

# Motion Sheet for PLNPCM2020-00641

## Design Review

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### **Consistent with Staff Recommendation**

#### **Motion to approve with conditions listed in the Staff Report:**

Based on the findings listed in the Staff Report, the information presented and input received during the public hearing, I move that the Planning Commission approve the Design Review (Petition PLNPCM2020-00641) for modification of the 60% glass requirement on the ground floor and the 200' maximum length of a street-facing façade subject to the following conditions:

1. Fiber cement board shall be substituted for the synthetic acrylic coating over rigid insulation (EIFS) identified on the plans.
2. Materials not classified as durable, including metal, are subject to Planning Director determination of durable.
3. TSA Development Score approval is required prior to building permit approval.
4. Final approval of the details for signage, lighting, and landscaping are delegated to Planning staff.
5. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.
6. The involved lots shall be consolidated through the Lot Consolidation process as per Chapter 20.32 of the Subdivisions and Condominiums ordinance.

### **Alternate Motions – Not Consistent with Staff Recommendation**

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

Based on the findings listed in the Staff Report, the information presented and input received during the public hearing, I move that the Planning Commission approve the Design Review (Petition PLNPCM2020-00641) for modification of the 60% glass requirement on the ground floor and the 200' maximum length of a street-facing façade subject to the conditions of approval listed in the staff report with the following modifications:

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.)

Final approval of the details noted in the conditions shall be delegated to Planning Staff.

#### **Motion to deny (Not Consistent with Staff Recommendation):**

Based on the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Design Review (Petition PLNPCM2020-00641) for modification of the 60% glass requirement on the ground floor and the 200' maximum length of a street-facing façade because evidence has not been presented that demonstrates the proposal complies with the following standards:

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.)