



MEMORANDUM

TO: DESIGN COMMISSION
FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT
DATE: JUNE 22, 2021
RE: 550-566 E. COLORADO BOULEVARD PROJECT UPDATE

The Design Commission has reviewed and approved applications for a new five-story medical office building at the above-referenced addresses on the following occasions:

- Preliminary Consultation: February 11, 2014
- Concept Design Review: July 8, 2014
- 50% Advisory Review: October 28, 2014
- Final Design Review: April 14, 2015
- Consolidated Design Review (renewal of expired approvals): July 10, 2018

The City Council called the Design Commission's July 10, 2018 approval of Consolidated Design Review for review and, at the request of the applicant, continued the hearing on multiple occasions while the ownership negotiated for a potential new development proposal on the site. On March 9, 2020, the City Council remanded the call for review to the Design Commission and it has been on hold waiting for the applicant to move forward.

On September 14, 2020, the applicant submitted an application for Changes to an Approved Project to change the previously approved medical office building to a six-story hotel building with ground-level commercial space, in a substantially different design than was previously approved. This project requires a Conditional Use Permit that is currently being reviewed by staff and is anticipated to be scheduled for a public hearing in the near future. If that application is approved, the next step in the review process will be Design Commission review of the submitted application for Changes to an Approved Project.

Due to the duration of time that has transpired since the most recent Design Commission review of the project, at the June 22, 2021 Design Commission meeting, staff will present an overview of the project history and the designs previously presented to bring the current Design Commission up to date on the project scope and the designs previously presented. Staff and the applicant will also provide a preview of the design that has been submitted for the new hotel project to the Commission. When the project is scheduled for a formal review by the Design Commission, staff will provide a complete staff report and recommendation regarding the project's consistency with the applicable design guidelines in the Central District Specific Plan.

Design Commission
Information Item – 550-566 E. Colorado Boulevard
June 22, 2021
Page 2 of 2

Attachments:

- A. February 11, 2014 Preliminary Consultation drawings
- B. February 11, 2014 Preliminary Consultation comment letter
- C. July 8, 2014 Concept Design review approval letter with attachments
- D. April 14, 2015 Final Design Review approval letter with attachments
- E. July 10, 2018 Consolidated Design Review approval letter with attachments
- F. Current plans and elevations for hotel project