet L.3.0 shows the fiberglass planter boxes manufacturer's cut sheets and color chart. The water feature, seat wall and fences are located on sheet L.2.0. The site furniture details and cut sheets are located on sheets L.3.1 and L.3.2.

The only proposed ground-level landscaping is within the front setback area. This landscaping consists of Phylla nodiflora "Kurapia" (Kurapia sod) ground cover and three 36-inch box Agonis flexuosa "Jervis Bay After Dark" (Peppermint Willow) trees. Concrete seat walls, freestanding concrete benches (Smooth Tech commercial concrete backless bench – WATF5027-37) and rectilinear low reflecting pools are all coordinated to draw the eye to the entryway. The other publicly visible landscaping would be at the second floor seating area above the entry and at the rooftop decks. The second floor seating area would be programmed with wood slatted benches (Maglin Ogden Benches, with a white powder coat finish), flanked by large green fiberglass planter boxes planted with Trachelospermum jasminoides (star jasmine) trained to grow on large trellis'. At the rooftop, large fiberglass planter boxes are proposed to be used extensively. These boxes would be planted with a variety of plants, including Anigozanthos "bush ranger" (kangaroo paws), Cordyline "festival grass" (grass), Leucadendron "ebony" (ebony cone grass), and Leymus condensatus "canyon prince" (wild rye).

As noted in the table above, the amenity space has been revised, and now includes a variety of wood slat benches (Maglin Ogden Benches, with a white powder coat finish), steel tube barstool chairs (Maglin Foro Bar Height Stool, with a white powder coat finish), chairs (Maglin Foro Chair, with a white powder coat finish), an outdoor kitchen with a built in sink, trash receptacle, and grill, low tables, and a natural gas fire pit (The Outdoor Plus Coronado Collection Fire Pit – OPT-CORPC96). Other active amenities include picnic tables and ping pong tables. Three permanent freestanding sunshades are also provided at the rooftop. As previously discussed in the table above, the design of the sun shades are inconsistent with the overall design of the building and staff recommended a condition of approval that their design be revised to more appropriately reflect the design inspiration for the project.

The design of these spaces appropriately complements the design of the building and will serve as usable outdoor amenity spaces for the future residents. Staff recommends a condition of approval that if the landscape plans require revisions in order to comply with Model Water Efficient Landscape Ordinance, the revisions be reviewed and approved by staff during plan check. It should also be noted that the ground-level landscape plan appears to indicate planting of new street trees; however, this will require further review and recommendation to the City Manager by the Urban Forestry Advisory Committee and staff recommends inclusion of a condition of approval specifying that this is not approved as part of this application review.

Lighting:

The reflected ceiling plans (RCPs) for each floor are provided on sheets A10.10 – A10.16. Minimal lighting is proposed on the exterior. Exterior landscape lighting is shown on L4.0-4.1. Typical architectural lighting cut sheets have been added to the Supplemental Specifications / Materials Document. The plans show that step lights are included at exterior walkways, as well as at each unit balcony. An LED up-light is included at the building address location, LED down lighting at the storefront area, and step lights around the L1 perimeter walkway. Cut sheets for all of the light fixtures are included in the Supplemental Specifications / Materials Document. Fixture specifications are on sheet A9.03 and all metal finishes are shown as dark bronze.

The proposed lighting plan includes fixtures that are high quality and consistent with the design of the building. Staff recommends a standard condition regarding lighting temperature not rising above 3,000 Kelvin.

Signage:

Detailed signage plans were not provided for this review. One sign identifying the address of the project is shown on the west elevation and is depicted as a set of 42-inch tall yellow metal address numbers mounted to the canopy over the main entrance. This sign will be reviewed in greater detail at a later date as the Zoning Code requires design review for all proposed signs on new development projects.

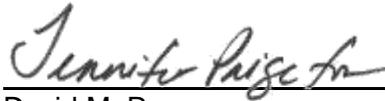
Comments from Other Departments:

During Concept Design Review, the Departments of Transportation and Public Works, provided a series of recommended conditions, which were incorporated into that previous approval. To reinforce that compliance with these conditions will continue to be required, and staff recommends repeating this condition of Concept Design Review in this decision.

CONCLUSION:

Upon implementation of recommended conditions of approval, the project will comply with the conditions of Concept Design Review. The submitted drawings include materials specifications and architectural details that are high-quality and compatible with the overall building design. Staff recommends that the Commission approve the application for Final Design Review with conditions described in this report, which will be further reviewed by staff during building plan check.

Respectfully submitted,



David M. Reyes
Director of Planning & Community Development
Department

Prepared by:

Reviewed by:



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Leon White, Principal Planner

Attachments:

- A. Plans, elevations, details, materials
- B. Narrative Response to the Conditions of Approval from Concept Design Review
- C. Product literature
- D. Comments/conditions from other City Departments/Divisions