

STAFF REPORT

Report date: January 12, 2022

Application/project name: Bakery Blocks Modifications

Application Numbers: DR2021-0127 and HR2021-0001

Proposal: The applicant requests approval of a Modification of a Decision on a Historic Review application (HR2020-0002). The previous approval included removing the enclosure to the front porch of the historic Robinson House. Due to logistical problems associated with this change, the applicant requests the front porch remain enclosed. The Downtown Design Review Compliance Letter will address the proposed design changes.



Proposal location: 12375 SW Broadway Street, also identified as Tax Lot 6200 on Washington County Tax Map 1S115BB.

Applicant: KAD LLC

Recommendation: APPROVAL of DR2021-00127 and HR2021-0001, subject to conditions identified at the end of this report.

Contact information:

City staff representative: Sambo Kirkman, Senior Planner
503-526-2557
skirkman@BeavertonOregon.gov

Applicant representative: Guggenheim Architecture
Reid Leslie and Hannah Moore
915 NW 19th Avenue Ste C
Portland, OR 97209

Property owner: KAD LLC
Katherine Gerrish
5011 SW Maple Lane
Portland, OR 97221

Existing conditions

Zoning: Regional Center Old Town (RC-OT) and Regional Center Central Beaverton (RC-BC). The parcel has split zoning, RC-OT on the southern portion of the site and RC-BC on the northern portion. The entirety of the proposed project is in the RC-OT zoning designation.

Site conditions: The site is developed with an existing historic building used for commercial uses, with connecting buildings that contain other commercial uses.

Site Size: 0.14 acres for the affected building. A land consolidation for three lots was approved (LD2019-0014) in 2019 for a total lot size of 0.53 acres.

Location: North side of SW Broadway Street, between SW Hall Boulevard and SW East Street.

Neighborhood Association Committee: Central Beaverton NAC

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Regional Center - Beaverton Central	Bank
South	Regional Center - Beaverton Central	Restaurant/ Commercial
East:	Regional Center – Beaverton Central	Commercial/Vacant
West:	Regional Center – Old Town	Vehicle Sales

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
DR2021-0127	Downtown Design Review Compliance Letter	Modification to approved changes to the existing building, specifically keeping the existing enclosure of the front porch.	Development Code Section 40.23.15.1
HR2021-0001	Historic Review	Modification of decision on a historic landmark structure.	Development Code Section 40.35.15.1 and 50.95

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2021-0127	Sept. 17, 2021	November 30, 2021	March 30, 2022	November 30, 2022
HR2021-0001	Sept. 17, 2021	November 30, 2021	March 30, 2022	November 30, 2022

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Exhibit 1.1: Vicinity Map

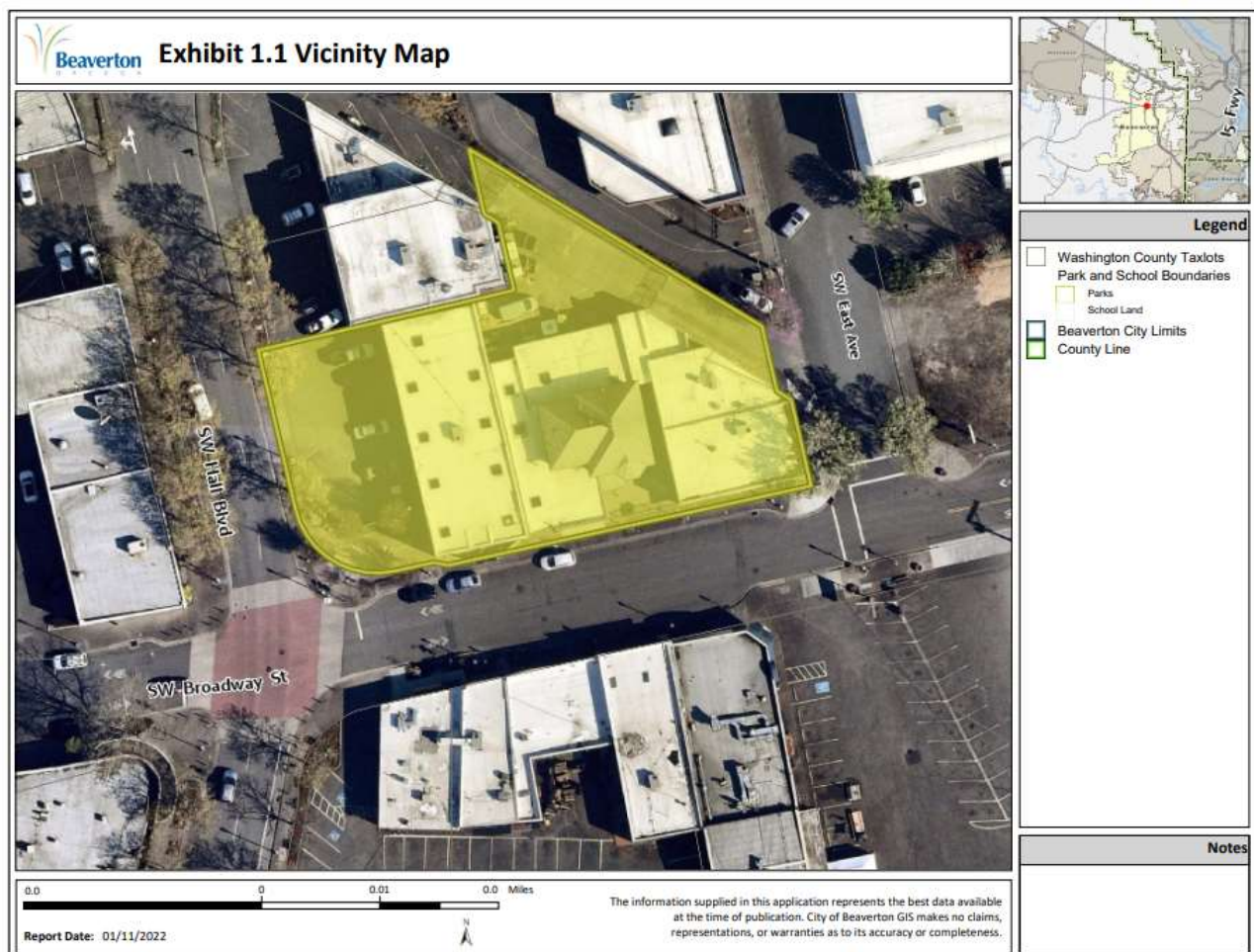


Exhibit 1.2: Zoning Map

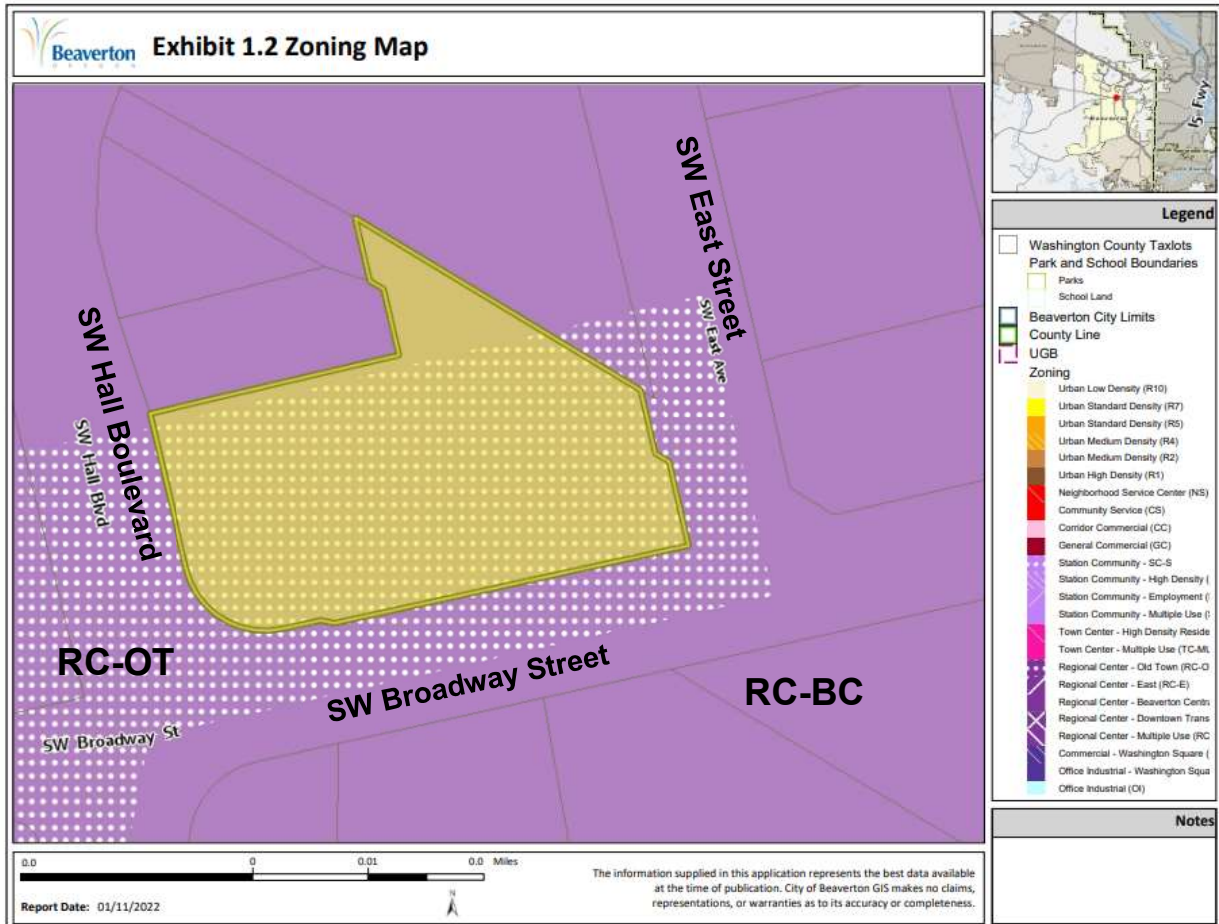


Table of Contents

STAFF REPORT.....	1
Attachment A: DR2021-0127	6
Attachment B HR2021-0001	11
Attachment C: Conditions of Approval.....	20

Tables:

Table 1: Surrounding uses.....	2
Table 2: Application summaries.....	2
Table 3: Key Application Dates.....	3
Table 4: Code Conformance Analysis ~ Section 70.20.10 Design Standards.....	10

Exhibits

Exhibit 1. Materials submitted by Staff	
Exhibit 1.1 Vicinity Map (page 4 of this report)	
Exhibit 1.2 Zoning Map (page 5 of this report)	
Exhibit 1.3 Planning Commission LUO 2801 (DR2020-0091)	
Exhibit 1.4 Beaverton Inventory of Historic Resources	
Exhibit 1.5 Planning Commission LUO 2802 (HR2020-0002)	
Exhibit 2. Public Comment - No public testimony was received.	
Exhibit 3. Materials submitted by the Applicant	
Exhibit 3.1 Project Narrative	
Exhibit 3.2 Application Forms	
Exhibit 3.3 Pre-App Conference Summary	
Exhibit 3.4 Plan Set	
Exhibit 3.5 Service Provider Letters	

Attachment A: DR2021-0127

ANALYSIS AND FINDINGS FOR DESIGN REVIEW COMPLIANCE LETTER

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0127**, subject to the applicable conditions identified in Attachment C.

Section 40.23.05 Purpose:

The purpose of Downtown Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

To achieve this purpose, the Downtown Design Review process is divided into two major components; Design Standards and Design Guidelines. Both standards and guidelines implement Design Principles, which are more general statements that guide development of the built environment. Most Design Standards have a corresponding Design Guideline.

The Design Standards are intended to provide a clear and objective approach to designing a project. Depending on the design thresholds, designing a project to the standards would result in an administrative review process.

An applicant for Downtown Design Review approval can address design review requirements through a combination of satisfying applicable Design Standards, and in instances where it elects not to utilize Design Standards, satisfy the corresponding applicable Design Guidelines. In cases reviewed through a public hearing, the hearing and decision will focus on whether or not the project satisfies the requirements of the applicable Design Guidelines only.

The purpose of Downtown Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Planning Commission Standards for Approval:

Section 40.23.15.1.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Downtown Design Review Applications. The Planning Commission will determine whether the application as presented, meets the Downtown Design Review Compliance Letter approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 1 Downtown Review.

In order to approve the application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

Section 40.23.15.1.C Approval Criteria

In order to approve a Downtown Design Review Compliance Letter application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 40.23.15.1.C.1

Approval Criteria: The proposal satisfies the threshold requirements for a Downtown Design Compliance Review Letter.

Finding:

The applicant proposes minor design changes to the existing façade that was approved with DR2020-0091, specifically to retain the panels enclosing the existing porch. Staff finds that the proposal satisfies the Downtown Design Review Compliance Letter application thresholds 1.a which reads:

1. *Minor design changes to existing building or site including, but not limited to:*
 - a. *Façade changes, except changes in color.*

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.2

Approval Criteria: All City application fees related to the application under consideration by the decision-making authority have been submitted.

Finding:

The applicant has paid the required fees related to the land use applications.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.3

Approval Criteria: The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

Finding:

Pursuant to Section 50.25.1, the application package includes all the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.4

Approval Criteria: The proposal meets all applicable Development Standards of Sections 70.15.2 of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.

Finding:

The applicant states the proposed modification is limited to the opening of the existing front porch. The applicant received approval to remove the wood panels enclosing the porch (DR2020091). However due to the logistical constraints around the location of the sprinkler riser if the enclosure were removed, the application now request that the wood panels remain. Since the height and setback of the building is not being altered and the proposal does not affect the Development Standards in Section 70.15.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.5

Approval Criteria: The proposal is consistent with all applicable Design Standards of 70.20 (Downtown Design Standards and Guidelines).

Finding:

Staff cites the Code Conformance Analysis chart at the end of this section (Table 4), which evaluates the proposal as it relates the applicable Design Standards found in Section 70.20 (Downtown Design Standards).

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.6

Approval Criteria: The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).

Finding:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to keep the wood panels currently enclosing the porch. The applicant request that the current design of the porch not be altered due to the logistical constraints around the location of the sprinkler riser if the enclosure were removed. The proposal does not affect the provisions in Chapter 60.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.23.15.1.C.7

Approval Criteria: Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.

Finding:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to request that it remain enclosed. Land Use Order No. 2801 (Exhibit 1.3) identifies the Design Review conditions of approval of the prior approval. The proposal does not affect the conditions of approval for the previous Design Review approval.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.8

Approval Criteria: Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Finding:

The applicant has submitted a Historic Review application to be processed concurrently with this Design Review Compliance Letter request. No additional applications or documents are needed at this time. Staff recommends a condition requiring approval of the Historic Review application prior to issuance of the Building Permit.

Conclusion: Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

Table 4: Code Conformance Analysis ~ Section 70.20.10 Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Façade Design		
<p>70.20.10.4.A.S2 Building facades facing the right of way, any internal drive or any internal accessway shall utilize at least one of the following facade articulation strategies to create visual interest.</p> <p>a. Recesses and/or projections that are a minimum depth of four inches that changes the primary plane the facade for a minimum of 30 percent of the facade; or</p>	<p>The applicant proposes to retain the panels that enclose the existing front porch. The existing spindle work on the porch and decorative cornice with wooden brackets are to remain. Since no other façade changes are proposed, the proposal does not impact the existing façade articulation to the building.</p>	YES
Building Entries		
<p>70.20.10.4.A.S10 Primary building entrances shall be at or above the back of sidewalk grade. Building entries shall be located on a public right of way, open space, internal drive, or internal accessway. Building entries inclusive of doorway, framing, and accompanying fenestration shall meet the following minimum dimensions:</p> <p>c. Individual non-residential entries serving tenants spaces less than 5,000 square feet: 6 feet in width</p>	<p>The applicant proposes to retain the panels that enclose the existing front porch. The existing door accessing the tenant space is to remain and is not altered with this proposal.</p>	N/A

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of DR2021-0127 Bakery Blocks II, subject to the applicable conditions identified in Attachment C.

Attachment B HR2021-0001

ANALYSIS AND FINDINGS FOR HISTORIC REVIEW APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **HR2021-0001**, subject to the applicable conditions identified in Attachment C.

Section 40.35.05 Purpose:

The purpose of Historic Review is to preserve, enhance, and perpetuate landmarks and districts which represent or reflect elements of the City's cultural, social, economic, and architectural history and to promote the use of historic districts and landmarks for the education, pleasure, housing and public welfare of the City's current and future citizens. This Section is carried out by the approval criteria listed herein.

Planning Commission Standards for Approval:

Section 40.35.15.1.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Historic Review Applications. The Planning Commission will determine whether the application as presented, meets the Historic Review approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Historic Review.

In order to approve a Historic Review Application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 40.35.15.1.C.1

The proposal satisfies the threshold requirements for an Alteration of a Landmark application.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not alter the condition of this area as approved by HR2020-0002. Since the applicant request that it remain, the proposal is a modification of the previous approval. This prior application approved the removal of the enclosure along the front porch with other façade changes, meeting the Historic Review Threshold No. 1 which reads:

Changes to any aspect of the exterior appearance, including, but not limited to, exterior finish materials, architectural detailing, and changes to window and door locations or dimensions.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.2

All City application fees related to the application under consideration by the decision making authority have been submitted.

FINDING:

The City of Beaverton received the appropriate fee for a Historic Review Alteration of a Landmark application.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.3

The distinguishing original historic or architectural qualities or character of a building, structure, or site and its environment are being preserved.

FINDING:

The historic landmark building is the Robinson Residence and adjacent Pharmacy building. The Beaverton Inventory of Historic Resources sheet is included as Exhibit 1.4. The original historic residence is a Queen Anne style Victorian house and was constructed in 1887. The Queen Anne style is characterized by various architectural details and the following are still intact on the Robinson residence building: an asymmetrical façade; overhanging eaves; polygonal towers; a porch covering part or all of the front façade, including the primary entrance area; spindle work; oriel and bay windows; and horizontal bands of leaded windows.

The buildings will retain the principal facades, massing, and architectural details. The structural frame and features on the house will be retained including the shiplap siding with corner boards, full height polygonal bay, spindle work at porch and decorative cornice with carved wooden brackets.

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not alter the condition of this area that was approved by HR2020-0002. This prior application approved the removal of the enclosure along the front porch. However due to the logistical constraints around the location of the sprinkler riser if the enclosure were removed, the application request that it remain. The proposal does not propose to remove the key architectural features of the site such the existing spindle work on the porch and decorative cornice with wooden brackets.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.4

Any alteration to buildings, structures, and sites are in keeping with the time period of the original construction.

FINDING:

While the 2020 Historic Review application approved the removal of the wood paneling enclosing the porch at the front of the original residence, the applicant is requesting that this alteration not be made to the building. The applicant states removal of the enclosure along the front porch creates a logistical constraint around the location of the sprinkler riser. The applicant's request that the enclosure remain would limit the number of alterations done to the existing structure and would not propose any changes to original feature such as the existing spindle work on the porch and decorative cornice with wooden brackets on the building.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.5

Any distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site have been preserved unless said features are a threat to public health and safety or are in violation of building, fire, or access regulations.

FINDING:

In addition to the findings in Section 40.35.15.1.C.4, the applicant states that buildings will be maintained and repaired as necessary. The distinctive stylistic features including the millwork at the house porch will not be touched as the request is to keep the current condition of the porch area and not require the removal of the existing enclosure, thereby not affecting the existing architectural feature.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.6

Deteriorating architectural features will be repaired rather than replaced, wherever possible.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not remove the wooden boards enclosing the porch (DR2020-0091 and HR2020-0002). The architectural features that were to remain on the elevation such as the original spindle work on the porch and decorative cornice with wooden brackets are to still remain.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.7

New material used for replacement will match the material being replaced in terms of composition, design, color, texture, and other visual qualities.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not remove the wooden boards enclosing the porch (DR2020-0091 and HR2020-0002). The architectural features that were to remain on the elevation such as the original spindle work on the porch and decorative cornice with wooden brackets are to still remain. No new materials will be used as part of this proposal.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.8

The repair or replacement of missing architectural features is based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not remove the wooden boards enclosing the porch (DR2020-0091 and HR2020-0002). The architectural features that were to remain on the elevation such as the original spindle work on the porch and decorative cornice with wooden brackets are to still remain. No repair or replacement of missing architectural features are proposed.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.9

The design of the proposed addition or alteration does not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not remove the wooden boards enclosing the porch (DR2020-0091 and HR2020-0002). The architectural features that were to remain on the elevation such as the original spindle work on the porch and decorative cornice with

wooden brackets are to still remain. Staff find the proposal would not destroy significant historical architectural or cultural materials.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.10

The proposal is consistent with all applicable provisions of CHAPTER 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not remove the wooden boards enclosing the porch (DR2020-0091 and HR2020-0002). However, these land use applications associated with this proposal, were approved prior to the adoption of Chapter 70 when the provisions of Chapter 20 applied. With the adoption of the Downtown Design Regulations, Chapter 20 regulations do not apply to parcels in the RC-OT, RC-BC, MU, and RC DT zones.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.11

The proposal is consistent with all applicable provisions of CHAPTER 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of CHAPTER 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

FINDING:

The applicant states the proposed modification is limited to the opening of the existing front porch, specifically to not alter the condition of the porch as previously approved. DR2020-0091 and HR2020-0002 approved the removal of the enclosure along the front porch. However due to the logistical constraints around the location of the sprinkler riser if the enclosure were removed, the application request that it remain. The proposal does not affect the provisions in Chapter 60.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.12

The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

FINDING:

All required application materials and documents related to the Historic Review Alteration of a Landmark have been submitted to the City.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.13

Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

FINDING:

All required application materials and documents related to the Historic Review Alteration of Landmark request have been submitted to the City in the property sequence. A condition of approval is included that requires that the associated land use application DR2021-0127 also be approved.

Conclusion: Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

Section 50.95 Modification of a Decision:

The applicant has requested modifications to a previously approved Historic Review application (HR2020-0002) therefore, Section 50.95 of the Development Code is applicable to the request. To approve a Historic Review application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 50.95.1

An applicant or successor in interest may file with the Director an application to modify a prior decision that was the subject of a Type 1, Type 2, or Type 3 procedure. In addition to other requirements, such an application to modify a prior decision shall describe the nature of the proposed change to the original decision and the basis for that change, including the applicable facts and law, together with the fee prescribed for that application type necessary to modify the prior decision. Such an application to modify a prior decision shall be subject to the approval criteria and development regulations in effect when the Director receives a complete application for the modification.

FINDING:

The applicant proposes to modify a previously approved application, HR2020-0002, specifically, the previous approval included the removal of the wooden panels to enclosing the existing porch area of the historic Robinson House. The applicant requests that the enclosure remain. This modification is associated with a decision, originally approved through a Type 3 procedure. The applicant must return to the Planning Commission to request this modification.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 50.95.2

An application for modification is subject to pre-application conference and completeness review; provided, the Director shall only require an application for modification to contain information that is relevant or necessary to address the requested change or the facts and regulations on which it is based. An application for modification is not subject to the neighborhood review meeting requirement.

FINDING:

The applicant has requested modification of the approved architectural elevations. A pre-application conference was completed, and staff has provided a completeness review letter indicating all the necessary information has been provided to review this request. No other information is required of the applicant at this stage of City review.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 50.95.3

An application for modification does not extend the deadline for filing an appeal and does not stay appeal proceedings. An application for modification is subject to the 120-day requirement pursuant to ORS 227.178.

FINDING:

This applicant states it does not request to extend the deadline for filing an appeal or stay the appeal proceedings. The applicant is aware the 120-day requirement for the modification application applies.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 50.95.4

Only a decision that approves or conditionally approves an application can be modified. A decision denying an application cannot be modified. Refer to Section 50.99.

FINDING:

The applicant has applied to modify the Historic Review approval, HR2020-0002.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 50.95.5

An application for modification shall be subject to a Type 1, Type 2, or Type 3 procedure as determined by the Director.

FINDING:

The approved development was originally processed under the Type 3 review procedures. The requested modification to the approved site plan associated with the project will follow the Type 3 review procedures.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 50.95.6

The process type for an application to modify a decision shall be based upon the thresholds for the appropriate application listed in Chapter 40. In all cases, regardless of the thresholds listed in Chapter 40, when a proposed modification involves a condition of approval, that condition of approval can be modified or removed only by the same decision-making authority that issued the original decision and through the same procedure that was followed to establish the condition to be modified. Modification or removal of a condition of approval shall only be granted if the decision-making authority determines any one of the following:

- A. The applicant or owner has demonstrated that a mistake of law or fact occurred, and that the mistake was substantial enough to warrant modification or removal of the condition to correct the mistake.
- B. The condition could not be implemented for reasons beyond the control of the applicant and the modification will not require a significant modification of the original decision.
- C. The circumstances have changed to the extent that the condition is no longer needed or warranted.
- D. A new or modified condition would better accomplish the purpose of the original condition.

FINDING:

The applicant states the modification of the approved architectural elevations would not require significant modification as the request is to allow the wooden panels enclosing the existing building to remain. While the architectural features are to remain on the building such as the original spindle work on the porch and decorative cornice with wooden brackets, retaining the enclosure allows the tenants to have more useable

space in the building. Removal of the wood panels would require extensive work to accommodate risers for fire connection and would result in loss of internal seating in the building.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of HR2020-0002 Bakery Blocks II, subject to the applicable conditions identified in Attachment C.

Attachment C: Conditions of Approval

Design Review Compliance Letter (DR2021-0127)

A. General Conditions, the applicant shall:

1. All conditions of approval for DR2020-0091 shall remain effective with exception to the following modifications from this approval. (Planning/SK)
2. Ensure the associated land use application HR2021-0001 has been approved. (Planning/SK)

B. Prior to final inspection and final occupancy permit issuance, the applicant shall:

3. Ensure all site improvements are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SK)
4. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/SP)

Historic Review Alteration of a Landmark (HR2021-0001)

A. General Conditions, the applicant shall:

1. All conditions of approval for HR2020-0002 shall remain effective with exception to the following modifications from this approval. (Planning/SK)
2. Ensure the associated land use application DR2021-0127 has been approved. (Planning/SK)

B. Prior to final inspection and final occupancy permit issuance, the applicant shall:

2. Ensure all site improvements are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SK)