



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: SEPTEMBER 27, 2022

TO: DESIGN COMMISSION

FROM: JENNIFER PAIGE, AICP, ACTING DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: APPLICATION FOR FINAL DESIGN REVIEW
NEW SIX-STORY 195-ROOM HOTEL WITH 5,000 SQUARE FEET OF
GROUND-LEVEL COMMERCIAL SPACE
550-566 E. COLORADO BOULEVARD

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the application for Final Design Review 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.

Finding for Compliance with the Tree Protection Ordinance

Acknowledge that there are no protected trees on the site.

Finding for the Approval of Height Limit Exception through Height Averaging

Acknowledge that on January 11, 2022, the Design Commission approved a request for height averaging for this project through Major Changes of an Approved Project and that the Final Design Review submittal is consistent with this previous approval.

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 the previously approved Major Changes to an Approved Project; and
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 Plan.

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

BACKGROUND:

On January 11, 2022, the Design Commission approved an application for Major Changes to an Approved Project for construction of a new 6-story, 195-room hotel with 5,000 square feet of ground floor commercial space at 550-566 E. Colorado Boulevard. This application is for Final Design Review of the same project. The Commission reviewed this application on July 12, 2022 and continued it with comments for the applicant to address further refinements.

The revised submittal presents design revisions in response to the Commission's comments from the previous Final Design Review meeting to include more detailed plans, elevations and sections as well as reconsideration of the material palette for the project. The previously proposed Trespa panels and accent Spanish tile have been eliminated from the proposal and replaced with other high quality materials. The current drawings represent a more fully detailed project and include a revised and simplified material palette that is consistent with and complementary to the design of the building. Upon reviewing the drawings in detail, staff recommends approval of the application with the revised conditions of approval outlined in Attachment A and discussed within 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 project site is approximately 0.86 acres in size and is comprised of three separate lots at the southwest corner of East Colorado Boulevard and South Madison Avenue. The site is currently developed as a surface parking lot with a small kiosk structure and landscaping.

- Surroundings: Surrounding properties include a church (Pasadena Presbyterian Church) located across the street to the north, a five-level public parking structure serving the surrounding uses to the south, an eight-story professional office building to the west, and a two-story commercial building to the east of the site. There are buildings between two- to eight-stories located within the immediate vicinity of the project site.
- Project Description: The project involves demolition of the existing surface parking lot and small non-historic parking attendant kiosk and construction of a new six-story, 195-room hotel with 5,000 square feet of commercial space on the ground floor. A small surface parking area is proposed at the rear of the site; the majority of the required parking for the project will be provided off-site.
- Site Design: The proposed L-shaped building is sited at the northeast corner of the site along its two street frontages. 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 motor court to facilitate guest drop-off and a parking zone. The building is set back 2'-6" from the westerly property line. An open area with some at-grade parking spaces and landscaping at the rear along the alley will accommodate an arrival court for guest check-in/out that is connected to a reception lobby. This area also contains the majority of proposed onsite landscaping.
- Architectural Style: Contemporary
- Developer: Welcome Pasadena, LLC
- Architect: WATG
- Landscape Architect: LRM

ANALYSIS:

Recommended Conditions of Approval:

At the July 12, 2022 Design Commission hearing, staff recommended approval of the proposed project subject to 30 conditions of approval. The revised submittal has addressed the majority of the project-specific conditions previously recommended. Below is a disposition of each of the previously proposed conditions (excluding standard Final Design Review conditions). Conditions of approval that have been satisfied in the current submittal have been removed from the recommended conditions in Attachment A.

1. The Zoning Code requires that all mechanical units on the ground or roof be fully screened from view. Provide mechanical plans depicting locations of all site utilities, meters and backflow devices, if required, and method of screening them from public view.

Condition Satisfied. The revised plans identify three areas where roof top equipment will be located and the location of the screen. As shown on Sheet A-12, each area is pulled back from the edge of the parapet, minimizing any potential visibility of the units and/or screen further. The mechanical and plumbing plans on Sheets M2.00 and P201, respectively, show the locations of the vents/vent caps and overflow devices, which are located on the ground floor in strategic locations placed low to the ground and inward or screened by the wall/gate of the loading area or landscape materials. There also a mechanical/electrical room on the ground floor which house some of the equipment.

2. Provide manufacturer's specifications for all paving materials.

Condition Satisfied. The specifications on paving materials are provided on Sheet L1.0 and show a variety of unit pavers in different sizes and colors.

3. Provide manufacturer's specifications for all site furnishings.

Still Applicable as condition no. 1 in Attachment A. Inspiration images of site furnishings are shown, but actual selection of the outdoor furnishing for the outdoor seating at the ground level and roof top deck have not been provided.

4. Paving/hardscape patterns shall be shown on all landscape plans, including rooftop deck and at entries.

Still Applicable as condition no. 2 in Attachment A. Some outdoor areas at the ground level, such as the outdoor seating and rear motor court show the proposed paving patterns. However, the hardscape design of the roof deck and entries need to be addressed in a similar way.

5. Provide manufacturer's specifications for all planters for all landscape that are proposed within planters. All planters shall be durable and complement the design of the building and finishes.

Condition Satisfied. According to the landscape plan, all planters are customer-built and integrated into the outdoor spaces as in the outdoor seating area and rooftop deck.

7. The proposed faux wood 7' x 10' panels shall be replaced with authentic wood/wood siding or comparable high quality, authentic material where it is proposed on the elevations.

Condition Satisfied. The faux wood Trespa panels have been replaced with Parklex Prodema, a laminate natural wood product that is intended for outdoor application. This material is shown on the material/color palette on Sheet A-23 and the manufacturer's specifications are included towards the end of the architectural set.

8. The proposed Spanish tile shall be replaced with an alternative high quality material consistent with the building design and the proposed material and color palette.

Condition Satisfied. The use of the Spanish tile was reconsidered in terms of whether or not it strengthens the design quality of the project. This material has been eliminated. The applicant has opted to continue the brick veneer utilized throughout the ground floor to the wall originally intended to be treated with tile as a way to improve the cohesiveness of the design.

9. Exterior Insulation Finishing Systems (EIFS) cladding proposed on all elevations shall be removed and replaced with traditional stucco in a smooth finish.

Condition Satisfied. Historically, EIFS was generally not accepted as a high quality construction material. The technology and subsequently, the quality of EIFS has improved over the years and has been steadily accepted as quality building material for its insulation rating, texture (similar to steel trowel plaster finish) and ability to minimize surface cracks. The manufacturer's specifications are provided towards the end of the architectural set for the Commission's consideration. Staff finds that the specifications provided demonstrate that the material meets applicable design guidelines related to provision of high quality finish materials on new buildings.

10. The proposed brick cladding throughout the project shall be detailed to appear as masonry bearing walls with corner bricks used at building corners and openings, and the mortar joints shall be struck or recessed. The proposed brick cladding shall fully cover and terminate at the base or ground floor and shall not transition in plane or onto the upper floor above it. Provide an articulated transition detail cap to the upper material for review.

Still Applicable as condition no. 4. This is a standard condition when masonry is proposed and will be verified during plan check to ensure compliance.

11. The eastern portion of the south elevation shall be further studied to provide a more balanced solid-to-void proportion similar to other elevations. Consider introducing clerestory windows and/or floor-to-ceiling thin vertical fixed windows. For added privacy, consider using fritted glass or similar view obscuring glazing in these openings in lieu of providing window coverings on the interior.

Condition Satisfied. This area, which faces the alley and parking structure can be seen from Madison Avenue. The concern over massing and solid-to-void ratio has been addressed with two vertical rows of punched openings. The resulting fenestration is consistent with the design treatment employed throughout the proposal and significantly improves this elevation.

12. Ensure that the landscape and lighting plans are coordinated with the elevations and renderings provided.

Condition Satisfied. Landscape and lighting designs have been cross referenced to ensure consistency among drawings.

13. Ensure that all colored and black-line elevations, landscape plan, lighting plan and renderings are coordinated and show the same features and design treatments.

Condition Satisfied. All drawings and associated design features have been verified for consistency throughout the proposal to alleviate confusion.

14. To ensure the long-term health and sustained growth of the proposed 96-inch box trees, a Certified Arborist shall be retained for the proposed development prior to issuance of a building permit, and for a minimum of three years after project completion, who shall provide:

- a. A report, prior to the issuance of a building permit, on the required specifications of the soil growing conditions, the recommended watering schedules, and the topsoil conditions of the proposed tree locations. These specifications shall be incorporated into the permitted landscape plans. If the conditions are not suitable for the proposed tree size and/or species, the arborist shall specify an appropriate alternative tree and size.
- b. A planting phasing plan in consultation with the project development team, and a tree protection plan, which shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment E) for the tree transplants during the construction phase. The plan shall specify when during the project construction the trees would be planted and the tree protection measures installed.
- c. On-site monitoring of the trees at time of installation, monitoring of tree protection installations in accordance to the tree protection plan, and monitoring of trees during the construction phase. The arborist shall complete and submit to Design & Historic Preservation (DHP) staff the Tree Protection Certification Form in Attachment F upon installation.
- d. Long-term monitoring of the health and maintenance of the trees, including growing conditions, for a minimum of three years after issuance of Certificate of Occupancy.

Still Applicable as condition no. 5. This is a standard condition when planting of new trees larger than 48-inch box size are proposed and will be verified during plan check, construction and post construction to ensure compliance.

15. Highly reflective tints or films shall not be used for the exterior glazing.

Condition Satisfied. The project does not incorporate any reflective materials or films on exterior glazing.

16. A Master Sign Plan shall be required for new signage prior to the installation of any building identification, informational, wayfinding, or commercial tenant signs at the project site.

Still Applicable as condition no. 6. The applicant is aware that a master sign plan will be required and will initiate the application process at a later time. The current submittal shows sign locations for the hotel as placeholders and may change.

17. To achieve and maintain a unified appearance, metalwork finishes and color shall be consistent throughout the project, including railings, fencing, balconies and light fixtures, independent of the manufacturers and product colors.

Condition Satisfied. The color of all metal works are consistent throughout the project.

18. A center-glazed storefront system shall be utilized for both street-facing elevations. Additionally, all window details shall specify the depth of the recess from the exterior wall, which shall be at least 2 inches.

Still Applicable as condition no. 7. This will be verified during plan check to ensure compliance as a center-glazed storefront system. The depth of the window recess is proposed at 3 inches.

19. Mechanical screening shall be constructed of high quality material to complement the building design and finishes so that it appears unified and integrated with the building as a whole.

Still Applicable as condition no. 8. The roof plan shows the locations of the rooftop equipment and intended screening. However, a detail identifying the screening material and height has not been provided for review.

20. Provide further detail of the exhaust ventilation/vent caps along East Colorado Boulevard and South Madison Avenue to ensure that it is not visually intrusive along the streetscape.

Condition Satisfied. No through-the-wall vents are proposed along both street-facing facades; as such, there will be no design impacts to the building and its features.

21. All exterior venting, including for HVAC, shall be directed to the roof. If venting to the roof is not possible, it shall be directed to secondary elevation(s) and thoughtfully arranged in a clear pattern to minimize visual impact on the primary facades along the streets.

Condition Satisfied. No through-the-wall vents are proposed along the street. There are some louver and overflow vents located on the alley elevation, but they are placed inward and low to the ground either concealed by landscape or behind the screen/gate for the loading dock. Due to their careful placement, no design impacts are anticipated even on the least visible secondary elevation.

22. Drainage shall be provided internally within the building walls rather than with exterior scuppers and downspouts.

Condition Satisfied. All drainage will be provided internally in the wall system eliminating the need for downspouts and gutters on the building exterior.

23. Drainage at the roof deck and balconies shall be carefully addressed and shall be integrated into the design of the building and avoid scuppers to the greatest extent possible, or they shall be integrated into the design. Provide detail drawings that

demonstrate the proposed drainage method in both areas. Due to the area of the roof deck, the roof deck shall be provided with a floor drain.

Still Applicable as condition no. 9. Per the applicant, all drainage, including overflow drainage at balconies and decks, will be provided internally in the wall system eliminating the need for scuppers on the building exterior; however, a detail is needed to demonstrate this.

24. Show the location of gas service and locations of the meters on the site. These features shall be screened from public view to the extent permitted by the utility company.

Still Applicable as condition no 10. There are a number of utility rooms on the ground floor, including electrical rooms, fire pump, transformer, and water heater rooms. The generator is located behind a wall/gate that encloses the loading area so that all utility features are not visible from the right-of-way. The gas meter and backflow devices are shown on Sheet A-9, located at the southeast corner of the lot and can be seen from S. Madison Avenue. For this reason, these features need to be screened to conceal visibility from the public right-of-way.

25. Provide species and size specifications of the two ornamental trees proposed in the auto court.

Still Applicable as condition no. 11. The ground floor landscape plan identifies two ornamental trees within the planter along the west property line. The species need to be specified in the plan check submittal to ensure consistency with the plant palette. .

26. The landscape plan shows two Elm Trees proposed along the south property line adjoining the alley and appear to be in the public right-of-way. Verify the correct location of these trees. If they are located on public property, review by the Public Works Department staff will be required.

Condition Satisfied. The location of these trees has been verified. The site and landscape plans confirmed that both trees will be planted on private property.

30. If multiple rose-pattern accent panels are proposed in order to create one long element, provide a seam detail for review, which shall demonstrate that the design and pattern match up in a seamless way.

Still Applicable as condition no. 15. The laser cut rose-pattern panel is a custom design and its design detail has not been finalized. Appropriate detail shall be provided and reviewed to ensure consistency with the condition.

Design Commission Comments from July 12, 2022 Final Design Review Hearing:

Below are the Commission's comments and recommendations from the Final Design Review meeting held on July 12, 2022 as well as the architect's responses and staff's comments to how the comments were addressed. See Attachment B for the complete set of revised plans, elevations, wall sections, architectural details and materials specifications and imagery.

Commission Comment, July 12, 2022	Excerpts from Architect's Response	Staff Comments
<p>1. Restudy the eastern portion of the south (alley) elevation to address the solid-to-void ratio to reduce mass and achieve consistency with all other elevations.</p>	<p>“The south elevation has been revised with new windows to break up the solid wall. The proposed new windows on the levels 2-6 will follow the same guestroom window details as the rest of the building.”</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>The eastern portion of the south elevation along the alley has been significantly modified to address the Commission's comment. Specifically, the two previously solid wall planes have been revised to include two vertical rows of narrow windows which help address the perceived massing concern and solid-to-void ratio in the area as depicted on Sheet A-19 and A-35 (perspective). The proposed glazing extends a similar fenestration pattern utilized on the other facades to the southeast corner for a cohesive and consistent design treatment throughout the project and effectively address the massing concern in this area.</p>
<p>2. Provide plans and drawings that illustrate the design of all entrances, particularly the northeast corner entry into the hotel and other entrances along Colorado Boulevard.</p>	<p>“Ground Floor Plan on Sheet A-9 indicates the main building entry points directional arrows. Partial north elevations on Sheet A-24 through A-27 & new exhibits on Sheet A-38 through A40 illustrate the entry points along Colorado.</p> <p>In response to the concern of hotel entrance having more street presence, please consider the following design clarification.</p> <p>The hotel entry as illustrated on A-25 will draw pedestrians with its angles wall and hotel signage at street level visually guiding the guests toward the large double doors. On the left of the entry is an art niche to provide an enhance experience for guests entering the hotel.</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>The ground floor plan on Sheet A-9 illustrates the primary locations of hotel entries along Colorado Blvd. and at the rear alley from the motor court. Secondary entries to the roof deck and future commercial tenant spaces are also identified. Additionally, Sheets A-13 and A-16 depict the entries and their design treatment, including their integration and proportion within the context of the overall building design. Although located at the rear elevation, the main hotel entry is the most prominent and appears more formal due to its design treatment consisting of a porte-cochere, its direct connection to the motor court and sense of openness. The hotel entry along Colorado Blvd. is important due to its connection to the pedestrian realm and its activation of the streetscape. The entry is closest to the corner where Colorado Blvd. and Madison Ave.</p>

Commission Comment, July 12, 2022	Excerpts from Architect's Response	Staff Comments
	<p>The corner patio on the other had is elevated from the sidewalk with guardrails and is accessed using stairs. As illustrated on A-24, the window wall along Colorado consists of a series of folding panels without conventional entry doors."</p>	<p>intersect and is highlighted with a canted wall and a sign that serve to visually draw guests and visitors to the entry. The recessed design also identifies it as an important entry into the building. The design and treatment of the entries to the commercial spaces are more standard storefront entries. The entry to the roof deck is the most subdued since it is tucked in the northwest corner, but will be identified by a sign. The entry points along Colorado Blvd are intentionally spaced to achieve activation along the entire street front façade throughout the day.</p>
<p>3. Illustrate through drawings and renderings, anticipated experiences at the pedestrian level in and around the exterior of the building at the ground.</p>	<p>"Please see previous response."</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>The site planning of the building and orientation of the entries and public spaces to the right-of-way help the project achieve an active and seamless connection to the public realm. The renderings illustrated on Sheets A-33 -A37 convey the anticipated experiences from various perspectives along the building and across the street. The level of transparency and activation at the corner and along Madison Avenue mirrors the liveliness and energy in the outdoor dining spaces at Urth Caffé across the street and they complement each other in activating this segment of Colorado Boulevard.</p>

Commission Comment, July 12, 2022	Excerpts from Architect's Response	Staff Comments
<p>4. Restudy lighting design and associated light fixtures, their placement and orientation, with focus on preventing and minimizing light pollution onto adjoining properties, public right-of-way, and as best practice. Section 17.40.080 of the Pasadena Municipal Code discusses requirements for outdoor lighting.</p>	<p>"Please see attached response from lighting designer (KGM)." [staff note: the lighting designer's detailed response is in Attachment C]</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>The applicant engaged a lighting designer and efforts were made to restudy the lighting design, intensity of lighting, and fixture placement on the exterior of the building. Sheets LT-1 to LT-6 convey the general lighting scheme and the associated light fixtures to achieve the proposed lighting design. The lighting effect is achieved primarily through a combination of uplights and downlights to highlight the entries, storefront display windows, balconies, upper floor canopies, and certain volumes along Colorado Blvd. and Madison Ave. The result is controlled illumination contained within the limits of the facades that washes the building with a soft and receding glow. A detailed discussion from the lighting designer is included in Attachment C.</p> <p>The rose patterned panel at the corner is illuminated differently and is intended to achieve an even illumination to highlight this design feature in its entirety. In the rear motor court, lighting serves to accent the landscape features and illuminate pathways. Compliance with light spillage/pollution is demonstrated by the lighting diagram on Sheet LT 400.</p>

Commission Comment, July 12, 2022	Excerpts from Architect's Response	Staff Comments
<p>5. Provide all detail and section drawings that clearly correspond to and illustrate all transitions between different materials and openings that are easy to follow and adequately cross-referenced to the elevations. Detail and section drawings are also required for all typical openings at the ground floor and upper levels with sufficient notation.</p>	<p>"Sheet A-24 through A-32 are added to show details with corresponding elevations and wall section for easy reference."</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>Important details and sections are provided and have been expanded in the revised submittal for various features and design elements proposed throughout the building. Additional care was given in the way all details are provided, arranged, labeled and referenced between drawings to facilitate ease of review. For example, details are provided with a corresponding line drawing and rendering on the same sheet, clearly labeled and illustrate what the detail intends to communicate. These details illustrate methods of installation, execution, craftsmanship and transition between different adjoining finishes. All details are provided on Sheets A-24 – A-32.</p>
<p>6. Provide detail drawing(s) of the use, application, and design/pattern/arrangement of the proposed Spanish tile and clarify the locations where this material is proposed to be applied.</p>	<p>Spanish tiles have been eliminated from the material palette to be consistent with the language of the simplicity and timelessness of the design. Brick veneer is proposed in its place."</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>The Spanish tile was originally intended to create an accent wall on the ground floor of the eastern portion of the south (alley) elevation and as accent on the fascia of the one-story projection of the reception area along Madison Avenue. The Spanish tile has been removed from the proposal in order to emphasize a simple and consistent design treatment and visual experience throughout the project. These areas will now be treated with brick arranged in a running bond pattern, which is a continuation of the treatment employed on both street-facing elevations. The fascia of the one-story projection will be treated with Venetian plaster, which is also consistent with the material used elsewhere on the building. The cohesive design and simplified material palette strengthen the building's contemporary aesthetics.</p>

Commission Comment, July 12, 2022	Excerpts from Architect's Response	Staff Comments
<p>7. If EIFS, Spanish tile and Trespa panels are to be eliminated from the proposed material palette as recommended by staff, clearly identify and demonstrate the use of alternative materials in areas where these materials were originally proposed. Provide current technical reports on EIFS and Trespa panels (or any other composite materials) for review to ensure these materials are durable, lasting, and high quality. Avid any composite materials that mimic the appearance of natural materials, such as wood, stone...etc.</p>	<p>“Trespa panels have been replaced with Parklex Prodema Wood Cladding. Parklex panels are made from real wood sourced from sustainable managed, PFFC certified forests. Each panel consists of a high density bakelite core, clad in a veneer of natural wood. The surface is treated with synthetic resin and an exterior PVDF film.</p> <p>Spanish tiles have been eliminated. Brick veneer is proposed.</p> <p>With the today's EIFS technology, we feel the material is an upgraded finish. EIFS provides the durability with less cracking and the energy-efficiency which makes it more suitable for the project. The proposed smooth EIFS consists of an extra layer of freeform application on top of fine texture finish, which is comparable to the smooth steel trowel stucco finish.</p> <p>Product sheets for Parklex and EIFS are included in the DRB set.”</p>	<p><i>This comment has been satisfactorily addressed.</i></p> <p>Upon further consideration, the applicant has eliminated Trespa panels and Spanish tile from the proposal due to the Commission's concern over a material that mimics the appearance of a natural material. As such, Trespa panels have been replaced with Parklex Prodema, shown on Sheet A-23, which is natural wood product. The manufacturer's specifications for this product are also provided in the submittal packet. This material will be applied to the soffits, primarily for the balconies and at the roof deck. The wood finish and earth-tone color will provide warmth to the color and material palette. EIFS remains on the material palette as cited by the applicant for its quality and ease of application and effectiveness in minimizing or preventing surface cracks as is often the case in a traditional stucco finish. EIFS (in Venetian plaster finish) is the predominate material and will be applied specifically at the upper levels.</p> <p>The replacement of the Trespa panels and Spanish tile will elevate the overall design quality of the project.</p>

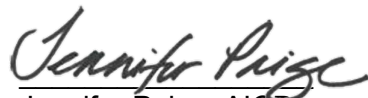
ENVIRONMENTAL ANALYSIS:

On October 27, 2021, an addendum to the previously certified FSEIR that was prepared for the subject project and adopted by the Planning Commission associated with CUP #5407 (Modification), and there are no changed circumstances or new information which would require further environmental review.

CONCLUSION:

The project has been revised in accordance with the comments provided by the Design Commission on July 12, 2022. 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 discussed in this report and included in Attachment A, which will be further reviewed by staff during building plan check.

Respectfully submitted,



Jennifer Paige, AICP
Acting Director of Planning & Community
Development Department

Prepared by:



Rathar Duong, Senior Planner

Reviewed by:



Kevin Johnson, Principal Planner

Attachments:

- A. Recommended conditions of approval
- B. Plans, elevations, landscape, lighting, details, materials
- C. Narrative