



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: JANUARY 11, 2022

TO: DESIGN COMMISSION

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

SUBJECT: APPLICATION FOR MAJOR CHANGES TO AN APPROVED CONSOLIDATED DESIGN REVIEW
CHANGE FROM A FIVE-STORY MEDICAL OFFICE BUILDING TO A SIX-STORY, 195-ROOM HOTEL
550-566 E. COLORADO BOULEVARD

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the application for Major Changes to an Approved Project was subject to environmental review in the Addendum to the previously certified FSEIR that was prepared for the subject project and adopted by the Planning Commission for CUP #5407 (Modification) on October 27, 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 there are no protected trees on the site.

Findings for the Approval of Height Limit Exception through Height Averaging

1. Find that, upon implementation of the conditions of approval, the height limits documented in the height averaging exhibit will comply with the regulatory provisions in the zoning code (§17.30.050). These provisions limit an increase in height (to 90 feet in this case) over a maximum of 30% of the building footprint if the additional height is counterbalanced by lower heights elsewhere on a development site such that the average height does not exceed the otherwise required maximum building height (75 feet in this case).

2. Find that the request for additional height complies with the following findings for height averaging:
 - a. The additional height provides for a more interesting skyline;
 - b. The additional height will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public;
 - c. The additional height will promote a superior design solution that enhances the property and its surroundings, without detrimental impacts on views and sight lines; and
 - d. The additional height is consistent with the objectives and policies of the Central District Specific Plan and the General Plan; and
3. Based on these findings, approve the request for height averaging.

Findings for Approval of Major Changes to an Approved Consolidated Design Review

1. Find that there are changed circumstances sufficient to justify the modification of the original Final Design Review approval, specifically the applicant's request to modify the scope and program of the proposed project; and
2. Find that, upon implementation of the conditions of approval, the proposed major changes 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 Plan; and
3. Based on these findings, approve the application for Major Changes to an Approved Project, at the Concept Design Review level, subject to the following conditions, to be reviewed by the Design Commission during Final Design Review:

Conditions:

1. Further study the south elevation of the building to provide a more balanced solid-to-void proportion, particularly at the eastern end, and to incorporate measures to enhance the ground level vehicular entry experience.
2. Simplify the materiality of the building to ensure a timeless quality. While the applicant may propose additional or alternative solutions, suggestions include elimination of the Spanish tile and faux-wood tile materials as well as the projecting box window frames.
3. Carefully study the detailing of the exterior materials to ensure a high-quality appearance to the building. Materials and color transitions should occur at inside corners and locations of transitions should be designed with intention to accentuate important design elements, such as the corner tower element.

4. The island of six parking spaces along Converse Alley and surrounded by the proposed semicircular driveway shall be converted to open space. Study the possibility of limiting the driveway to one-way traffic in order to narrow its width and expand this open space area as much as possible. The open space shall be carefully designed to be inviting and useful to the public, including physical separation from the vehicular path of travel.
5. Provide breaks in the landscaping strips along Madison Avenue and Colorado Boulevard to allow for pedestrian access from the public right-of-way to entrances along those streets and an open and accessible corner plaza at the northeast corner of the site.
6. The plans submitted for Final Design Review shall demonstrate compliance with the height limits and height averaging requirements in the Zoning Code. In particular, building height shall be measured from the lowest point of existing grade to the top of the parapet or tallest ridge/slope at each building volume with differing height. Rooftop appurtenances such as elevator/stair overruns and mechanical equipment enclosures may be excluded from the height averaging calculations, provided they comply with the appurtenance height limitations in PMC Section 17.40.060.D.2.a.

BACKGROUND:

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 for review and it has been on hold since that time.

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 revised project requires a Conditional Use Permit, which was approved on October 27, 2021.

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 presented 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. The applicant also provided a preview of the proposed new hotel design and the Commission provided preliminary feedback on the design, which are listed below in the Analysis section of this report.

Project Overview

- General Plan Designation: High Mixed Use (0 – 3.00 FAR)
- Zoning: CD-4 (Central District Specific Plan, Pasadena Playhouse Subdistrict)
- Design Guidelines: The applicable design guidelines are the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan.
- Site: The subject property is approximately 0.86 acres in size and is comprised of a three separate lots at the southwest corner of East Colorado Boulevard and South Madison Avenue.
- Surroundings: Directly across Colorado Boulevard to the north is a church. To the south is a five-level parking structure serving many of the nearby uses. To the west is an eight-story general office building and to the east, across Madison Avenue are commercial uses. There are several additional multistory buildings in the area.
- Project Description: The project involves demolition of an existing surface parking lot and small non-historic parking kiosk structure and the new construction of a six-story, 195-room hotel with 5,000 square feet of ground-level commercial space.
- Site Design: The proposed building is L-shaped and sited along the two streets onto which the property has frontage. It has a zero setback from East Colorado Boulevard (with recessed storefronts) and a 14'5" setback for most of the South Madison Avenue frontage to ensure protection of existing mature street trees. The portion of the building that adjoins Converse Alley at the southeast corner is set back 3'10" from the property line and the remaining portion of the south elevation is set back approximately 100' from the alley to accommodate a vehicular drop-off and parking zone. The building is set back 2'6" from the westerly property line.
- Architectural Style: Contemporary
- Developer: Welcome Pasadena, LLC
- Architect/Landscape Architect: WATG

DESCRIPTION OF PROPOSED CHANGES:

The proposed building design is substantially changed from the previously approved medical office building. The building retains an "L"-shaped plan oriented toward Colorado Boulevard and Madison Avenues, with vehicular drop-off access and service areas oriented toward Converse Alley. The previous project included a second-floor publicly accessible open space that sat above the vehicular access and service area, which has been removed in this design, resulting in the service area being open to the sky, with a porte cochere extending from the building at the hotel lobby's vehicular drop-off entrance. The service area is proposed to include a semi-circular driveway that would allow for two-way traffic, a loading space, 16 surface

parking spaces, a trash enclosure, and landscaping. A recently approved modification to the project’s Conditional Use Permit allows for provision of off-site parking at an adjacent existing parking structure; therefore, the project will not involve excavation for on-site parking. A total of 102 parking spaces is required for the project and the staff report prepared for the CUP modification indicates that 252 spaces are available in the adjacent parking structure.

ANALYSIS:

On June 22, 2021, the Design Commission reviewed a project update and provided preliminary comments on the proposed hotel building design. The Commission’s comments from that meeting, with the architect’s and staff’s responses, are detailed in the chart below. The design team’s design approach narrative and responses to comments are in Attachment A.

Commissioner Comments, June 22, 2021	Architect’s Response	Staff Comments
<p>1. Study the location of the hotel entrance from the street to address the hotel’s street presence and avoid confusion with the current entrance location at the bar/lounge space.</p>	<p>“A pedestrian entry with hotel signage has been clarified at the left end of the Colorado Boulevard brick base. The angled wall provides a visual guide toward the large double doors creating the invite for the pedestrian from the sidewalk. There is a niche to the left of the entry for art or other feature element.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The previous ground floor plan did not clearly indicate the location of entrances; however, the current ground floor plan clearly denotes the entrance locations. In addition, the entrances that were shown on the previous elevations have been revised. Based on both of these drawings, two pedestrian entries are shown along Colorado Boulevard near the northeast corner of the building, both of which provide entry to the combined and open main lobby and lounge space. A canted wall with signage and a vertical perforated wall denote the primary entrance to the space, which aligns with a bank of elevators on the interior. Multiple additional entries to this space are also provided along Madison Avenue. Although the main reception desk is located at the southern end of this space, the multiple entrances to the space provide for appropriate street activation and the revised design accentuates the main hotel entrance west of the lounge entrance. In addition, entrances to the retail space are also shown along Colorado Boulevard as well as an entrance to the roof terrace lobby at the far western end.</p>

Commissioner Comments, June 22, 2021	Architect's Response	Staff Comments
<p>2. Study refinements to or further differentiation of the east façade to have a unique character from the north façade. Consider a flat roof form for this wing to allow the northern portion to be more expressive.</p>	<p>“The east façade has been revised. The angled cornice as been removed and replaced with a simplified flat top expression with some limited variety which is carried through other parts of the building design.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The east façade, behind the corner tower volume, has been revised to have a flat, rather than the sloping roof that was previously proposed, providing for greater differentiation between the two volumes and improved accentuation of the building corner.</p>
<p>3. Study the junction of the two wings to alleviate the somewhat awkward transition between the two facades.</p>	<p>“See the previous response. On Madison the top of the building is now flat which removes the competition or awkwardness with the Colorado façade.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The revised design described above creates a more cohesive framed corner element with glazing and stacked balconies and a clearer transition from this corner element to the slightly lower volume south of it.</p>
<p>4. Consider integrating the roof extension at the west end of the north elevation into the pavilion and roof deck at that location.</p>	<p>“The roof extension above the pavilion has been studied for flat, foreshortened, or deleted options. Ultimately, the team embraced the flying roof with a few less feet of extension and a slightly thinner proportion. Also, the cornice fascia material has been revised to Venetian plaster versus stone which helps visually with a lighter appearance. To integrate the pavilion better we added a trim band below which runs along the entire terrace edge. The roof extension helps provide an architectural playfulness extending toward the roof terrace. Lighting of this element is envisioned to add interest from the ground level which helps to draw people up from the street.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The design team considered and studied options for the roof extension along the Colorado Boulevard elevation and made modifications to it that better integrate it with the overall design, while retaining a feeling of playfulness that is appropriate at this location.</p>

Commissioner Comments, June 22, 2021	Architect's Response	Staff Comments
5. Further study the wing roof system to make a more distinctive architectural statement.	"We revised the "wing roof" banding to open the project corner. At the top of the building the element ties the roof terrace and the project corner together. From the corner the banding runs down and wraps the corner balconies playfully. Derivatives of this element are integrated into the two other corners of the site near the alley and below the roof terrace. The porte cochere also shares the same language."	<i>Comment satisfactorily addressed.</i> The design team has redesigned the roof expression to better integrate it with the overall design and create a statement that is carried throughout the building.
6. High quality materials and textures are recommended for the blank sign wall at the corner.	"The "blank sign wall" is now an open corner with clear glazing, perforated panel art feature, and balconies. A materials board has been provided indicating the proposed materials."	<i>Comment satisfactorily addressed.</i> The former blank wall condition at the north end of the east elevation has been substantially improved with added glazing and balconies that open this feature and create a more inviting appearance at this important corner within the Playhouse District.

In addition to the Design Commission's comments above, the Planning Commission included three design-related conditions of approval in its CUP modification decision, which are also provided below with the applicant's proposed response and staff comments:

CUP Mod Conditions October 27 2021	Architect's Response	Staff Comments
Condition #13: The project is subject to review and approval by the Design Commission through the Design Review process. The Design Commission is the review authority for Height Averaging. If Height Averaging is not approved for this project, the project shall be redesigned to comply with the 75-foot maximum allowable height as shown on Figure 3-8 in Section 17.30 (Central	"See the roof plan sheet. The project complies with the site zoning for 75-foot maximum and up to 90 feet with height averaging. Additional height is utilized facing the Colorado Boulevard frontage for the public areas at level 6. The building height is ~86 feet at the corner. With height averaging the total building height is calculated at 67.47 feet tall."	<i>Condition satisfactorily addressed.</i> See detailed height averaging analysis below.

CUP Mod Conditions October 27 2021	Architect's Response	Staff Comments
District) of the Zoning Code.		
Condition #14: Through the Design Review process, the Colorado Boulevard frontage of the building shall be designed so as to include a prominent pedestrian entrance to the hotel	"See response #1, Design Commission comments."	<p><i>Condition satisfactorily addressed.</i></p> <p>Staff has compared the drawings submitted for the CUP modification review to those submitted for this current review and the current drawings depict a more prominent entrance to the hotel, immediately west of the entrance that opens onto the lounge area. This entrance is accentuated architecturally by a large perforated wall extending from the tower volume above, a deep recess from the commercial space to the west and a canted signage wall. The entrance leads directly into the open lounge/dining/reception area of the hotel and close to a bank of elevators leading to the hotel rooms at the upper floors. Staff finds that this design is appropriate and responsive to the Planning Commission's condition.</p>
Condition #15: Through the Design Review process, the building shall be designed so as to be architecturally compatible with the context of the Playhouse District area.	"See the design approach narrative."	<p><i>Comment to be addressed through conditions of approval.</i></p> <p>The design approach narrative submitted outlines the design team's careful approach to designing a contemporary building that fits within the context of its surroundings, which is architecturally mixed but with a number of historic resources in the immediate vicinity. The building incorporates a strong base, middle and top condition as well as areas with a balanced solid-to-void proportion and repeating fenestration patterns that respond to the First Trust Building to the northeast. These classical features are successfully juxtaposed against more contemporary elements such as the butterfly roof form along Colorado Boulevard and the larger glazing panels and glass balconies highlighting the prominent building corner. In the body of the analysis below, staff has identified areas</p>

CUP Mod Conditions October 27 2021	Architect's Response	Staff Comments
		where minor adjustments should be made to further enhance the building's compatibility with its surroundings through conditions of approval to be reviewed during Final Design Review.

The findings required to approve an application for Major Changes to an Approved Project are the same findings required to approve the original application for Consolidated Design Review (i.e., consistency with the purposes of design review and the applicable design guidelines) as well as the additional finding that there are changed circumstances sufficient to justify the change. In this case, the major changes to the project are necessitated by the property owner's request to change the design and program of the project from a medical office project to a hotel project. The original application was for Consolidated Design Review, which may be allowed at the discretion of the Director. Due to the significant changes in the design that are proposed to accommodate the new use as a hotel and the lack of required architectural details and other information that would typically be required for Consolidated Design Review, staff recommends that the Commission review this application as a Concept Design Review application, which will require review of an additional application for Final Design Review.

The design guidelines in the Central District Specific Plan apply to this project. To fully evaluate the project's consistency with these guidelines, the staff analysis is provided below.

Programming and Circulation

The ground floor plan depicts the two street frontages being programmed with active uses including retail space along the bulk of the Colorado Boulevard frontage and a large, open lounge, dining and reception space along Madison Avenue and the easterly portion of Colorado Boulevard at the street corner. Pedestrian entrances to the building are numerous along both street frontages, including a dedicated entrance to the roof terrace at the western end of the north elevation. Behind the two primary public spaces are service spaces such as laundry, kitchen, storage, utility rooms and an employee break room. At the southern end of the ground floor are office spaces, restrooms and two media salons.

Vehicle arrival to the hotel is located at the rear, with a two-way semi-circular driveway accessing Converse Alley. A porte cochere extends from the building to create a covered drop-off zone near the southwest corner of the building, providing direct access to the hotel reception desk at that location. There are also 16 surface parking spaces, a loading area, a trash enclosure and a small open space and seating area adjoining the vehicular drop-off zone. As noted previously, pedestrian access points to the main lobby are numerous, although a primary pedestrian entrance is created architecturally at the north end of the lobby near the lounge and a bank of three elevators leading to the hotel rooms at the upper floors. There is also an egress stair at the southern end of the building and a stair and elevator serving the roof terrace near the northwest corner.

The second through fifth floors are programmed with hotel rooms accessed by double-loaded interior corridors. The sixth floor includes amenity spaces including a bar and terrace, meeting rooms, a fitness room and kitchen in addition to hotel rooms.

Overall, the proposed programming and circulation are consistent with the applicable design guidelines. The public/common uses of the building are appropriately located along street frontages, while the service spaces are located toward the rear of the site and oriented around the vehicular drop-off zone, which is responsive to the alley condition of the site. The pedestrian circulation through the main lobby to the hotel rooms and amenity spaces are also appropriately designed and sited. The main hotel lobby entrances for both pedestrians and vehicles are prominently located and architecturally accentuated, with the lobby entrance to the roof lounge having similar, but slightly understated, treatment. With respect to the building's programming and circulation, staff finds that the project is consistent with the applicable design guidelines and does not recommend any conditions of approval for modification.

Orientation

The orientation of the buildings has not substantially changed from the previous approval and continues to strongly relate to both the Colorado Boulevard and Madison Avenue street frontages, with a prominent tower element accentuating the street corner. Both street frontages have a balanced proportion of solid to void with extensive pedestrian access points at the ground level. The orientation of the building toward the public alleyway at the southern end of the site should be further studied. While it is understood that service spaces would be located along this frontage, there appear to be opportunities within the floor plan layout to provide a more balanced solid-to-void proportion, particularly at the easternmost volume, which will be prominently visible from Madison Avenue. Measures to enhance the vehicular entry experience at the ground floor facing the alley should also be studied. Staff has recommended conditions of approval to address these concerns.

Height, Massing and Modulation

The overall and average heights of the building have not substantially changed. The massing is slightly different in that the roofline has been modified to incorporate a sloping butterfly roof form at the northernmost building volume, rather than having a raised height component centrally placed along Colorado Boulevard as in the previously approved design. Overall, the building is similar in scale to the previously approved design, while creating a slightly more contemporary and playful expression, consistent with the proposed new hotel use. Subject to some modifications that may be necessary to ensure full compliance with height averaging requirements, as described below, staff finds that the height, massing and modulation of the building are compatible with the surrounding context and consistent with the applicable design guidelines.

Height Averaging

A height averaging exhibit and analysis has been provided on the Roof Plan (page 18) of the submitted drawings, which depicts varying-height volumes on the building. The provisions of height averaging in §17.30.050.B of the Zoning Code, along with staff's analysis of the project's compliance, are as follows:

Extent of height averaging allowed:

- a. Additional building height is permitted over no more than 30 percent of the building footprint on a development parcel, provided that the average height over the entire footprint does not exceed the otherwise required maximum building height.

As currently designed, the building height is shown measured from the lowest point of existing grade to the top plate of the building; however, the Zoning Code requires it to be measured to the top of the parapet. As such, the current design does not fully comply with the maximum allowable height and, by extension, the maximum allowable height averaging extent. In speaking with the applicant, it is likely that the design will be able to be modified to lower the parapet and provide mechanical equipment screening where necessary, set back from the building edge. Other measures may be considered to ensure compliance with the height limitations, but would likely not have a substantial effect on the overall building design. As such, staff recommends that the Commission approve the request for height averaging subject to a condition of approval requiring review of full and accurate compliance with this standard during Final Design Review.

- b. Height averaging shall not be applied to parking and/or accessory structures.

The project is not proposing to use height averaging for separate parking or accessory structures.

- c. The additional height allowed by this Subsection B. through height averaging shall require Design Commission approval.

This review constitutes the required Design Commission review.

Required findings:

- a. The additional height allows for preservation of vistas and view corridors, and/or a more sensitive transition to an adjacent historic structure, and/or provides for a more interesting skyline;

The additional height at the northern end of the development site allows for provision of important amenities for the hotel while creating a more interesting skyline.

- b. The additional height will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public;

The additional height is located at the northern end of the site along Colorado Boulevard where there are other buildings of similar height, thereby avoiding negative impacts on quality of life or health, safety and welfare.

- c. The additional height will promote a superior design solution that enhances the property and its surroundings, without detrimental impacts on views and sight lines; and

The additional height allows for creation of a dynamic architectural element that accentuates the street corner, improving the roofline variation of the overall project and while avoiding detrimental impacts on views and sight lines.

- d. The additional height is consistent with the objectives and policies of the Central District Specific Plan and the General Plan.

The proposed additional height allows for the development of a new hotel building with ground-level retail space in the Central District, contributing to a vibrant mix of land uses in close proximity to transit, as encouraged in the Central District Specific Plan and General Plan, while ensuring that the design is not detrimental to surrounding buildings and is compatible with the sensitive context of the Playhouse District.

Architecture Style and Detailing

The building is a contemporary design that incorporates traditional building elements, such as a clear base, middle and top, balanced solid-to-void proportions with a repeating, regular fenestration pattern, to ensure compatibility with its surroundings. Contemporary elements such as the angled/butterfly roof volume along Colorado Boulevard, large areas of glazing at the eastern end of the Colorado Boulevard frontage, and glass balcony railings provide a unique expression within the Playhouse District. Proposed materials include a brick base and signage band, painted plaster with Venetian plaster accents, simulated wood tile at soffits and return walls at the building corners, aluminum windows, glass balcony railings, perforated metal art panels and decorative Spanish tile. The stacked windows appear to be set within vertical recesses with each window having projecting metal box frames.

In general, staff finds the overall architectural character of the building to be an appropriate and compatible design for this sensitive location; however, the detailing and materiality should be further studied in an effort to simplify the materials palette and create a timeless, high quality appearance to the building. Suggestions include omitting the proposed Spanish tile material and possibly replacing it with the perforated art panel utilized at the building corner, eliminating the projecting window frames and instead creating a simple, recessed window design that relates to surrounding historic buildings, and eliminating the simulated wood soffits and return walls and, instead, wrapping the Venetian plaster to these surfaces. The detailing of the exterior materials should be carefully studied to ensure that transitions in materials and colors occur only at inside corners and with intention to accentuate important design elements of the building. For example, the transition from Venetian plaster to painted plaster along Colorado Boulevard should be studied as well as the juxtaposition of those two materials with the brick base at the base of the tower element. The projecting box windows at the sixth-floor lounge should also be aligned with the band below it or otherwise studied to be more integrated with the overall building architecture. Staff has recommended conditions of approval to address these concerns, for review during Final Design Review.

Compatibility

Overall, the project is compatible with its surroundings in terms of massing, height and general architectural character. As discussed above, staff recommends conditions of approval related to the materiality and detailing to further ensure compatibility with the surrounding historically sensitive context and a simple, timeless and high-quality design presentation.

Conceptual Landscape Design

The ground-level landscape/hardscape plan depicts a narrow strip of landscaping along the entire Madison Avenue frontage, wrapping to a small portion of the Colorado Boulevard frontage, as well as wider planting strips along the Converse Alley colonnade, against the building at the porte cochere and along the edges of the surface parking areas. A small landscaped area is also shown at roughly the center of the vehicular access zone at the rear of the site. While the amount of ground-level landscaping proposed is consistent with other urban developments within the Central District, staff is concerned that the continuous strip of landscaping along Madison Avenue may impede pedestrian access to the building entries along the street. In addition, one of the primary points of controversy that was raised during the review of the medical office building was related to a recommendation within the Playhouse District Concept Plan for Streetscapes, Walkways & Alleys that a publicly accessible open space be provided along the alleyway on this site in conjunction with a potential network of pathways and courtyards envisioned for the district. The previous design included such an open space, elevated at the second floor and, while this was found to be consistent with the recommendation in the plan, it was not ideal for public use. This revised design provides an opportunity to create a significant publicly accessible open space at the ground level along the alley and, while a small area is provided, is it located within a surface parking and vehicular zone and is relatively small in size, making it somewhat undesirable for public use. Because the project has been granted the right to provide all of its required parking in an adjacent parking structure, staff recommends that the proposed island of six surface parking spaces within the semi-circular driveway be converted entirely to open space and that this space be carefully designed to ensure it is inviting and usable to the public. Consideration should also be given to converting the driveway to one-way traffic only and reducing its width to allow for further expansion of the open space area at that location. Staff has recommended conditions of approval to address both of these concerns.

Time Limit

PMC §17.64.050.D.2 states, “If a major change is approved in the fourth or fifth year of approval, the three-year time limit for the entitlement shall start on the date on which the major change was approved. No subsequent requests for extensions of time shall be allowed, and no subsequently granted major change will extend the time limits.” This language does not specifically address the standard time limits for Concept Design Review, which is one year, nor the need to subsequently apply for and receive approval of an application for Final Design Review in order to move forward with construction of the project. As such, the Zoning Administrator has previously determined that granting approval of a Major Change to an approved Concept Design Review would re-start the one-year time limit for Concept Design Review, which could be extended for one year if an application for Final Design Review is not submitted prior to the end of the one-year time limit. As previously noted, although the originally approved application was for Consolidated Design Review, due to the extent of changes and

the lack of sufficient architectural detail provided at this time, staff recommends review of this application as an application for Concept Design Review.

COMMENTS FROM OTHER DEPARTMENTS & ENVIRONMENTAL ANALYSIS:

Interdepartmental review and environmental analysis were conducted during the Conditional Use Permit process and all resulting conditions of approval are included with the decision that was made at that time. Staff of the Current Planning Section has verified that the plans submitted for this review are consistent with those submitted for the Conditional Use Permit. As such, no additional conditions of approval or environmental review is required in conjunction with this application.

CONCLUSION:

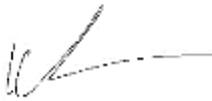
The applicant has presented information to support a finding that there are changed circumstances sufficient to justify the proposed changes. Staff finds that, upon implementation of conditions of approval, the changes will be consistent with the applicable design guidelines and recommends that the Commission approve the changes with the conditions noted in the report.

Respectfully submitted,



David M. Reyes
Director of Planning & Community Development
Department

Prepared by:



Kevin Johnson, Principal Planner

Attachments:

- A. Design approach narrative & responses to comments
- B. Current proposed plans & elevations