

## ATTACHMENT A

### SPECIFIC FINDINGS FOR CONCEPT DESIGN REVIEW

1. *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, the design-related goals and policies of the Central District Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts.*

The site is designated as High Density Residential (0-48 du/acre) in the General Plan. This designation is intended to support the development of multi-story buildings with a high ratio of residential uses that are compatible. The staff report provides a detailed listing of the goals and policies with which this project complies, along with Guiding Principal 1. The project provides a land use that will enhance the local economy by providing an array of market rate and affordable residential units to provide individuals and families the opportunity to live in and contribute to the local economy.

The site is located within the Central District Specific Plan and is within the CD-RM-48 (Central District, Multi-Family Residential, City of Gardens) zoning district. The purpose of which is to promote the development of a high-density, pedestrian friendly neighborhood with a broad range of residential uses close to centralized commercial and mixed-use districts. The project involves construction of a four-story, 56,019-square-foot, 46-unit multi-family development project that will include six affordable housing units (five very low income and one moderate income) and subterranean parking. The project is a by-right use and meets all applicable development standards of the Zoning Code, including those of the Central District Specific Plan, with the exception of the height limit. Staff of the Current Planning Section determined that the project is eligible for a 42.5% density bonus and is eligible for concessions and waivers as afforded by State Density Bonus Law. The development will include a total of 46 residential units, including six affordable housing units (five very low income and one moderate income). The applicant requested and the project qualifies for the following:

Concession: To allow a building height of 47 feet, 10 inches, where the maximum allowable height is 40 feet (or up to 45 feet with height averaging) pursuant to PMC Section 17.30.060.C.2.

Waiver: To allow for planting of three 24-inch-box (or greater) specimen trees rather than three 24-inch-box native trees per the Tree Replacement Matrix.

The purpose of Design Review is to “implement urban design goals and policies and the Citywide design principles in the General Plan and to apply the City’s adopted design guidelines to Design Review”. The project was evaluated for adherence to a

number of design guidelines and policies that are contained within the Land Use Element of the General Plan, the design-related goals and policies in the Central District Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts. The full analysis of this work is contained in the Design Commission staff reports that are attached to this report and dated October 28, 2025. Also, in Attachment I to this report are the citywide design principles and adopted design guidelines that staff identified as the applicable guidelines through the Preliminary Consultation application.

As an overview, the project design features a high degree of integration with the pedestrian experience through its orientation with major windows facing the street and pedestrian access points to the ground-level, street-facing units and the central main garden along South Oak Knoll Avenue. The modulations and articulated massing of the proposed development includes a height and volume distribution that is respectful to the surrounding built context, reads as a new development precedent, and is in keeping with the applicable design guidelines. The architectural detailing of the building expresses a contemporary development that maintains a high quality of materials and features including flat roofs and integrated mansard forms, and a combination of sand finish stucco, brick veneer, and cement board siding. The proposed design incorporates high quality materials and a landscape design that softens the development with a variety of plantings along its edges. All of these features will ensure consistency with the purposes of design review, including encouraging new structures that show creativity and imagination and add distinction, interest, and variety to the community, promoting architectural excellence, reflecting the values of the community, and ensuring that new landscaping provides a visually pleasing setting. The recommended conditions of approval for the project will further ensure compatibility by requiring additional studies of materials, architectural features, and better integration of sloping and flat roof forms in an effort to enhance the overall compatibility of the proposal within the larger neighborhood context.

The proposed design is inspired by a number of design precedents within the immediate and larger context such as 541 S. Oak Knoll Avenue, 661 E. California Boulevard, 500 S. El Molino Avenue, and 553 S. Oak Knoll Avenue, and similar newer and older multi-family residential buildings of various architectural styles in the vicinity. This will ensure consistency with design guidelines that promote contextual compatibility, enhancement of the surrounding environment, and avoidance of nostalgic misrepresentations that may confuse the relationships among structures over time (e.g., General Plan Land Use Element policies 4.11, 7.2, 7.3, 25.4; Central District Specific Plan policies 5.b and 5.h).

Further, the project is consistent with additional applicable design guidelines as identified in Attachment L.

### **SPECIFIC FINDINGS FOR PRIVATE TREE REMOVALS**

1. Find that the removal of three protected trees meets finding 6 of the Tree Protection Ordinance (PMC Section 8.52.075.A): *“The project, as defined in Section 17.12.020, 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 proposed project necessitates the removal of three protected native trees, all Coast Live Oaks: tree #8 (DBH 18.5”), tree #11 (DBH 9”), and tree #12 (DBH 16”). All trees are in good condition, but are located within or near the building footprint of the proposed development and need to be removed to accommodate the project. The removal can be approved under finding #6 of the Tree Protection Ordinance, which states, “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 landscape plans indicate a number of trees proposed to be planted throughout the site, including four 36-inch box Coast Live Oak trees on site and a variety of other specimen trees (including five 36-inch-box King Palm trees, four 36-inch-box Olive trees, and five 24-inch-box Brisbane Box trees) that exceed both the size and quantity requirements of the replacement matrix. The applicant has requested a density bonus waiver from the requirement to replace native trees with native species due to root growth structures of native species and planter size, depths and orientations required to support their growth and maturity.