

Motion Sheet for PLNPCM2017-0000419, 420, 448 and PLNSUB2017 00418

Motion to recommend approval:

Based on the information in the staff report, the information presented, and the input received during the public hearing,

- 1) I move that the Planning Commission approve the Planned Development PLNPCM2017-00419, which includes the allowance of multiple buildings on a single site and increased height as illustrated in the attached plans. With the following condition:
 1. Final approval of green roof spaces shall be delegated to Planning staff to ensure consistency with design review for height standards on the Block A Residential building.
 2. Continuation of the vertical brick detailing of the upper levels of the Block B Hotel 300 W façade to help reinforce the vertical element and reduce the visual width of the building for pedestrians traveling along 300 W.
 3. Final approval of the Block A Residential building 100 S streetscape shall be delegated to Planning staff to ensure plans and tenant improvements are consistent with transparency standards.
 4. Modifications of the northeast corner of the hotel to angle or step-back the building at or around the third story, creating a possible balcony overlook of the street below while relating the street enclosure to human scale at that point.
 5. Final approval of the mid-block street design shall be delegated to Transportation and Planning staff to ensure development complies with city policies for the downtown mid-block pedestrian network.
 6. Final approval of 100 S supergraphics and additional site elements that reference the site's history and culture such as public art, lighting, and street furniture shall be delegated to Planning staff to ensure compliance with Planned Development and base zoning district regulations.
 7. Final approval of the landscaping and public way improvements be delegated to the Planning Director.
 8. The Sign package be tabled for the time being and be considered at a later date by the Planning Commission.
- 2) The Planning Commission approve the Conditional Building and Site Design review PLNPCM2017-00448, which includes modifications to height, massing and other design features as shown on the attached plans,
- 3) The Planning Commission approves the Conditional Use for a commercial parking lot PLNSUB2017-00418 as reflected in the drawings presented.
- 4) Also, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2017-00420, regarding the Zoning Map/Text Amendment request, to include the southeast quarter of block 67, as described in the staff report, within the D-4 Additional permitted height Location: 21A.30.045.C.7.a.

Motion to recommend denial:

Based on the information presented, and the input received during the public hearing, I move that the Commission deny the Planned Development (PLNPCM2017-00419), Conditional Building and Site Design (PLNPCM2017-00448) and Conditional Use for a commercial parking lot (PLNSUB2017-00418) and recommend that the City Council deny Zoning Map Amendment (PLNPCM2017-00420) for the following reasons:

1. (the Commission should list what standards, factors, etc. were considered to recommend denial if different than what is in the staff report)