

# Elks Block Redevelopment Project Motion Sheets:

## ITEM A:

### Demolition of a Contributing Building at 120 E 1st Avenue Petition Number PLNHLC2020-00915:

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#### **Motion to Approve as Proposed:**

(Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00915, which is a request for a Certificate of Appropriateness for Demolition of a Contributing Building at approximately 120 E 1<sup>st</sup> Avenue.

#### **Motion to approve with conditions modified by the Historic Landmark Commission:**

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00915, which is a request for a Certificate of Appropriateness for Demolition of a Contributing Building at approximately 120 E 1<sup>st</sup> Avenue.

With the following conditions:

1. *(List the conditions that are to be modified, added, or removed. The commission should make findings based on the standards to support any modified conditions of approval. Standards are listed in Attachment H of the Staff Report)*

#### **Motion to Deny:**

(Not Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny petition PLNHLC2020-00915, which is a request for a Certificate of Appropriateness for Demolition of a Contributing Building at approximately 120 E 1<sup>st</sup> Avenue, because evidence has not been presented that demonstrates that the proposal complies with the following standard(s):

1. *(The commission should make findings related to which standard or standards are not complied with. Standards are listed in **Attachment H** of the Staff Report.*

*List all findings wherein the proposal does not meet the standards of approval.)*

**ITEM B:**  
**Major alterations of the Elks Building and associated special exception at 139 S. Temple**  
**Case numbers: PLNHLC2020-00816 & PLNHLC2021-00672**

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**Motion to Approve as Proposed:**  
(Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00816, which is a request for major alterations of the Elks Building at approximately 139 S. Temple, and petition PLNHLC2021-00672, which is a request for a special exception for additional height to accommodate construction of a new addition.

with the following conditions:

1. The existing stone tunnel entry, including the tunnel entry, wall, and columns as detailed on the applicant's proposal, will be repaired and reconstructed, using the original materials reinstalled within a few feet of the original location, as feasible, in order to retain this historic feature in deference to the existing historic structure and so that it may have a lifespan commensurate to the revitalized project with which it is affiliated.
2. The stone balusters and the base of the stairs on either side of the entry will be repaired and placed back in their original locations;
3. Remaining original/historic windows on the south (front) facade will be preserved and repaired;
4. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

**Motion to approve with conditions modified by the Historic Landmark Commission:**

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00816, which is a request for major alterations of the Elks Building at approximately 139 S. Temple, and petition PLNHLC2021-00672, which is a request for a special exception for additional height to accommodate construction of a new addition.

with the following conditions:

1. *(List the conditions that are to be modified, added, or removed. The commission should make findings based on the standards to support any*

*modified conditions of approval. Standards are listed in **Attachments J and G** of the Staff Report)*

**Motion to Deny:**

(Not Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny petition PLNHLC2020-00816, which is a request for major alterations of the Elks Building at approximately 139 S. Temple, and petition PLNHLC2021-00672, which is a request for a special exception for additional height to accommodate construction of a new addition.

because evidence has not been presented that demonstrates that the proposal complies with the following standard(s):

- 1. The Commission should make findings related to which standard or standards the proposal does not comply with. Standards are listed in **Attachments J and G** of the Staff Report.*

*List all findings wherein the proposal does not meet the standards of approval.*

**ITEM C:  
New Construction of a Residential Building at 151 E South Temple  
Petition Numbers PLNHLC2020-00916 and PLNHLC2021-00673:**

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**Motion to Approve as Proposed:**  
(Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00916, which is a request for a Certificate of Appropriateness for New Construction of a Principal Building at approximately 151 E South Temple, and PLNHLC2021-00673, which is a special exception for additional height for the new building,

With the following conditions:

1. The front facade of the building shall be set back from the property line so it will not encroach upon the existing public way and to provide landscaping as shown on the building renderings.
2. The applicant will work with Planning Staff to ensure that all required landscaping standards are met in the final design.
3. The applicants will work with Planning Staff on a lighting plan with additional detail that shows the lighting will meet the intent of standards for new construction and related design guidelines;
4. A portion of the proposed balconies will project from the front wall of the building. The balconies will be at least five feet in depth to provide sufficient room for their use;
5. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

**Motion to approve with conditions modified by the Historic Landmark Commission:**

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00916, which is a request for a Certificate of Appropriateness for New Construction of a Principal Building at approximately 151 E South Temple, and PLNHLC2021-00673, which is a special exception for additional height for the new building,

With the following conditions:

1. *(List the conditions that are to be modified, added, or removed. The commission should make findings based on the standards to support any modified conditions of approval. Standards are listed in **Attachments I and G** of the Staff Report)*

**Motion to Deny:**

(Not Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2020-00916, which is a request for a Certificate of Appropriateness for New Construction of a Principal Building at approximately 151 E South Temple, and PLNHLC2021-00673, which is a special exception for additional height for the new building, because evidence has not been presented that demonstrates that the proposal complies with the following standard(s):

1. *(The commission should make findings related to which standard or standards are not complied with. Standards are listed in **Attachments I and G** of the Staff Report.*

*List all findings wherein the proposal does not meet the standards of approval.)*