

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CONCEPT DESIGN REVIEW & PRIVATE TREE REMOVAL**

Private Tree Removal

1. *The removal of the two protected trees meets finding number 6 of the Tree Protection Ordinance (PMC Section 8.52.075.A): “The project, as defined in Section 17.80.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines. The project proposes the removal of two protected specimen trees: tree #1 (a Chinese Elm, DBH 21.5”) and tree #19 (an Indian laurel fig, DBH 30.6). Both trees are in good condition, but are located within the building footprint of the proposed development and need to be removed to accommodate the project. The project includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines. The replacement matrix requires a total of 16 24-inch box size trees or eight 36-inch box size trees from either the native or specimen tree lists to be planted. The landscape plans depict planting of numerous new trees that meet the size and species requirements, in excess of the quantity required.*

Concept Design Review

2. *The project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan, and the Design Guidelines in the Central District Specific Plan. The project involves construction of a three-to-five-story, 254,152-square-foot development that will include 263 residential units, including 41 affordable housing units, 14,346 square feet of office space, a pocket park and subterranean parking. The project design features a high degree of integration with the pedestrian experience through its orientation in relation to the street and pedestrian access points along all three of its frontages as well as its active uses immediately fronting Green Street. The modulation and articulated stepped back massing of the proposed development includes a height and volume distribution that is both respectful to the surrounding built context and tree canopy along Green Street, reads as a new development precedent, and is in keeping with the design guidelines. In addition, the architectural detailing of both buildings expresses a contemporary development that maintains a high quality of materials and features including flat roofs, engaged fins as framing elements at strategic locations, vertical metal grille work at stairwells, stacked punched window openings, a balanced proportion of solid walls to window and door openings and a combination of smooth plaster, stucco and ceramic tile exterior wall materials. The proposed design incorporates high quality materials and a landscape design that provides a lush canopy within the development along with a variety of plantings. The design also incorporates both public and private open space, with a central courtyard for residents of the buildings between the two buildings and a public-private park at the southwest side of the site.*