

DATE ISSUED: March 6, 2008

REPORT NO. PC-08-026

ATTENTION: Planning Commission, Agenda of March 13, 2008

SUBJECT: CENTRE CITY PLANNED AND SITE DEVELOPMENT PERMIT
2007-38 FOR THE Q PROJECT

**OWNER/
APPLICANT:** JONATHAN SEGAL, FAIA

SUMMARY

Issue(s) - Should the Planning Commission approve 1) Centre City Planned Development Permit for deviations to the Centre City Planned Development Ordinance (PDO) and 2) Centre City Site Development Permit to relocate, and modify, the A.W. Pray Rental House within the site, subject to conditions?

Staff Recommendation –

1. **APPROVE** Centre City Planned Development Permit (“PDP”) 2007-28;
and
2. **APPROVE** Centre City Site Development Permit (“SDP”) 2007-38, subject to conditions.

Centre City Development Corporation (“CCDC”) - At its February 27, 2008 meeting, the CCDC Board recommended to the Planning Commission approval of Centre City PDP and SDP No. 2007-38 subject to conditions.

Historical Resources Board (“HRB”) Recommendation - At its February 28, 2008 meeting, the HRB voted to recommend that the Planning Commission approve Centre City SDP 2007-38 subject to conditions.

Centre City Advisory Committee (“CCAC”) Recommendation - On February 20, 2008, the CCAC voted to support the staff recommendation.

Other Recommendations - The Little Italy Association reviewed and endorsed the Project design at its meeting of July 27, 2007.

Environmental Review – An Environmental Secondary Study was prepared to evaluate the project’s consistency with the various documents and the FEIR. The Secondary Study found that The Q project is consistent with all applicable plans. The FEIR has fully evaluated the potential impacts associated with the relocation of the A. W. Pray Rental House and no further environmental review is required under CEQA. Under the MMRP, Mitigation Measure A.1-1 and A1-2 will apply to this project.

Fiscal Impact - None.

BACKGROUND

This proposed project advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- adding to the range of downtown employment and commercial opportunities;
- ensuring availability of employment land, and development of regional destinations;
- permitting a broad range of uses in the Neighborhood Mixed Use Centers, including office uses, provided they meet overall urban design criteria for the centers; and
- ensuring vitality by developing concentrations of retail centers and streets with required retail, restaurants, and other similar active commercial uses, especially along Main and Commercial streets.

The project site is a 9,980 square-foot lot located along the north side of West Fir Street between India Street and Kettner Avenue. The site currently contains two structures along Kettner Boulevard and a surface parking lot along India Street. The site slopes from India Street westward to Kettner Boulevard, with an overall grade change of approximately 10 feet. The site is located within the Neighborhood Mixed Use Center land use district, with “Fine Grain” and “Little Italy Sun Access” overlay designations, under the Centre City PDO which governs the site. This district ensures development of distinctive centers around plazas, parks, and/or “Main Streets” that contain active commercial uses on the ground floor.

According to the Neighborhood Mixed Use Center guidelines, India Street is identified as a Main Street, which requires 80-percent active commercial uses along the street frontage. The Little Italy Sun Access Overlay limits building heights and the Fine Grain Overlay requires façade articulation and modulations that have been incorporated into the building’s elevations. In addition to the requirements of the Centre City PDO, projects in this area must address the Little Italy Focus Plan, which contains objectives to preserve the scale of the area. The site allows for a Base Floor Area Ratio (FAR) of 6.0, with a minimum FAR of 3.5 for the site. The Q project has been designed to a 5.0 FAR.

DEVELOPMENT TEAM

| ROLE | FIRM/CONTACT | OWNERSHIP |
|---------------------------|---------------------------------------------------------------|-------------------------------------|
| Developer/ Property Owner | Jonathan Segal | Jonathan Segal (Privately owned) |
| Architect | Jonathan Segal Guillermo Tomaszewski, Project Architect | Jonathan Segal (Privately owned) |

PROJECT DESCRIPTION

| | |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Site Area | 9,980 square feet |
| Maximum Floor Area Ratio (FAR) Permitted | 6.0 |
| Minimum FAR Required | 3.5 |
| Proposed FAR | 5.0 |
| FAR Bonuses Proposed | None |
| Stories / Height | 6 + mezzanine/86 feet |
| Amount of Retail Space | 14,579 sq. ft. |
| Amount of Office Space | 35,767 sq. ft. (with the option of later converting up to 7,303 sf of office to one residential unit) |
| Number of Units Demolished | 1 (with the relocation of the historic house) |
| Inclusionary Housing Ordinance Compliance | N/A |
| Parking Required Proposed | 0 (potentially 1 if residence included) 35 |
| Assessor's Parcel Nos. | 533-224-05,06 |

Historical Resource Information

The A.W. Pray Rental House at 1907 Kettner Boulevard was constructed as a single-family home in 1889. The structure consists of approximately 496 square feet on the original ground floor, 104 square feet of rear additions, and 432 square feet on the second floor. The house is 16 feet wide at its base, 18.6 feet wide at the second floor eaves and 28.10 feet high. The original building, including the reconstructed porch, is 30'-10" long and contains approximately 1,032 square feet.

The house was designated as Local Historical Resource No. 277 on August 22, 1990, after it was included in CCDC's 1988 Historical Resources Inventory of Harborview (Little Italy). That inventory ranked it as eligible for the Local Register. The house was designated on the basis of its Gothic Victorian architecture, but the Designation Resolution noted that "In addition, the Board indicated that it would favorably consider relocation of the structure (preferably to a nearby site) as part of a plan to preserve the house but allow for the redevelopment of the present site."

According to the Assessor's Building Record, the house was remodeled in 1937, but there is no public record of that work. The only Building Permit for the property in the City's records is a 1955 re-roofing permit. According to the long-term owners of the property, neither the rear additions nor the front porch are original historic fabric, and that the rear additions are not original.

The Downtown Community Plan lists the following goals and policies in regard to historical resources:

- For structures on the Local Register of Historical Resources, “Whenever possible, retain resource on-site. Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures.”
- Protect historical resources to communicate downtown’s heritage.
- Encourage the rehabilitation and reuse of historical resources.
- Allow development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources.
- Encourage the retention of historical resources on-site with new development. If retention of a historical resource on-site is found to be infeasible under appropriate City review procedures, the potential relocation of the historical resource to another location within downtown shall be explored, and if feasible, adopted as a condition of a SDP.

DISCUSSION

The design was approved by the CCDC Board on February 27, 2008 and requires approval of:

1. Centre City PDP 2007-38 to allow deviations to the PDO that include:
 - a. Elimination of the off-street loading bay requirement for projects containing between 30,000-100,000 square feet of commercial space;
 - b. Modification of the requirements for subterranean parking facilities encroaching into the public right-of-way;
 - c. Reduction in the distance of the driveway ramp from the intersection from 65 to 40 feet; and
 - d. An increase in the streetwall height along India Street from 40 to 50 feet before providing an eight-foot setback.
2. Centre City SDP 2007-38 to allow the relocation and modification of the A. W. Pray Rental House within the site.

The project site is located within the Neighborhood Mixed Use Center land use district with a Fine Grain Overlay designation. This district ensures development of distinctive centers around plazas, parks, and/or “Main Streets” that contain active commercial uses on the ground floor. According to the Neighborhood Mixed Use Center guidelines, India Street is identified as a Main Street, which requires 80-percent active commercial uses along the street frontage. The Little Italy Sun Access Overlay limits building heights, requiring setbacks above 50 feet for a majority of the building frontages. In addition to the requirements of the Centre City PDO, projects in this area must also address the Little Italy Focus Plan adopted in 1993, which contains objectives to preserve the scale of the area. Under the Focus Plan Design Guidelines, streetwall heights facing India

Street between Cedar and Grape streets are required to provide a setback of eight feet above the 40-foot elevation (this is discussed further in the PDP deviations section).

Analysis

The applicant proposes to relocate the main portion of the A.W. Pray Rental House to the northeast corner of the project site on India Street, the primary street of Little Italy. The building will retain approximately 27 feet of the two-story volume that is considered the historic portion of the house (approximately 31 feet deep that is demarcated by the location of the hip roof), based on the applicant's documentation and discussions with the original property owners. Approximately four feet of the hip roof and a non-historic single-story addition at the rear would be removed. Key features of the house will be maintained, including the front porch, chimney, and windows. One new door will be added to provide ADA access on the (new) south side of the structure.

The relocated historical house will abut the newly constructed east building wall of the project facing India Street and be set back 22 inches from the property line to the north to allow for the projecting roof eave. The area immediately south of the structure will be a 12-foot wide open air patio that provides ADA access into both buildings. Although the building mass projects four feet over the courtyard area, it is 12 feet in elevation. To the north of the relocated house lies a warehouse-type structure that is set back approximately 15 feet from the sidewalk, allowing views of the east side of the house (although this property could be redeveloped in the future). The historical house will be placed on a new foundation and will be required to be rehabilitated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the extent feasible, as the relocation of the house does not comply with these Standards (thus requiring the SDP). The second floor level of the structure was proposed to be eliminated to allow for a two-story interior volume, although the Design Assistance Subcommittee of the HRB recommended that it be retained.

The massing of The Q project is developed as two distinct volumes designed as individual buildings, with the massing articulation comporting to the Fine Grain Overlay guidelines. The building at India Street is designed as a five-story, 55-foot tall building that is characterized by a large three-story framed volume at the corner, which is clad in a metal panel system (Floors 2-5). The metal material is proposed as either a black or rusted metal color. The ground floor retail space contains clear storefront glazing on all three sides. Along India Street this building is separated from the relocated A. W. Pray Rental House by a 12-foot wide courtyard. The building at Kettner Boulevard steps up to a seven-level, 80-foot high building, with a design that emphasizes horizontal projections separated by floor-to-ceiling glass at each level, and exhibits areas of a white plaster finish as well as a natural aluminum metal panel. The use of natural concrete is included at the garage entrance on Kettner Boulevard, mid-streetwall along W. Fir Street, and as a backdrop to the relocated A. W. Pray Rental House. The project will utilize photovoltaic panels on the roof top in order to minimize energy consumption. The developer would retain an option of converting the roof top office space into his residence, which would be permitted by the PDO.

The project is proposing two levels of underground parking. The project does not require parking under the PDO, as the size of the project is below the PDO's thresholds (30,000 and 50,000 square feet for retail and office, respectively). If the upper floor is converted to residential, the project would be required to provide one off-street parking space. While parking is not required per the PDO, the applicant is providing approximately 27 stalls that meet CCDC parking standards approved for projects.

APPLICATION FOR PLANNED DEVELOPMENT PERMIT

The purpose of the PDP procedures (Section 126.0601 of the Land Development Code) is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations. The intent is to encourage imaginative and innovative planning and design while assuring that the development achieves the purpose and intent of the applicable land use plan. PDPs may be granted when the resulting design is determined to achieve a higher level of quality than strict adherence to the standard development regulations. PDPs require a Process 4 review with review and approval by the Planning Commission.

The applicant is requesting the following deviations to the PDO:

Request #1: Off-Street Loading Bay Requirement.

The PDO requires a loading dock when there is more than 30,000 square feet of commercial space in a project. However, this site is somewhat limited in that it is only 50 feet deep and access is not permitted off India Street, due to its designation as a Main Street. In addition, with the site slope along W. Fir Street, the only logical location for a loading dock is limited to Kettner Boulevard, which also has to accommodate a driveway for the below-grade garage access. The limited 50-foot dimension of Kettner Boulevard would require that a majority of the frontage be devoted for the driveway and loading dock access, resulting in excessive driveway openings in conflict with the PDO regulations in regards to driveway width, separation and/or setback requirement from street intersections. Given the relatively small size of the project and site, with limited street access, staff recommends that loading requirements can be satisfied from the street parking.

Request #2: Subterranean Parking Garage Design.

Under the PDO, basements are required to be set back at least six feet from the curb, to a depth of eight feet, in order to provide adequate soil for healthy street tree growth. In order to maximize the amount of underground parking on a limited size site, the applicant is proposing that the garage extend out to within three feet of the India Street sidewalk curb, and within five feet along portions of the W. Fir Street frontage, in order to maximize the amount of underground parking. Staff recommends that the proposed design allows for the standard number of street lights and street trees consistent with the Little Italy streetscape plans, with adequate soil areas for proper tree growth.

Request #3: Vehicular Curb Access Distance from Street Intersection Requirement.

The PDO requires that driveways be located at least 65 feet from the curb line of the closest intersection. As mentioned earlier, access is not permitted off India Street according to its Main Street designation and the site slope creates Kettner Boulevard, with its limited 50-foot frontage, as the logical location for the garage driveway. Typically this distance is reduced by half for 5,000 square-foot lots, but this lot is 10,000 square feet although still with a 50-foot width. Due to the narrow lot width, and the desire to maximize the street level retail space, staff supports this reduction from 65 to 40 feet.

Request #4: Little Italy Focus Plan – India Streetwall Design

The Little Italy Focus Plan, adopted in 1993, establishes goals, policies and guidelines for development within the neighborhood. The Guidelines require that buildings along India Street between Cedar and Grape streets provide a lower streetwall, requiring an eight-foot stepback above the second floor, or 40 feet, whichever is greater. The Q project proposes to provide the stepback at a height of approximately 49 feet, in order to provide a distinct building element at the corner of India and W. Fir streets. The large frame, clad in a metal panel system, exhibits an appropriately proportional scale at three stories in height. In the past, several projects were allowed to have corner elements, such as the tower at the Porto Siena project at Cedar and India streets, exceeding the 40 feet to create a corner accent element. In addition, the Il Palazzo project at the northeast corner of India and Grape streets (one block north of The Q project) reaches well over 50 feet in height (the project is just outside of the boundary for the 40-foot stepback requirement). Given the location of this project and the fact that The Q project stepback occurs at less than 50 feet, staff recommends that the design is appropriate.

In order to grant a PDP, the Planning Commission must make the following findings:

(1) The proposed development will not adversely affect the applicable land use plan.

The proposed project is consistent with the objectives of the Downtown Community Plan, the Centre City PDO, and the Little Italy Focus Plan (with limited deviations). The project is designed to meet the Neighborhood Mixed Use Center, Main Street and Fine Grain Overlay designations for the site. The uses are permitted in this area, and the project will activate the street frontages with active retail spaces and provide office space for the neighborhood. In addition, the project provides required parking to serve the users of the building and potentially the public during off-hours.

(2) The proposed development will not be detrimental to the public health, safety, and welfare.

The uses are consistent with the plans for this neighborhood and will contribute to its vitality without creating adverse impacts.

(3) The proposed development will comply with the regulations of the Land Development Code.

The proposed development will meet all the requirements of the Land Development Code, Centre City PDO, and Little Italy Focus Plan with the four minor deviations. The project is designed to the height and bulk requirements of the PDO, including the Little Italy Sun Access Criteria, Main Street and Neighborhood Mixed Use Center streetwall requirements.

(4) The proposed development, when considered as a whole, will be beneficial to the community.

The proposed project is compatible with the existing and planned land uses on the adjoining properties and is consistent with the applicable development regulations of the site. The project will provide an active ground floor plane, add needed office/retail space to the area and promote sustainable design through the use of passive cooling/natural ventilation, day lighting and photovoltaic panels. The proposed development will help create a livable downtown that contributes to the area's vitality and its economic success and allows residents to live close to work, transit and culture.

(5) Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The project site is located within an area of Centre City designated for moderately dense mixed-use development with a 6.0 FAR. Its land use is identified as a Neighborhood Mixed Use Center. The proposed development meets the allowable density of this site and provides parking that is not required by the PDO.

The deviations to the PDO are relatively minor and are based on the relatively narrow (50 feet) depth of the lot and the desire to create a more attractive and functional development with active street level uses and underground parking. Due to the relatively small size of the project and proposed uses, the elimination of the loading area should not create any impacts due to the ability to utilize an on-street loading area, similar to a majority of existing businesses in the neighborhood. The driveway location is similar to other narrow lots, and the garage encroachments allow for more parking without impacting the streetscape design.

APPLICATION FOR SITE DEVELOPMENT PERMIT

Under Chapters 11-14 of the Land Development Code, substantial alterations to a designated historical resource require approval of a SDP, a Process 4 decision by the Planning Commission after recommendation by the HRB. As The Q project proposes a relocation of the A. W. Pray Rental House, a SDP is required.

The Planning Commission must make specific findings to grant the SDP request, as well as supplemental findings for the relocation of the historical resource. The

applicant's consultant, Marie Lia, has submitted draft findings in a letter dated February 8, 2008 which are attached to this report. Corporation staff is supportive of the findings as outlined in this letter (with the stipulation that the project does require the SDP). The following is Corporation staff's evaluation of the required findings:

General Findings - SDMC §126.0504(a)

1) The proposed development will not adversely affect the applicable land use plan.

The Downtown Community Plan lists the following goals and policies in regards to historical resources:

- For structures on the Local Register of Historical Resources, "Whenever possible, retain resource on-site. Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures."
- Protect historical resources to communicate downtown's heritage.
- Encourage the rehabilitation and reuse of historical resources.
- Allow development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely impact historical resources.
- Encourage the retention of historical resources on-site with new development. If retention of a historical resource on-site is found to be infeasible under appropriate City review procedures, the potential relocation of the historical resource to another location within downtown shall be explored, and if feasible, adopted as a condition of a SDP.

The Q project meets the above goals and meets all of the design goals of the Community Plan and Centre City PDO for new developments in this area, as the project conforms to the goals and policies for Neighborhood Centers, will activate the street frontages, will add to the vitality of the neighborhood, and will provide office space for new businesses. If the HRB and Planning Commission can make the findings for approval of the SDP, then the project can be found consistent with the Community Plan.

2) The proposed development will not be detrimental to the public health, safety and welfare.

The proposed development will consist of a mixed use project that is consistent with the Downtown Community Plan and the Centre City PDO. The project will be compatible with the nearby residential and commercial buildings and other new developments in the area without harming the public health, safety and welfare.

- 3) The proposed development will comply with the applicable provisions of the Land Development Code.

The proposed project meets the development standards of the Centre City PDO, with four minor deviations to be approved through the applicable PDP provisions as discussed earlier.

Relocation Findings - SDMC §126.0504(h):

For projects that propose to relocate a historical resource, the following three Supplemental Findings must also be made.

- 1) There are no feasible measures, including maintaining the resource on-site, that can further minimize the potential adverse effects on historical resources.

The project relocates the A. W. Pray Rental House within the Little Italy neighborhood consistent with the original designation resolution. While it does not maintain the house in its existing location due to the need to place the garage entry driveway at that location to maximize the efficiency of the garage, it places the structure in a prominent location on the site along India Street.

- 2) The proposed relocation will not destroy the historical, cultural or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The relocation, modification, and rehabilitation of the house on the site maintains the historical and architectural values of the resource, as the removal of a portion of the house is limited to non-historic additions and a small portion of the rear of the house. The rehabilitation of the house will have to be consistent with the Secretary of the Interior's Standards for Rehabilitation to ensure the historical and architectural values are maintained. The placement of the house with a small patio between it and the new construction further enhances the views of the structure. The reuse of the structure as commercial lease space further enhances the public's ability to experience and enjoy this resource.

- 3) There are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

The relocation of the resource to this appropriate location, as originally supported with the historic designation, would comply with the historical resource regulations of the City.

The CCDC Board recommended approval of SDP based on the following conditions:

1. Mitigation Measures A-1.1 and A-1.2 of the MMRP for the project shall be complied with;
2. The house shall be painted in a three-color palette compatible with the Gothic Victorian style, with final colors to be approved by the DAS;
3. The house shall be elevated so that at least two steps are provided up to the porch;
4. A permanent plaque shall be provided on the exterior wall of the new building, describing the old address. The design shall be approved by Corporation and HRB staff;
5. That the design of the paving in front of, and within the courtyard adjacent to, the house not detract from the historical nature of the structure; and
6. It is recommended, but not required, that the second story be maintained and not eliminated.

The Project was presented to the HRB on February 28, 2008. The HRB recommended approval of the SDP and that Item #6 require the second story to be retained. HRB recommended an additional condition that requests the elimination of the required street tree located directly in front of the house on India Street.

Staff recommends the retention of the second story be decided by the developer based on the feasibility of future commercial use of the house. Staff recommends the Streetscape Manual's street tree requirement be maintained and that the tree adjacent to the house on India Street be adjusted further north on India Street so that it does not entirely block the direct elevation and view of the house from the street.

Streetscape Design:

All off-sites for the project will comport to the Centre City Streetscape Manual for Little Italy, including Chinese Tallow Trees on India Street, Jacarandas on West Fir Street, and Queen Palms and Chinese Pistache on Kettner. Little Italy Enhanced Standard Lights and Little Italy paving (two-by-two-foot scoring) shall be provided on all streets.

Consistency with Plans:

The project is consistent with, and implements, the goals and policies for Neighborhood Mixed Use Centers by providing active street level spaces, Fine Grain design features, and office use for new businesses. The proposed relocation and rehabilitation, modification, and reuse of the historical resource will also meet the goals and policies of the Downtown Community Plan.

Environmental Review:

In 2006 the City Council adopted the Downtown Community Plan and amendments to various other land use plans that govern downtown development. At the time, the City Council certified the Final Environmental Impact Report ("FEIR") for the plans. The FEIR

serves as a Program EIR under CEQA. Under the Redevelopment Agency's Guidelines for the implementation of CEQA, proposed projects are reviewed for consistency with the Downtown Community Plan and other planning documents. If found to be consistent with those documents, no further environmental review is required.

An Environmental Secondary Study is prepared to evaluate the project's consistency with the various documents and the FEIR. The purpose of the Secondary Study is to determine whether the environmental issues presented by a proposed project have been previously addressed in the 2006 FEIR. The Secondary Study found that The Q project is consistent with all applicable plans. Under the FEIR's analysis and Mitigation, Monitoring, and Reporting Program, potential impacts to historical resources were evaluated. For resources on the San Diego Register, mitigation measures are proposed for projects that incorporate, modify, or relocate historical resources that avoid significant environmental impacts. The FEIR has fully evaluated the potential impacts associated with the relocation of the A. W. Pray Rental House and no further environmental review is required under CEQA. Under the MMRP, Mitigation Measure A.1-1 and A1-2 will apply to this project.

Conclusion:

CCDC recommends that the findings can be made and that the Planning Commission approve of PDP and SDP No. 2007-38, as shown in the attached draft Permit, providing for:

1. Deviations to the PDO that include:
 - a. Elimination of the off-street loading bay requirement for projects containing between 30,000-100,000 square feet of commercial space;
 - b. Modification of the requirements for subterranean parking facilities encroaching into the public right-of-way;
 - c. Reduction in the distance of the driveway ramp from the intersection from 65 to 40 feet; and
 - d. An increase in the streetwall height along India Street from 40 to 50 feet before providing an eight-foot setback.
2. Relocate, and modify, the A. W. Pray Rental House onto the India Street frontage subject to the following conditions:
 1. Mitigation Measures A-1.1 and A-1.2 of the MMRP for the project shall be complied with;
 2. The house shall be painted in a three-color palette compatible with the Gothic Victorian style, with final colors to be approved by the DAS;
 3. The house shall be elevated so that at least two steps are provided up to the porch;
 4. A permanent plaque shall be provided on the exterior wall of the new building, describing the old address. The design shall be approved by Corporation and HRB staff;

5. That the design of the paving in front of, and within the courtyard adjacent to, the house not detract from the historical nature of the structure; and
6. It is recommended, but not required, that the second story be maintained and not eliminated.
7. Adjust the street tree located at India Street as far north to allow for more direct views to the house.

ALTERNATIVES

1. **APPROVE** Centre City Planned Development Permit 2007-28; and Centre City Site Development Permit (“SDP”) 2007-38 with conditions.
2. **DENY** Centre City Planned Development Permit 2007-28; and Centre City Site Development Permit (“SDP”) 2007-38 with conditions.

Respectfully submitted,

Sachin Kalbag
Senior Urban Designer

Brad Richter
Manager of Current Planning

Attachments:

- A. Environmental Secondary Study with Drawings
- B. Letter Report from Marie Lia for Site Development Permit 2007-38
- C. Historic Resource Background
- D. Draft Centre City Site/Planned Development Permit No. 2007-38
- E. Developer Disclosure Statement

Basic/Schematic Design Set