



CITY OF GLENDALE, CALIFORNIA REPORT TO THE SPECIAL CITY COUNCIL

AGENDA ITEM

Report: Public Hearing for Stage I Preliminary Design Review Case No. PDR-002693-2023 to construct a New 105-unit, 8-story Multi-Family Building with 215 Parking Spaces and Public Open Space Area on a 36,170 square-foot site, located at 820 North Central Avenue, 208 Arden Avenue, and 212 Arden Avenue, in the DSP zone.

1. Motion to Approve Stage I Preliminary Design Review

COUNCIL ACTION

Item Type: Public Hearing

Approved for November 12, 2024 **calendar**

EXECUTIVE SUMMARY

This Stage I Preliminary Design Review application consists of the demolition of an existing 5,688 square-foot commercial building (restaurant) and two surface parking lots to construct a new 105-unit, 129,640 square-foot, 8-story multi-family residential building with 3-levels of subterranean parking garages (215 parking spaces) and a public open space area ("Project"). The Project site includes three adjacent lots (addressed as 820 North Central Avenue, 208 Arden Avenue, and 212 Arden Avenue) for a total of 36,170 square feet and is located at the southeast corner of Central Avenue and Arden Avenue, in the Downtown Specific Plan, Gateway District (DSP/Gateway) zone.

The Project includes:

- One studio unit, 37 one-bedroom units, 61 two-bedroom units, and 6 three-bedroom units
- 215 parking spaces (145 standard spaces and 70 tandem spaces) at the ground-floor and within three levels of subterranean parking
- Publicly accessible open space at the ground floor (southwest corner of the site, fronting Central Avenue)
- A minimum 40 SF private balcony for each unit for a total of 6,293 SF
- Indoor gym, recreation room, and pool room at the ground-floor
- Outdoor pool deck at the second floor

The proposed FAR is 3.6 and the building height is 95 feet. An FAR of 7.25 and building height of 275 feet are the maximums for projects without utilizing the DSP Community

Benefits. While the Project provides 105 residential units, the maximum allowed density for the Project is 207 residential units (250 units per acre).

RECOMMENDATION

That the City Council approve the Stage I Preliminary Design for the proposed development located at 820 North Central Avenue, subject to staff's recommendations.

BACKGROUND AND SITE DESCRIPTION

The 36,173 square-foot (0.8-acre) Project site consists of three adjoining lots and is located at the southeast corner of Central Avenue and Arden Avenue. The site is currently developed with a vacant commercial restaurant building (formerly Conrad's Restaurant), built in 1980, and two surface parking lots. All existing developments on the site will be demolished as part of the Project.

Zoning and Surrounding Uses

The Downtown Specific Plan (DSP) designates the Project site as well as the blocks east and west of Brand Boulevard between Glenoaks Boulevard to the north and Lexington Boulevard to the south as the Gateway District. The Gateway District is located at the northern portion of the Downtown Specific Plan area and features the most visibly noted skyline of Downtown Glendale, characterized by high-rise development featuring numerous corporate headquarters. The focus of the Gateway District is the continued promotion and location of corporate headquarters, mixed-use and residential buildings, complementary/accessory services, and retail businesses at the street level, as well as the introduction of appropriate night-time entertainment uses.

	Zoning	Existing Uses
North	DSP – Gateway District	1-story restaurant, surface parking lot, 19-story hotel
South	DSP – Gateway District	13-story hotel
East	DSP – Gateway District	5-story parking structure
West	C2-II – Commercial - High District II	1-story gas station
Project Site	DSP – Gateway District	1-story vacant restaurant, two surface parking lots (to be demolished for the currently proposed project)

ANALYSIS

Proposed Project

The proposed 8-story, 95-foot tall multi-family residential building features 105 residential units with associated amenities including a publicly accessible open space, outdoor open space (pool deck), balconies, recreation room, leasing center, and a

gym. The Project provides a total of 215 parking spaces within the ground floor and three-levels of subterranean parking garages. The Project will have pedestrian access from Central Avenue and vehicular access from Arden Avenue.

Parking and Circulation

The Project is providing a total of 215 parking spaces (145 standard spaces and 70 tandem spaces) in one level of above ground parking garage and three levels of subterranean parking garages. In accordance with the zoning code (Table 30-32-A, GMC Section 30.32.050), the Project is required to provide minimum of 183 parking spaces.

Stage I Preliminary Design Review Analysis

Design review for projects in the DSP is performed by the City Council. A Stage I Design indicates the completion of the schematic, conceptual design phase. The site planning, mass and scale, and architectural style and details of the Project have been analyzed by staff with regards to the DSP Gateway District standards and objective design standards applicable to the Project, as detailed below.

SITE PLANNING – DSP Chapter 4.1 Urban Design

Overall Site Plan – The proposed building is rectangular in design and occupies the entire Project site. The proposed 3,345 square-foot publicly accessible open space (plaza/courtyard) will be located on the southwest side of the building and is oriented towards Central Avenue. This area is 100 percent open to the sky and includes landscaping with an acrylic sphere fountain creating a focal point, raised planters, and paved areas with seating benches. This publicly accessible open space is appropriately integrated within the Project's site planning. The ground level of the Project contains a recreation room, gym, leasing office, entry lobby, pool room, and a secondary exit. Residential dwelling units are located on the upper floors and the Project is proposing a total of 6,293 square-foot private open space (balconies) and an 8,900 square-foot outdoor open space at the second-floor pool deck for the use of the residents. Landscape plans are included with Exhibit 1, and the final programming of the publicly accessible open space will be reviewed during the Stage II Design Review application. The Project is providing 30 parking spaces on the ground floor and a total of 185 parking spaces within three levels of the subterranean parking garages. Vehicular access to the parking garages will be provided from Arden Avenue.

The Project complies with the building setback requirements of the DSP, which requires a minimum 18-foot setback from Central Avenue and Arden Avenue (5-ft. parkway, 10-ft. sidewalk, and 3-ft. building adjacent zone).

4.1.2 Building Heights & Floor Area Ratios

	DSP Standards Gateway District	Project Design
Height (by right)	275 FT maximum	95 FT
Height (w/ incentive)	380 FT maximum	
Density (by right)	7.25 FAR maximum	3.6 FAR
Density (w/ incentive)	7.50 FAR maximum	

As noted in the table, the proposed Project is 95 feet high and will have a 3.6 FAR, and complies with the height and FAR permitted by right.

4.1.3 Building Setbacks

The Project site features a Mixed-Use Commercial designation along Central Avenue and Arden Avenue. Projects in the DSP that are located along Mixed-Use Commercial streets are required to have a minimum of 18-foot street setback from the curb face (5-ft. parkway, 10-ft. sidewalk, and 3-ft. building adjacent zone). The Project complies with the required streetscape and setback standards along both Central Avenue and Arden Avenue frontages.

4.1.4 Publicly Accessible Open Space

The Project provides the required publicly accessible open space within the newly created plaza area located adjacent to Central Avenue in the southwest portion of the site. The publicly accessible open space is 100 percent open to the sky, oriented towards and accessed from a public street, and integrated within the site planning of the Project. The programming of the 3,345 square-foot publicly accessible open space area includes seating, hardscape, an acrylic sphere water feature, and landscaping, and will be reviewed during the Stage II Design Review application. The applicant has submitted landscape plans that show the programming of these areas for consideration. For more detail, see the Open Space – Chapter 5, discussion beginning on page 11.

BUILDING DESIGN – DSP Chapter 4.2 Urban Design

Overall Building Design – In addition to site planning, the primary focus of the Stage I Preliminary Design Review concentrates on the overall massing and scale of the proposed development. The proposed 95-foot-tall residential development has appropriately incorporated the required height and façade modulations into the design which add visual interest to both the skyline, as well as at the street-level. This Project features a building frontage of 141'- 4" along Central Avenue and 240'-7" frontage along

Arden Avenue with the height modulation at the uppermost floor. The design also incorporates upper floor stepbacks with the bulk of buildings reduced through articulation of the building massing and façades. The proposed design provides visual interest at the pedestrian level and reduces the imposing appearance of the building's mass over the public right-of-way through articulation.

The contemporary-styled Project utilizes architectural solutions through the use of various building materials, colors, texture, offset massing, projections, publicly accessible open space, recessed entries, awnings, and windows to articulate the street-facing facades along Central and Arden Avenue. The design addresses the public sidewalks with street-level facades detailed with human-scaled and high-quality materials, as well as a significant amount of glazing.

The Project's Stage I design indicates that it is consistent with the design standards, policies, and intent of the DSP. A general analysis of the Project's architectural elements is provided below; however, the final details of these elements will be reviewed in detail as part of the Stage II submittal.

Certain subsections of Chapter 4 of the DSP that are not relevant to the Project are excluded, resulting in some jumps between the numbered sections below.

4.2.2 Massing & Scale: Modulation of Height

Of the four available options in this DSP section, the Project has incorporated a corner feature on the building corner at the intersection of Central and Arden Avenue. The prominent corner feature is required to be differentiated by height and design features from the primary massing of the building by a minimum of 10 feet. The Project provides 10'- 6" height differentiation and utilizes a combination of blue and grey color metal and fiber cement panels at the corner feature to be different from the adjacent light grey metal panels. The proposed corner feature conveys a visual prominence with the use of horizontal decorative metal belts at the top and bottom of the corner feature and LED lighting system to help highlight the building corner.

The DSP requires a visible and delineated roofline to visually demarcate where the building silhouette meets the sky. The overall termination at the roofline is suitable as the building facades of these areas feature roofline setbacks, a different material and color, landscaping planters along balconies of the lower levels, and canopies to add visual interest to the skyline and help reduce the imposing appearance of the building's mass over the public right-of-way.

4.2.3 *Massing & Scale: Façade Modulation*

This section of DSP standards applies to buildings less than 95 feet in height. The Project has incorporated the major and minor façade modulation standards outlined in this section into the overall building design. These major and minor façade modulations are illustrated on the Project plans and comply with the DSP standards. Along with detailing, articulation, and window patterns, these modulations provide visual interest at the pedestrian level. Modulation can also be achieved through the tripartite of a clearly defined base, middle and top in the vertical. The Project has incorporated a clearly delineated base, middle, and top in accordance with the standards outlined in this section. The ground level includes the residential entrances (lobby and secondary exit) and the residential associated spaces such as leasing center, recreation room, gym, storage, and machinal rooms. This floor will have stone veneer wall finishes in cream color. The middle of the Project is defined by the consistent use of blue color metal and fiber cement cladding system (panels) and the two horizontal metal belts in russet mica color, creating a top and bottom border for the middle of the Project on the north façade and partially on the east façade. The top of the Project is defined by gray color metal panels and steps back slightly from the middle of the building on three façades. The very top floor will include smooth stucco finish in a lighter color with a larger setback on the south and west façades.

4.2.7 *Architectural Elements: Façade Design*

The proposed contemporary design incorporates architectural solutions and design features including high quality and varied building materials, various colors and textures, recessed and visible entrances, recessed balconies, uniform and divided larger windows, and canopies. These features create a design that is unique and identifiable, while recognizing the priorities of the DSP to promote pedestrian activities and create human-scaled architectural elements at ground level. The ground floor includes habitable uses so the ground level parking, except for the parking entry is not visible from street frontages. Overall, the street-level façades are incorporated into the building design while also addressing the public sidewalk through the use of high-quality materials as well as providing a differentiation in the base of the building. To improve the pedestrian environment, the Project proposes a 3,345 square-foot publicly accessible plaza/courtyard and landscaping at the ground level, along Central Avenue. The large glass expanses are divided into smaller units and the glazing at the base of the building is differentiated from the top; and the ground floor is visually separated from the floors above through the use of a metal canopy and the application of a different material (thin stone veneer in cream color). The improvements to the public right-of-way and programming of the publicly accessible open space will be reviewed in detail as part of the Stage II Design Review application for this Project.

4.2.8 Architectural Elements: Materials

The Project is contemporary in design and features materials that reinforce this architectural style. At the ground level, the Project includes significant clear glass walls and windows along with cream color stone veneer. A metal canopy is proposed between the first and second floor of the front façade, facing Central Avenue. This canopy is partially wrapping the side façades. At the upper floors, the Project proposes gray color metal panels and a stucco finish. Railings on the residential balconies will be clear glass. The overall proposed materials are consistent with the contemporary aesthetic of the design and the standards outlined in this section of the DSP which encourage high-quality, human-scaled materials to reinforce the pedestrian character of the public realm. The use of the materials, colors, and lighting system create differentiation between the base and middle of the Project. A detailed look at the building materials will be reviewed during the Stage II Final Design Review application.

4.2.10 Architectural Elements: Building Lobbies & Entries

The DSP requires the incorporation of the following features for building lobbies:

- Significant design feature such as canopy, marquee or other weather protection that creates visual prominence;
- Material application that creates continuity with the overall building design while creating a distinct and identifiable aesthetic quality;
- A recess or projection to delineate the lobby from the balance of the project; and
- Paving material to differentiate the primary entrance distinct and unique from the adjacent paving material.

The building's primary entrance (lobby) is located along Central Avenue. The entrance is recessed from the sidewalk and is highlighted by a metal canopy that features the building name. The base of the building along with the primary entrance will have a thin stone veneer cladding. The paving material for this entry area will be distinct and differentiates from the sidewalk and the paving of the publicly accessible open space (courtyard). Refinement of the entrance including the specification for paving will be necessary in Stage II Design Review.

4.2.11 Architectural Elements: Stoops & Ground Level Residential Entries

The Project has incorporated stoops into the entry design at the ground level with planters which are located adjacent to the sidewalk. The stoops will need to comply with the DSP requirements and should have a maximum 36" height, above grade, with a covered stoop porch area greater than 20 square

feet, and more than 4-feet wide. Details of these stoops will be required to be provided as part of the Stage II Design Review.

4.2.12 Architectural Elements: Corners

The DSP standards for this section apply only for projects that incorporate the corner feature into their design to comply with height modulation required by Section 4.2.2 of the DSP. As detailed above, the Project is incorporating the corner feature into its design at the Central and Arden Avenue intersection. The Project's corner features introduce a distinct but complimentary design from the overall mass of the building and include canopies, decorative borders, distinct materials and colors along with a distinct lighting system.

4.2.13 Architectural Elements: Canopies

The DSP requires a minimum of 50% of the street elevations to include canopies or marquees. The proposed design incorporates metal canopies at the ground floor of the street-facing facades that complement the overall building aesthetic and material palette. At the street facades, at least half of the ground floor façades include canopies, as required.

4.2.14 Architectural Elements: Balconies

The Project includes private balconies for the residential units. Per this DSP section, no balconies shall overhang the public right-of-way or building setback, and no more than 40% of the balconies shall extend beyond the façade of the building (25% maximum projection of balcony's full depth is allowed). The proposed balcony materials include glass railings that are compatible with the overall contemporary design of the Project. The proposed recessed balconies are well designed and create visually interesting façades within the well-articulated building elevations.

4.2.15 Architectural Elements: Fenestration

The fenestration design distinguishes the base from the middle and top of the building and the larger expanses of glazing are divided into smaller units. The Project provides a variety of window sizes reflecting the different internal uses. This creates visual complexity that helps improve the façade modulations and is complementary to the design and scale of the building. Final details and specifications regarding the fenestration will be reviewed as part of the Stage II Final Design Review application.

4.2.16 Architectural Elements: Fences, Walls, and Gates

The drawings do not identify any ground-floor fences, walls, and gates. The details for any fences, walls and gates will be reviewed during the Stage II Final Design Review application. Staff will work with the applicant during Stage II to ensure these features are designed to comply with the DSP standards.

4.2.17 Architectural Elements: Planters

The landscape plans primarily show at-grade landscaping. Raised planters for trees and other plantings are shown to direct pedestrians from the street intersection to the main area of the publicly accessible open space. In general, the design minimizes the use of planters and includes benches and lightweight concrete stools which do not exceed 25% of all Project landscaping within the publicly accessible open space. Details and specifications regarding the landscaping and the proposed seats appear to be in compliance with the DSP standards and will be reviewed in detail as part of the Stage II Final Design Review application.

4.2.20 Architectural Elements: Garage Entries

The Project features a total of 215 parking spaces within one level of ground-floor parking garage (hidden from public right-of-way) and three levels of subterranean parking garages. Vehicular access is proposed from a new driveway entrance located along the far eastern portion of the Arden Avenue frontage. The location of the parking garage supports the overall building design and does not detract from the streetscape and pedestrian realm consistent with the DSP requirements. The Public Works Department has not cited any concerns with the proposed driveway location, and the detail and specifications regarding the garage entry will be reviewed as part of the Stage II Final Design Review application. In general, the garage entry is consistent with the DSP. Garage entries located on the street shall conform to the following standards:

- a. Utilities shall not be visible from the street frontage. Projects shall provide screening, dropped ceilings, or locate utilities away from areas visible from the pedestrian level.
- b. Garage doors or gates shall be set back from the face of the building.
- c. A unique or enhanced paving pattern shall be provided on the driveway, equal to the width of the garage entry to create visual separation and acknowledge potential conflicts with other modes of transportation.
- d. The width of the garage opening shall be as narrow as possible.

4.2.21 Architectural Elements: Utilities

The DSP requires that utility rooms be screened and incorporated into the building to provide the visual appearance of a storefront. Utility rooms for the Project are proposed at the ground level within the main body of the building. The final details and specifications regarding utility locations and integration into the building design will be reviewed as part of the Stage II Design Review application and will be required to comply with the standards outlined in this section.

4.2.22 Architectural Elements: Lighting

Per GMC Section 30.30.040 and the DSP standards, all exterior lighting shall be directed onto the driveways, walkways, and parking areas within the development and away from adjacent properties and public rights-of-way. Further, the DSP encourages significant architectural features such as corners or unique cornices to be illuminated and enhanced by comprehensive lighting design. A conceptual lighting plan (3d rendering) has been submitted, and a final lighting plan will be required as part of the Stage II Design Review application.

4.2.23 Architectural Elements: Signage

This section of the DSP outlines standards related to signage to enhance the pedestrian experience along commercial streetscapes. Additionally, signs are regulated by the Zoning Code, and all signage will be required to comply with Chapter 30.33 of the Glendale Municipal Code. Due to the multi-family nature of the proposal, a sign program is not required for the Project.

THE PEDESTRIAN REALM – DSP Chapter 4.3 Urban Design

The subject site has frontage on two streets: Central Avenue and Arden Avenue which are designated as “Mixed-Use Commercial” streets. Any necessary improvements to the public right-of-way will be reviewed in detail as part of the Stage II Design Review application.

4.3.2 Mixed-Use Commercial Street

The Project must comply with the following design standards of “Mixed-Use Commercial” streets as part the Stage II Design Review application:

- All parkways shall be a minimum of 5 feet in width from face of curb and provide a 4-foot wide paved area every 20 feet to allow for unloading of vehicles;
- Sidewalks shall be a minimum of 10 feet wide with no overlapping use by urban amenities such as seating, trash receptacles and signage;

- The building adjacent zone shall be a minimum of 3 feet in depth and used for a minimum of 50% outdoor seating. The balance shall be used for landscaping;
- The ground floor of the building frontage shall be a minimum of 16 feet in height and a maximum of 20 feet;
- Retail and neighborhood services are preferred uses along Mixed-Use Commercial streets and shall comprise more than 50% of the entire project frontage;
- Commercial storefronts shall follow the standards established in Section 4.2.9;
- 75% of the street elevation shall be transparent;
- Seating shall be provided at a ratio of one seat for every 50 linear feet in the parkway zone; and
- Public art may be located within the parkway zone.

OPEN SPACE – DSP Chapter 5

5.3.1, 5.3.2 and 5.3.3 Open Space Requirements

For developments with an FAR greater than 3.0, the DSP requires 20% of the gross site area to be open space, with 10% of the gross site area to be dedicated as publicly accessible open space (50% of required open space). An additional 140 SF of residential open space is required per residential unit (can be provided as publicly accessible open space, common open space, or private open space).

	DSP Standards	Project Design
Open Space for project > 3.0 FAR	20% x 33,358.33 SF (lot size after street dedications) = 6,671.67 SF min.	12,235 SF
Publicly Accessible Open Space (50% of required open space)	50% x 6,671.67 SF = 3,335.9 SF min.	3,345 SF
Residential Open Space (140 SF per residential unit)	140 x 105 units = 14,700 SF min.	15,183 SF

The Stage I submittal for the Project includes landscape plans showing programming of the proposed publicly accessible plaza/courtyard along Central Avenue, adjacent to the sidewalk. Details and specifications regarding the landscaping and open space areas will be reviewed as part of the Stage II Design Review application.

As detailed in the chart above, the entire 33,358.33 SF Project site provides a total of 3,345 SF of publicly accessible open space. The Project features a total of 15,183 SF of residential open space on the Project site in the form of private residential balconies and pool deck on the second floor. These areas are accessible to the residents of the Project and will not be publicly accessible. Landscape plans are included with the Stage I submittal provide conceptual programming and includes a pool and spa area, outdoor lounges and seating, and pool cabanas on the second-floor pool deck.

5.4.1 Publicly Accessible Open Space - Courtyards & Plazas

The Project's 3,345 SF publicly accessible open space includes a plaza/courtyard located along the southwest portion of the site and accessed from sidewalk along Central Avenue. The primary function of publicly accessible open spaces are to encourage social interaction and activities, to expand and reinforce the public realm, and contribute to the livability of the downtown. Specific design and details of the proposed publicly accessible open space are provided. Staff will continue to work with the applicant during Stage II to ensure that the programming of this area complies with the DSP requirements. The publicly accessible open spaces will comply with the DSP requirements that include:

- Open to the sky;
- Fully accessible on one or two sides;
- Located at the sidewalk level;
- Include a special feature such as public art, a water feature or specimen tree;
- Include large canopy trees (1 tree per 600 SF minimum);
- Provide landscaping primarily at grade (minimum 25% of open space with maximum 25% in raised planters);
- Feature pedestrian scaled lighting, signage and wayfinding, seating, waste receptacles, etc.

5.5 Residential Development Open Space.

The Project provides a total of 15,183 SF of residential open space that includes a total of 6,293 SF private open space (balconies) and 8,890 SF common outdoor space. The common outdoor space is designed as a pool deck and is located in a private podium on the second floor. The landscape plans are included with the Stage I submittal and provide conceptual programming for these areas which includes outdoor lounges and seating. Final details and specifications regarding the residential open space areas will be reviewed as part of the Stage II Final Design Review application.

5.6 Public Art Program

Development in the DSP is required to include on-site public art, equal to 2% of Project value, subject to review by the Arts & Culture Commission and approval by the City Council. Alternatively, this requirement may be met by paying an amount equivalent to 1% of Project value to the City's Urban Art Fund. It is anticipated that the applicant will be paying the in-lieu fee.

MOBILITY – DSP Chapter 6 Mobility

The DSP designates Central Avenue at this location as a Vehicular Priority Street. Vehicular Priority streets give first priority to moving automobile traffic. An existing LADOT Commuter Express stop is located adjacent to the Project site on Central Avenue. Central Avenue and Colorado Street are the primary vehicular connectors of Downtown with the regional freeway networks and other communities. Therefore, these streets are the primary auto streets in Downtown, where vehicular through traffic as well as truck and service delivery traffic should be directed. Parts of both Central Avenue and Colorado street are also major bus routes for regional service such as Metro buses. Central Streetscape includes substantial street trees and pedestrian improvements but recognizes role in accommodating through regional traffic and linking 134 freeway and Colorado Street. This can be a combination of primary and secondary transit boulevards lined by moderate density 4-6 story residential and mixed-use buildings. Balancing the needs of different modes of transportation as they compete for limited space is crucial, and the DSP calls for a rational, practical method of compromise whereby the net gain for the community can be maximized while the net impact on different modes and context can be minimized.

COMMUNITY BENEFITS – DSP Chapter 7

This residential Project does not utilize the “Community Benefit for Certain Uses”.

SUMMARY COMMENTS & RECOMMENDATION

The Stage I submittal is largely consistent with the design standards, policies, and intent of the Downtown Specific Plan. Because conceptual Stage I submittals are not expected to be fully fleshed out, there is an opportunity to provide more information about elements of the design that have not been finalized for Stage II.

Based on the above analysis of the Project documents, staff recommends that City Council approve the Stage I Preliminary Design Review.

STAKEHOLDERS/OUTREACH

The Code requires publication of public notices when the Council considers approval of entitlements such as design review. Staff has published all required notices and has

mailed copies of the notices to all property owners and occupants within 500 feet of the Project. Public notices have also been posted on-site.

FISCAL IMPACT

There is no fiscal impact associated with the Stage I Design Submission. However, if developed, the Project would have a fiscal impact consistent with other quality residential projects, including new property taxes, building permit/plan check fees, and potential increased sales tax by expanding the downtown residential base. There will be an undetermined cost associated with the increased public service delivery of the Project.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

Environmental review is not required for Stage I Design Review; the environmental review will be prepared and presented to City Council at the Stage II Design Review.

CAMPAIGN DISCLOSURE

The names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with more than 10% interest in the company proposed for contract in this Agenda Item Report are attached in Exhibit 2, in accordance with the City Campaign Finance Ordinance No. 5744.

ALTERNATIVES

Alternative 1: Approve the Stage I Preliminary Design Submission subject to design recommendations made by the City Council;

Alternative 2: Deny approval of the Stage I Preliminary Design Submission and direct a redesign of the project;

Alternative 3: The City Council may also consider any other alternative for the Stage I Preliminary Design Submission not proposed by staff.

ADMINISTRATIVE ACTION

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Reviewed by:

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Approved by:

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EXHIBITS/ATTACHMENTS

Exhibit 1: Stage I Design Submission

Exhibit 2: Campaign Finance Disclosure