



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: FEBRUARY 14, 2023

TO: DESIGN COMMISSION

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

SUBJECT: APPLICATION FOR FINAL DESIGN REVIEW
NEW EIGHT-STORY, 335,560 SQUARE-FOOT, 375-ROOM HOTEL WITH
GROUND FLOOR COMMERCIAL SPACE AT 1347-1365 E. COLORADO
BOULEVARD (NORTH PARCEL) AND A NEW FIVE-STORY 83,029 SQUARE-
FOOT MIXED-USE PROJECT WITH 21,539 SQUARE FEET OF GROUND
FLOOR COMMERCIAL SPACE AND 49 RESIDENTIAL UNITS AT 1336-1350 E.
COLORADO BOULEVARD (SOUTH PARCEL)

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find the application for Concept Design Review was subject to environmental review in the Final Environmental Impact Report (EIR) certified by the City Council for a previously approved application for establishment of PD-35 for the same project on September 12, 2016, 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.

Findings for Approval to Exceed 2.25 FAR (South Parcel)

1. Acknowledge that Planned Development 35 (PD-35) establishes a floor area ratio (FAR) on the South Parcel that may exceed 2.25, up to a maximum of 2.90, subject to the Design Commission determining that the architectural design of the proposed PD is contextual and of a high-quality, consistent with Zoning Code Section 17.26.020.C.3.
2. Acknowledge that the applicant is requesting a FAR of 2.54 on the South Parcel which is

within the range permitted in PD-35 and is less than the FAR of 2.69 that was presented and approved during Concept Design Review;

3. Find that the final design submitted for the South Parcel is contextual and of a high quality, consistent with Zoning Code Section 17.26.020.C.3; and,

Based on these findings, approve the proposed FAR of 2.54 for the South Parcel.

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, the Design Guidelines in the East Colorado Boulevard Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts; and,

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, unless otherwise stated.

BACKGROUND:

On April 26, 2022 and June 14, 2022, the Design Commission approved an application for Concept Design Review for construction of two new buildings: an eight-story, 375-room hotel with ground floor retail and a five-story mixed-use project with ground floor retail and residential dwelling units, respectively located at 1347-1365 E. Colorado Boulevard and 35-39 N. Hill Avenue (“North Parcel”) and 1336-1350 E. Colorado Boulevard and 36-56 N. Holliston Avenue (“South Parcel”). This application is for Final Design Review of the same project.

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 specifications 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 in Attachment A and explained within this report.

Project Overview

- General Plan Designation: Medium Mixed Use (0 – 2.25, 0-87 DU/Acre)
- Zoning: The property is zoned PD-35 (Colorado-Hill Planned Development). PD-35 was approved by the City Council on September 12, 2016. PD-35 establishes the applicable land uses and development standards, including, but not limited to height, setback, lot coverage, and floor area ratio.

- Design Guidelines: The applicable design guidelines are the design-related goals and policies in the Land Use Element of the General Plan, the Design Guidelines in the East Colorado Boulevard Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts.
- Site: The overall site consists of two development parcels separated by E. Colorado Boulevard. The larger north parcel (1347-1365 E. Colorado Boulevard, 35-39 N. Hill Avenue & 36-56 N. Holliston Avenue) is comprised of two parcels totaling 2.95 acres in size at the northwest corner of E. Colorado Boulevard and N. Hill Avenue, extending west to N. Holliston Avenue (excluding the property at the northeast corner of E. Colorado Boulevard and N. Holliston Avenue). It is developed with a series of buildings comprising an automobile sales and service center and a large surface parking lot/vehicle display area. The automobile showroom building has been determined eligible for listing in the National Register of Historic Places. The south parcel (1336-1348 E. Colorado Boulevard) is comprised of four parcels totaling 0.69 acres in size at the southeast corner of E. Colorado Boulevard and N. Holliston Avenue. It is developed with two small, non-historic vehicle sales/service buildings and surface parking.
- Surroundings: Surrounding properties include residential, institutional and commercial buildings ranging from one to three stories in height. Nearby historic resources include the following:
 - F. Suie One Antiques Store (1927, Theodore Pletsch), 1335-1341 E. Colorado Boulevard, determined eligible for designation as a landmark
 - Holliston Avenue Methodist Church (1900, John C. Austin), 1305 E. Colorado Boulevard, a designated landmark
 - Howard Motor Company Building (1927, Austin Co. of California), 1285 E. Colorado Boulevard
 - Historic Signs at 1155 & 1160 E. Colorado Boulevard
 - Kindel Building (1928, Bennett & Haskell) at 1095 E. Colorado Boulevard
 - Foothill Mile Marker (Mile 11), 1304 E. Colorado Boulevard (within public right-of-way)
 - Burns E. Eastman Building (1926, Glenn Elwood Smith), 1275 E. Green Street
 - Hill Avenue Library (1925; Marston, Van Pelt & Maybury), 55 S. Hill Avenue
 - Former gas station and garage buildings (1929, Pacific Steel Building Company) at 1271 E. Green Street
- Project Description: The project involves demolition of all existing buildings except the historic automobile showroom building on the north parcel and construction of a new hotel building with ground-floor retail space and subterranean parking on the north parcel and a mixed-use building on the south parcel. The hotel building on the north parcel would be 335,560 square feet in size, range in height from one to seven stories and would include 375 hotel rooms and 37,182 square feet of commercial space. The mixed-use building on the south parcel would be 83,029 square feet in size, range in height from three to five stories and would include 21,539 square feet of commercial space and 49 residential units.
- Site Design: The building on the north parcel has a roughly “H”-shape plan consisting of two building blocks situated at the eastern and western ends of the property with a narrower

connecting bar between them. North of the central bar is a ground-level courtyard space and south of it is an automobile court providing a drop-off area and access to the subterranean parking structure. The building has minimal, if any, setbacks from the street property lines except at the southeast corner where it is chamfered to create a small entry plaza. The building is set back 20-30 feet from the northerly property line.

The building on the south parcel has a roughly “O”-shape plan with the building surrounding a central, ground-level, courtyard space. Vehicular access is from Giddings Alley at the southeast corner of the site. It also has minimal setbacks except for an approximately 20-foot setback from the easterly property line in addition to a covered entry porch at the northwest corner of the site.

- Architectural Style: Contemporary Art Deco (North Parcel); Art Deco Mediterranean (South Parcel)
- Developer: J & K Plus Investments, LLC (Jason Chen)
- Architect: ACRM Architects + Interiors & Goodale Architecture Planning
- Landscape Architect: L.A. Group Design Works

ANALYSIS:

Conditions of Concept Design Review:

Below are the Commission’s conditions of approval and recommendations from Concept Design Review for the project, separated by North Parcel and South Parcel, as well as the architect’s responses and staff’s comments. See Attachments B and C for the complete sets of revised plans, elevations, wall sections, architectural details and materials specifications and imagery for both parcels. Physical samples of proposed materials will be presented to the Commission at the February 14, 2023 Design Commission meeting.

NORTH PARCEL
Concept Design Review Condition 1
The project shall comply with all applicable requirements of the Zoning Code and PD-35.
Applicant Response
“Compliance was reviewed/confirmed in Concept Review and subsequent design adjustments have maintained compliance.”
Staff Analysis: <i>Condition satisfactorily addressed.</i>
As proposed the project has been reviewed by the Current Planning Section and to comply with the Zoning Code and PD-35. Additional review will occur during plan check submittal.
Concept Design Review Condition 2
The proposal to remove existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager and the review process shall be completed prior to submitting an application for Final Design Review. If the request is not approved, and changes to the approved concept design are required to accommodate the protection of the existing trees, an application for Changes to an Approved Project shall be required to be reviewed prior to submittal of an application for Final Design Review.
Applicant Response
“The existing tree survey was previously included in the initial design review and shown on the Civil Drawings. It is currently in the process of being submitted to the Urban Forestry Advisory Committee and City Manager for formal approval.”

Staff Analysis: <i>Condition satisfactorily addressed.</i>
Since the submittal of the application, the applicant has revised the plans and no public trees are proposed to be removed. Although two trees located in the parkway along Holliston Avenue were originally proposed to be removed to accommodate the new driveway approach, the driveway has been redesigned under the Final Design Review submittal to retain both trees.
Concept Design Review Condition 3
Further study the southeast corner windows of the historic auto showroom building to create a more inviting appearance at the main vehicular entry to the hotel in a manner that is consistent with the Secretary of the Interior's Standards.
Applicant Response
"Per the historic consultant, changing out the windows/walls from the original configuration would not be in the interest of the Secretary of the Interior's Standards."
Staff Analysis: <i>Condition satisfactorily addressed.</i>
Replacement of like-for-like glazing in existing openings of an existing feature is an accepted and consistent intervention with the Secretary of the Interior's Standards for a historic resource. However, given the character-defining aspects of the existing fenestration and their importance in identifying the building's International Style, modifying the openings of the existing fenestration would not be consistent, particularly on the street-facing or primary elevation such as the glazing at the southeast corner. For this reason, the proposed design seeks to retain the existing fenestration pattern and staff agrees with this approach. The building also includes an original large storefront glazing opening on the east-facing wall, which will enhance the vehicular entry to the hotel.
Concept Design Review Condition 4
Explore increasing the height of the tower element to the maximum allowable appurtenance height of 98.5'. Roof appurtenances shall not exceed 25% of the roof area.
Applicant Response
"The tower has been extended 2.5' from Concept Design to +98.5' from the site's lowest point. The extension has principally been applied to the terracotta portion of the tower cap."
Staff Analysis: <i>Condition to be addressed through recommended condition of approval no. 15.</i>
The height of the tower element has been increased to the maximum allowable by Code. This change helps elevate the design and highlight these architectural features further. However, staff is unable to verify whether the allowable appurtenance is compliant with the maximum 25% roof coverage. Condition of approval no. 15 is required for the applicant to provide the associated calculations to be verified during plan check.
Concept Design Review Condition 5
The historic building to be retained shall be carefully reviewed by a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project. Any structural or exterior cosmetic damage that is identified shall be repaired and missing or altered exterior features shall be restored in conjunction with the project. In particular, the existing large sloping awnings shall be removed. Provide a rehabilitation plan for the building for review during Final Design Review.
Applicant Response
"Currently underway, refer to the attached schedule for completing all the historical conditions of approval."
Staff Analysis: <i>Condition to be addressed through recommended condition of approval no. 16.</i>
The applicant retained the services of a historic preservation consultant and a work plan for addressing the cultural resources mitigation measures in the project's EIR was conceived and work has started as described on Page 5 of the applicant's responses to the conditions of approval for Concept Design Review. Various components of the work plan have been completed including written and photographic documentation of the historic showroom and antique shop and other aspects of the plan are currently in progress such as paint scrapings and preparation of drawings. The remaining work, which includes completion of an interpretive display and construction monitoring are pending. The submitted plans do not include substantial information describing the rehabilitation work that is proposed to be undertaken to the historic building; therefore, staff recommends condition of approval no. 16 requiring detailed rehabilitation plans to be provided for staff review and approval prior to issuance of a building permit to ensure consistency with the Secretary of the Interior's Standards.
Concept Design Review Condition 6
Further study the fenestration and architectural treatment of floors 4-7 above the east entry and floors 6-7 above the west entry to ensure the treatment of these façade areas is consistent with the overall design and enhanced treatment at entry locations elsewhere on the building.
Applicant Response
"EAST: All central bays, including the corridor as it ascends through Floors 4-7, now have the enhanced zinc shingle spandrels. Because the corridor walls intersect the elevation within the bay, the flanks of the central bays

are clad with aluminum panels matching the aluminum window mullions, forming a cowl to this central window system.”
“WEST: To enrich the verticality and materiality, Floors 6-7 have been subdivided into pilastered bays, each employing the zinc shingle spandrel system used on the lower body of the hotel.”
Staff Analysis: <i>Condition satisfactorily addressed.</i>
The applicant has appropriately addressed this condition by extending the same design treatment achieved on the ground floor and south primary entry to the upper floors above the east and west entrances. These changes not only achieve a more cohesive design throughout the project, but also illustrate a hierarchal approach to all the entrances while also focusing upward to terminate at a tower or tower-like element.
SOUTH PARCEL
Concept Design Review Condition 1
The project shall comply with all applicable requirements of the Zoning Code and PD-35.
Applicant Response
“Compliance was reviewed/confirmed in Concept Review and subsequent design adjustments have maintained compliance.”
Staff Analysis: <i>Condition satisfactorily addressed.</i>
As proposed the project has been reviewed by the Current Planning Section and complies with the Zoning Code and PD-35. Additional review will occur during plan check submittal.
Concept Design Review Condition 2
The proposal to remove existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager and the review process shall be completed prior to submitting an application for Final Design Review. If the request is not approved, and changes to the approved concept design are required to accommodate the protection of the existing trees, and application for Changes to an Approved Project shall be required to be reviewed prior to submittal of an application for Final Design Review.
Applicant Response
No response provided by the applicant.
Staff Analysis: <i>Condition satisfactorily addressed.</i>
All existing public trees will be retained. Further, there are no public trees located on the south parcel.
Concept Design Review Condition 3
Ensure that the landscape plans are coordinated with the elevations and renderings.
Applicant Response
“Updated, coordinated landscape plans are included in the submittal.”
Staff Analysis: <i>Condition to be addressed through recommended conditions of approval nos. 21 and 25.</i>
The architectural plans and renderings have not been fully coordinated to the landscape plans that are provided in Sheets L 1.0 to L3.1. Specifically, the precast rectangular planters located along both street frontages need to be shown on the architectural drawings as does an in-ground planter with plant specification (vine) at the southwest corner where there are trellises, as recommended under condition of approval no. 21. Additionally, the setback along the east and south (alley) elevations shall be landscaped, with the exception of any areas reserved for pathways or door openings/landings as shown on Sheet L1.0 as recommended under condition of approval no. 25.
Concept Design Review Condition 4
Clarify the detail where the zinc element meets the underside of the canopy along the Colorado Boulevard elevation.
Applicant Response
“At Concept Review, the zinc element was held proud of the canopy in order to allow the reveal at the base of the canopy to run through continuously (fig 1). This created a deep reveal (fig 2). We see no constructability problems here, and pigeons nesting can be addressed with wire, but an alternative is herein provided (fig 3).”
Staff Analysis: <i>Condition satisfactorily addressed.</i>
The applicant has looked at two design options to treat the intersection of the reveal at the base of the canopy as illustrated on Page 1 of the responses to Concept Design Review conditions. Option 1 was proposed at Concept Design Review and creates an appearance of a ‘floating’ canopy that is deeper and fully expressed. Option 2 fills in the recess, reducing the depth of the canopy. The infill creates a reveal that is also attractive while limiting bird nesting. Staff finds that both options address this design feature successfully and recommends allowing the project architect to determine which option to implement.
Concept Design Review Condition 5
Restudy the use of scorelines on all elevations and minimize their application where possible to achieve a simple and clean plaster treatment.

Applicant Response
"The post-tensioned concrete structure requires horizontal drift joints at the floor lines. In order to capture corners of openings and limit plaster panels to less than 144 sq ft., (a best practice, even if fiberglass mesh is used), we believe that capturing the corners with vertical scores will best achieve this as well as maintaining the vertical energy of the building body."
Staff Analysis: <i>Condition to be addressed through recommended condition of approval no. 9.</i>
The scoreline pattern/arrangement remains unchanged from Concept Design Review due to standard requirements in maintaining horizontal drift joints to minimize surface cracks. While the utilization and pattern of the scorelines appear reasonable in this case, staff recommends condition no. 9 requiring the size of the reglets to be minimized to the greatest degree possible and painted to match the color of the adjoining stucco finish.

Recommendations of Concept Design Review:

In addition to the conditions of approval above, the Commission also provided the following optional recommendations for the applicant to consider implementing in the design for the North Parcel:

NORTH PARCEL
Concept Design Review Recommendation 1a
Study opportunities to clarify and simplify the overall design in its materiality and detailing.
Applicant Response
"The principal unifying move following Concept Review has been to re-evaluate the two-toned nature of the building, (the light plaster and more saturated GFRC). We now proposed a single buff-toned GFRC for pilasters and building body throughout the hotel façade, (in combination with the zinc-shingled spandrels and other lesser material accents at key points.)"
Staff Analysis: <i>Recommendation has been implemented in the design.</i>
The unifying color for the building achieves an impactful and positive change to the facades and overall design as depicted on Pages 3 and 4 of the applicant's responses submittal package. The more subdued body color shows restraint and lends sophistication to the design while allowing the secondary materials, ornamentation and associated details to stand out in a supporting and complementary manner.
Concept Design Review Recommendation 1b
Consider ways to emphasize proposed horizontal elements to introduce a streamlined, aerodynamic quality to the building and relate to the historic automobile showroom, such as in the proposed canopy features.
Applicant Response
"While the streamlined horizontal dynamics tend not to predominate in classical Art Deco, there are instances of the 'horizontal inclination' in the classical form – (figs 4-6) – marking both a stylistic variation and the emerging horizontal energy that would ultimately move the style towards Moderne and its still-simpler expression in Modernism. The upper parapets of the main building body where the pilasters do not 'wrap' over will be capped with a streamlined horizontal element (fig 7), both reprising the showroom canopy, and subtly reflecting the residential canopy. This will also augment the hotel's sidewalk canopies (fig 8)."
Staff Analysis: <i>Recommendation has been implemented in the design.</i>
The change at the upper parapets with a zig-zag chevron pattern is a simple, but meaningful gesture in elevating the Art Deco design motif. The difference in pattern and design in these areas visually emphasize the horizontality throughout the building in a cogent and effortless way while also referencing the horizontality of the historic showroom canopy and new canopies at the ground level.
Concept Design Review Recommendation 2
Consider a pedestrian connection to the hotel through the historic automobile showroom building.
Applicant Response
"The historic showroom's breezeway is the principal connective link between street and hotel courtyard, (through to the hotel). While entry out of the north side of the showroom will be encouraged, (and would seem advantageous to almost any tenancy), the planning needs of the tenant will need to be considered at time of tenancy (fig1)."
Staff Analysis: <i>Recommendation has been studied but not implemented in the design.</i>
Pedestrian connection from the public right-of-way to the hotel courtyard and into the hotel is achieved through an existing breezeway as illustrated on Page 4 and is a significant component in creating a seamless transition between the public and private realms and between the existing and new structures. Ideally, openings behind the

showroom spaces flanking the breezeway would also be advantageous as mentioned by the applicant to capture full use of the open space and improve circulations, but not currently proposed in consideration of the specific needs of future tenants. For this reason, staff is recommending condition of approval no. 17 for new tenants that will be occupying the showrooms to provide access to the courtyard to the extent possible in tandem with their tenant improvement. To this end, the proposed landscape planter currently shown will need to be modified accordingly.
Concept Design Review Recommendation 3
Further study the resolution of the details of the southeast corner façade to ensure consistency with the remainder of the building and to reflect the importance of the corner entry location.
Applicant Response
"The central bay of this façade has been 'filled out' in a way that reprises the materials of the arrival court entry: notably the wave element terracotta spandrels. The flanking bays have also been enriched with the tinted zinc-shingle spandrel bay typical of the room bays throughout (figs 3-4)."
Staff Analysis: Recommendation has been implemented in the design.
The same design, detail and materiality employed throughout the building has been implemented at the southeast corner to signal an important point of entry. The large central bay that is framed by two smaller or narrow bays highlight this appearance and sensibility further.
Concept Design Review Recommendation 4
Consider incorporation of detailing in the pilasters, such as vertical striations.
Applicant Response
"See fig 5, intended for all pilasters that land directly to ground."
Staff Analysis: Recommendation has been implemented in the design.
Vertically striated or fluted pilasters are proposed in the Final Design Review submittal and are shown in the elevations and renderings. This change elevates the high-level Art Deco design further.
Concept Design Review Recommendation 5
Ensure the computer renderings reflect the same level of detail as the architectural drawings.
Applicant Response
"See updated renderings."
Staff Analysis: Recommendation has been implemented in the design.
All renderings reflect the same design and details and are consistent with the line drawings.

Materials & Colors:

North Parcel

The Art Deco-designed hotel building on the north parcel will be finished in a relatively simple material and color palette in muted neutral tones. The primary material is Glass Fiber Reinforced Concrete (GFRC) panels in a Buff color with a light sandblast texture by Clark Pacific GFRC. This material is an appropriate choice due to its lightweight quality and is conducive to high-rise construction. Additionally, these GFRC panels possess color variations in sunlight or shade conditions. The fluted pilasters and the zig zag chevron friezes that terminate at and cap the parapets will also be constructed of GFRC since this material can be molded to create various designs/patterns. The pilasters that terminate at the ground will be treated with a base stone by Stone Source in Cortaud Limestone (beige) color. The surface of the stone base has a subtle organic freeform pattern but is not discernible from a distance. While the finish of the stone base is not specified to have a glossy or matte finish, either option would work, but needs to be specified on the drawings as recommended under condition of approval no. 18.

To elevate the Art Deco design, decorative finishes and ornamentations are proposed at the towers and windows/window bays. The two primary towers facing E. Colorado Boulevard and at the southeast chamfered corner will be wrapped in glazed terra cotta in a fluted pattern that references the design of the pilasters. The color of this finish will be Boston Valley celadon green. Above the terra cotta, each tower will be capped in zinc metal panels by VM Anthra in a

dark slate/bronze color. As depicted on Sheets A2.4N and A2.5N, additional design focus is given to the primary entrances (accentuated by the towers) in that the windows and bays are accented with a 'wave pattern' terra cotta panel in celadon green glaze and zinc 'teardrop' shingle spandrels by VM Zinc. On the upper portions of the building that recede back from the streets and toward the rear as well as the majority of the rear elevation, stucco is proposed in a complementary beige color similar to the stone base. It should be noted that stucco texture should be smooth, such as steel troweled or similar, to complement the building architectural style and should be clearly specified on the plans as recommended under condition no. 8. New metal canopies are also proposed along all elevations to signify primary points of entry into the building and some selected storefronts. The stucco and canopies reference the existing finish and treatment on the historic showroom building and maintain a horizontal datum line at the ground level. The use and placement of these materials create a visual hierarchy along the façades, while also identifying the primary entries to the building. All windows, doors, and storefronts are aluminum inswing casement or fixed windows and French style doors with painted aluminum mullions in Dunn Edwards Deco Gray. A colored image of the material and color schemes for the south parcel are shown on Page 6 of the applicant's responses.

Large-scale detail and section drawings illustrating how the design and various features will be composed and executed during construction are provided on Sheets A4.04 – A4.06, A9.04 and A2.10N. Staff has reviewed the materials and details provided and determined that they provide a sufficient level of details for the Final Design Review phase. The detailing of the building will be high-quality, durable, and consistent with the architectural style. Prominent features, such as the fluted pilasters, are wrapped on all three sides and terminate on the interior and deeply recessed windows detailed with cast stone trim and sills demonstrate the high quality and durability of the building design. The design of the hotel building does not include any projecting elements that would create exposed soffits.

South Parcel

The mixed-use project on the south parcel is a smaller building and related to the development on the north parcel. Its design reflects a simpler and contemporary interpretation of the Art Deco style with Mediterranean influences that is highlighted by a tower element at the northwest corner. This building also references the larger project across the street through some of its materials and color schemes. The primary finish is smooth stucco painted Dunn Edwards French White with its surfaces integrated with scorelines as control joints to prevent or minimize cracking. Other design features and embellishments throughout the building will be accented with zinc paneling. For example, the tower feature that identifies the corner entry will terminate with panelized zinc by VM Zinc in Pigmento Green and Anthra, a dark slate/bronze color as shown on Sheet A6.1S. The front façade facing E. Colorado Boulevard is interrupted with zinc panel cladding on the third to fifth floors as a way to achieve added design interest around the balconies and outdoor space and terminates below the Quartz color zinc wrapped canopy. The same zinc panels continue on the west elevation at selected moments to achieve a cohesive design, as are the canopies, to provide shade and protection from inclement weather. The base of the building incorporates polished stone from Stone Source in a dark slate color and glossy finish that grounds the building. The fenestration is comprised of aluminum windows, including storefront system at the ground floor retail level with painted trim and mullions. At the upper levels, metal railings in a 'zig zag' pattern will be featured at balconies and selected windows.

Additionally, along the south (alley) elevation, horizontal stained wood slats topped with glass screen the pool deck on the fourth floor.

Large-scale detail and section drawings illustrating how the design and various features will be composed and executed during construction are provided on Sheets A4.5S, A4.6S and A9.04. Staff has reviewed the materials and details provided and determined that they provide a sufficient level of detail for the Final Design Review phase. The detailing of the building will be high-quality, durable and consistent with the architectural style. For example, the railing is detailed with the top eight inches wrapped creating a two-inch horizontal reveal underneath as are the deeply recessed windows and entry archway. A portion of the south (alley) elevation cantilevers over the first floor as shown on Sheet A6.2S and the treatment of the underside shall be provided as recommended under condition no. 26 to ensure proper materiality/coloration wrapping from the wall surface above. As for the scorelines, staff recommends condition of approval no. 9 requiring the size of the reglets to be minimized to the degree possible and that they be painted to match the color of the adjoining stucco finish. While the drawings and material palette do not specify, the applicant should carefully consider the finish of the stone base and provide those specifications as recommended by condition no. 22. For both buildings, condition no. 4 requiring consistent metalwork colors, independent of manufacturers' color names, is also recommended. Finally, consistent with standard conditions of recent Final Design Review approvals, staff also recommends condition no. 11 requiring a large-scale mock-up panel be provided for staff review during construction to ensure high-quality materials installation.

Mechanical Screening:

Rooftop mechanical equipment is strategically placed on the roofs of both projects. On the hotel building, the mechanical equipment locations are identified on Sheet A1.8N in several areas on the roof. Each area is significantly pulled back from the edge of the building and will be screened by the parapet. Other equipment serving the elevators and rooftop pool are also located here and proposed to be enclosed. Additionally, the backflow preventer is located at the rear of the building as shown on the site plan and closest to Hill Avenue and will be visible from the public right-of-way. Similarly, the gas meters are located along the edge of the sidewalk along Holliston Avenue and are also likely to be visible from the right-of-way as depicted on Sheet A0.SP. For this reason, the backflow preventer and gas meters shall be screened by landscape or other means to the extent permitted by the utility company as recommended by condition no. 5. Otherwise, mechanical-related rooms such as the electrical, vault, fire pump, and fan rooms are located on level 1 in the subterranean garage and will not create visual impacts.

The mechanical equipment on the south mixed-use building is located on the fourth and fifth floors and is also situated far from the building's edge and screened by the parapet. On the site plan and at the rear of the building along Giddings Alley, the location of the backflow preventer, gas meters and trash/recycling room are identified, while the transformer and electrical rooms are located in the subterranean parking on level one. Although the backflow preventer and gas meters are not proposed to be screened, their location along the alley will not cause a visual impact to the public. Nonetheless, staff recommends condition no. 5 to ensure they are screened to the extent allowed by the utility company.

Internal drains at the roof levels are proposed for both buildings. However, both buildings incorporate exterior balconies with and without open railings. For those enclosed by open railings, no overflow drainage is required. The mixed-use building includes a large balcony enclosed by a balcony wall, which will require provision for overflow drainage to comply with Building and Safety requirements and staff recommends condition of approval no. 23 to require careful design to ensure for proper drainage that is integrated into the design of the building to avoid the need for scuppers on the façade. Typically, commercial projects, such as the hotel development on the north parcel, do not have through-wall venting/caps and none are proposed on this project. The mixed-use building contains 49 residential units and vents are typically required for this type of development, but none are shown on the elevation drawings. Staff recommends condition no. 24 to require vents to be routed to the roof of the building and, if any are required to penetrate the building walls, to ensure a clear pattern and careful arrangement of the vents/caps to avoid interference with the building's design and architectural features, including details and specifications for the vent caps. Additionally, recommended condition no. 24 requires vents to be located on secondary façades where they will be least visible from the public right-of-way.

Landscaping:

The project on the north parcel, given its size and scope, proposes a more varied landscape design and outdoor spaces. Several courtyards are included throughout the ground floor, in addition to a central courtyard with seating areas on the second floor, an outdoor event space/wedding pergola on the third floor and a rooftop terrace with a pool/spa on the eighth floor.

The variety and quality of the outdoor spaces on the ground floor is appropriate given they are most accessible and likely to be experienced by both guests and visitors to the site since they are connected to the public right-of-way. These spaces together contain the biggest variety of plant species, such as *Metrosideros excelsa* (New Zealand Christmas Trees), *Tabebuia impetiginosa* (Pink Trumpet Trees), *Olea europaea* 'San Gabriel' (San Gabriel Fruitless Olive Trees), *Dracaena marginata* 'variegata' (Variegated Dracaena) and a variety of shrubs and vine species and groundcovers. Together, these plants will create a layered design with variations in height, color and pattern/texture and will complement the design and scale of the building. The outdoor spaces on the upper levels have a simpler plant palette due to their smaller area, design scheme or intended use of the space. For example, the second floor courtyard includes a multi-trunk Pygmy Date Palm Tree, Iceberg Roses and Bird of Paradise and appears more informal while the event space/wedding venue on the third floor appears more formal and intimate through the placement of the Tiny Tower Italian Cypress Trees in rows framing an open/flexible central open area and accented with a varieties of plant species. The pool deck on the eighth floor is an open space comprising of a swimming pool, spa, sundeck, cabanas, seating and lounge areas as well as an outdoor kitchen and BBQ station. This area is minimally landscaped and includes multi-trunk King Palm Trees, Heavenly Bamboo and accent plantings.

The new courtyard and motor/entry court, with access from the street into the development as illustrated on Sheet L3.0, is welcoming and attractive. Landscape frames the passageway on both sides and enhances the arrival experience and visually connected to the landscape proposed within the courtyard. Through recommended condition of approval no. 19, the same or similar idea should be implemented for the pedestrian entry through the existing breezeway with

the showroom building by way of strategically placed individual potted plants or groupings of portable or in-ground planters. This change will achieve a similar design and visual consistency on the approach into the site and building from the public right-of-way. If portable planters are proposed, manufacturer's specifications shall be provided for review and approval by staff to ensure they are attractive, durable, and complementary to the building design.

The ground-level landscape plan indicates the removal of existing street trees located along N. Holliston Avenue. It was determined that public trees will no longer need to be removed based on the redesigned driveway approach. For this reason, the landscape and related plans shall be corrected to achieve consistency throughout the submittal as recommended by condition no. 20.

All common outdoor spaces and courtyards, with the exception of the event space on the third floor, will be integrated with seating and/or outdoor furniture. Staff recommends that the applicant provides manufacturer's specifications for all furnishings for review as reflected under recommended condition of approval no. 2 to ensure their high quality and consistency with the overall design concept.

The same landscape design theme is continued onto the South Parcel reflecting similar design ideas and quality and plant palette to achieve a cohesive appearance between the two projects. However, the landscape plans need to be coordinated among all drawings to avoid confusion as recommended by condition no. 21.

It should also be noted that new trees required to be planted in the parkway and/or the public right-of-way shall be reviewed and approved by the Department of Public Works prior to installation, as reflected in condition no. 61 of the approved Planned Development.

Lighting:

Lighting plans for the exterior of the hotel building, for each floor and landscaped areas, are provided on Sheets LC1.01 – LC1.09 and LC1.11 - LC1.18. Minimal lighting is proposed on the exterior, including wall sconces, decorative pendants, linear and rail lights, uplights and recessed step lights along the facades and at the ground plane. Flood lighting is proposed to illuminate the tower feature to create a focal point and festoon string lighting is proposed in the event space on the third floor. Fixture specifications are provided and all metal finishes are shown as dark bronze. The lighting design and types of fixtures proposed on the mixed-use building are similar to the hotel building as described above. Much of the light source will be experienced on the interior spaces such as in the courtyard and pool deck. Along the exterior, decorative wall sconces will be provided on all the pilasters that extend to the ground. Unlike the hotel building, the mixed-use building will be provided with linear flood uplights along the parapet on the north, east and west elevations and the tower will be illuminated with linear wall wash light as depicted on Sheet LC1.06. As previously stated, staff recommends condition of approval no. 4 requiring all metalwork, including light fixtures to be the same dark bronze color, independent of the different manufacturers' color names. The proposed lighting fixtures are high quality and compatible with the building design and are subject to standard condition no. 3 regarding lighting temperature, which is not permitted to exceed above 3,000 Kelvin.

Signage:

Detailed signage plans are not provided for this review. Both the hotel and mixed-use buildings identified conceptual sign locations for the retail components of the buildings that are located on the ground floor which includes both wall and projecting signs. Given the complexity of the project's designs and the need for signage to be carefully integrated into the buildings, staff recommends condition of approval no. 6 requiring submittal of a Master Sign Plan for the project.

Floor Area Ratio

As conditioned by the City Council, when approving the project, PD-35 permits a Floor Area Ratio (FAR) of up to 2.90 for the South Parcel provided that the Design Commission determines that the architectural design of the proposed project is contextual and of a high-quality, consistent with Zoning Code Section 17.26.020.C.3. Otherwise, the maximum allowed FAR for the South Parcel would be limited to 2.25. The applicant is proposing a 2.54 FAR, a lower FAR than the design that was approved during Concept Design Review, which was approximately 2.69. The Design Commission has reviewed the project at each of phase of Design Review (Preliminary Consultation and Concept Design Review) and has provided comments and conditions to ensure a high-quality design that is also contextually appropriate with the surrounding development pattern. Staff recommends that the Design Commission find that the development on the South Parcel is contextual and of high quality and approve the requested 2.54 FAR.

Comments from Other Departments & Environmental Review:

During review and approval of Planned Development 35 (PD-35), the Departments of Transportation and Public Works, the Fire Department and the Cultural Affairs Division of the Planning & Community Development Department provided a series of recommended conditions which were incorporated into that previous approval. A Final EIR, including a Mitigation Monitoring and Reporting Program, was certified by the City Council on September 12, 2016, as part of the approval of Planned Development 35. The Final EIR included a series of mitigation measures that will be applicable to the project prior to the issuance of a building permit, during construction, and during the operation of the project.

Staff of the Current Planning Section has reviewed the project for compliance with the development standards and conditions of approval of PD-35. The project complies with PD-35 and will be reviewed again for compliance during building plan check.

Historical Resource Rehabilitation:

As approved during Concept Design Review and required by the mitigation measures in the Final EIR, the existing one-story building showroom fronting E. Colorado Boulevard, on the north parcel, is proposed to be retained and incorporated into the new hotel project. The building will be used for commercial tenant spaces. Sheet 5 in the applicant's responses to Concept Design Review conditions includes the work plan for the historic building; the work plan was prepared in conjunction with the services of a historic preservation professional in response to the mitigation measures. The response outlines the extent of work to address the proposed

rehabilitation of the historic and former automobile showroom building, some of which have been completed, while other aspects of the plan are in progress or pending, such as the installation of an interpretative display. The submitted workplan documents do not include any notations indicating removal and replacement of original features including the finishes or size/location of the glazing associated with the building's fenestration. However, the existing non-original canvas awnings will be removed, including structural or interior modification to accommodate future uses. Presently, the design team is working on determining the original color of the showroom building through paint scraping and intends to repaint this building in its original color. In order for staff to review the proposed work for consistency with the Secretary of the Interior's Standards for rehabilitation, full and complete documentation shall be provided for review by staff during the plan check phase as intended by recommended condition no. 16.

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, landscape and lighting plans that are high-quality and compatible with the overall building design for both projects. 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,



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Attachments:

- A. Recommended Conditions of Approval
- B. Plans, Elevations, Details, Materials (North Parcel)
- C. Plans, Elevations, Details, Materials (South Parcel)
- D. Window, Door, and Storefront Product Specifications (North Parcel)
- E. Window, Door, and Storefront Product Specifications (South Parcel)
- F. Lighting Plans (North Parcel)
- G. Lighting Plans (South Parcel)
- H. Applicant's Narrative/Responses to Concept Design Review Conditions (North Parcel)
- I. Applicant's Narrative/Responses to Concept Design Review Conditions (South Parcel)