

Motion Sheet:
HLC Request for Modifications to Conditions of Approval
Case numbers: PLNHLC2019-01157 & PLNHLC2019-01158

Motion to Modify the Conditions of Approval:
(Keeping Condition #1 - Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report from October 1, 2020, and the January 6, 2022 memo, the information presented, and the input received during the public hearing, I move that the Commission modify the conditions of approval for petitions PLNHLC2019-01157 and PLNHLC2019-01158, which are requests for new construction and special exceptions associated with the “Bishop Place Project,” to remove the following condition: Condition of Approval #2, that “All windows shall be either wood or wood-clad.”

Motion to Modify the Conditions of Approval:
(Removing both conditions - Consistent with Applicant’s Request)

Based on the analysis and findings listed in the staff report from October 1, 2020, and the January 6, 2022 memo, the information presented, and the input received during the public hearing, I move that the Commission modify the conditions of approval for petitions PLNHLC2019-01157 and PLNHLC2019-01158, which are requests for new construction and special exceptions associated with the “Bishop Place Project,” to remove the following conditions:

1. Vinyl windows shall be avoided as they are not a durable material and therefore inappropriate for new construction in the City’s local historic districts. The applicant will work with Planning Staff to identify a type of window that meets New Construction Standard 21.34.020(H)(6)(c) - Windows and the associated design guidelines highlighted in this staff report prior to the issuance of a Certificate of Appropriateness.
2. All windows shall either be wood or wood-clad.

Motion to Deny: (Not Consistent with Staff Recommendation or Applicant’s Request)

Based on the analysis and findings listed in the staff report from October 1, 2020, and the January 6, 2022 memo, the information presented, and the input received during the public hearing, I move that the Commission keep the original conditions of approval for petitions PLNHLC2019-01157 and PLNHLC2019-01158, which are requests for new construction and special exceptions associated with the “Bishop Place Project,” because evidence has not been presented that demonstrates that the proposal complies with the following standard(s):

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