

**MLK / BROADWAY
DESIGN REVIEW COMMISSION
October 13, 2010**

STAFF REPORT

Please note that the Project Summary shows 42 parking spaces. However, the Project received Planning Commission Conditions of Approvals requiring that the Project hatch 1 of the parking stalls on the south drive aisle (in front of the security gate). Consequently the project currently only has 41 parking spaces.

REQUESTED CHANGES TO THE CONDITIONS OF APPROVAL

- Condition # 3 Requested that this condition specifically state that the setback requirements be reduced from 5-feet to 0-feet along Broadway and from 20-feet to 0-feet along Martin Luther King Jr. Blvd. We request this in order to eliminate confusion over the exhibit and to match the staff site comments (#1) on page 6.
- Condition # 8 Delete the requirements for the Bollards to be 12" in diameter, 42" in height and clad with articulated clear anodized finished aluminum.
- Rationale a. It is not known what the structural or height requirements will need to be to protect from large trucks at this time. We need the broader size parameters specified in or submission.
- Rationale b. It is likely that we will be using a "bollard cover" over a deep structural bollard. "Bollard covers" have a more limited range of options and we do not wish to be limited to aluminum at this time.
- Condition # 11 Delete "elevation B design".
- Rationale. We believe staff comments are inappropriate.
- Condition # 12 Change "and" to "or" as follows:
- Brown colored, salt finished concrete with diagonal deep trowel pattern and brick or concrete pavers to complement match color of building brick shall be provided at main entry, retail loggia, and at all locations of hardscape at the rear of the project with exception of the Rose Walk. Final colored concrete ~~and or~~ brick paver design and locations shall be provided for review and approval by Design Review staff prior to Building Permit submittal.
- Condition # 17 Revise as follows:
- Any **retail** outdoor furniture proposed for the exterior seating **for the loggia area** shall be provided to Design Review Staff for review and approval prior to Building Permit issuance or at the time of retail tenant improvement Building Permit submittal.