

## STAFF REPORT

**Report date:** January 27, 2021

**Application/project name:** Bakery Blocks II

**Application Numbers:** DR2020-0091 and HR2020-0002

**Proposal:** Design Review Three to add openings on front and rear facades, modify existing grass courtyard in front of the building to a hardscape area and replace windows, and a Historic Review to modify the exterior of a historic landmark structure.

**Proposal location:** 12375 SW Broadway Street, also identified as Tax Lot 6001 on Washington County Tax Map 1S115BB.

**Applicant:** Guggenheim Studio



**Recommendation:** APPROVAL of DR2020-0091 and HR2020-0002, subject to conditions identified at the end of this report.

**Contact information:**

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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-CB). The parcel has split zoning, RC-OT on the southern portion of the site and RC-CB 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.

**Site Size:** 0.14 acres for the subject property. A land consolidation for three lots was approved (LD2019-0014) in 2019 for a total lot size of 0.47 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
East:	Regional Center – Old Town	Commercial/Retail/Restaurant/Office
West:	Regional Center – Old Town	Commercial/Retail/Restaurant/Office

## Application information

**Table 2: Application summaries**

Application	Application type	Proposal summary	Approval criteria location
DR2020-0091	Design Review Three	Modification to the existing building and front yard area to add openings on front and rear facades, modify existing grass courtyard in front of the building to a hardscape area and replace windows	Development Code Section 40.20.15.3

Application	Application type	Proposal summary	Approval criteria location
HR2020-0002	Historic Review	Modification of a historic landmark structure.	Development Code Section 40.35.15.1

**Table 3: Key Application Dates**

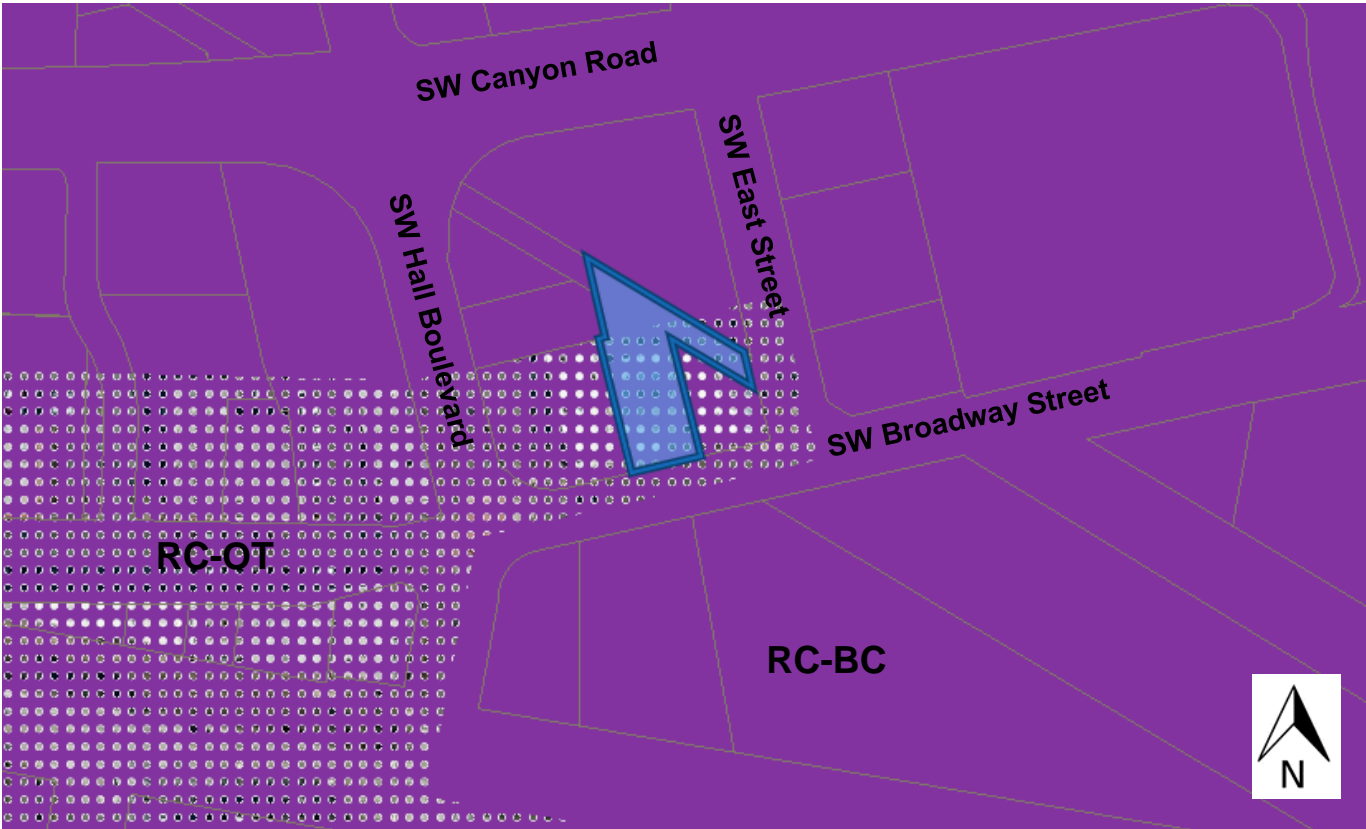
Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2020-0091	July 24, 2020	December 16, 2020	April 15, 2021	December 16, 2021
HR2020-0002	September 15, 2020	December 16, 2020	April 15, 2021	December 16, 2021

\* 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: FACILITIES REVIEW COMMITTEE .....	8
Attachment B: DR2020-0091 .....	20
Attachment C: HR2020-0002 .....	38
Attachment D: Conditions of Approval.....	44

## Tables:

Table 1: Surrounding uses.....	2
Table 2: Application summaries.....	2
Table 3: Key Application Dates.....	3
Table 4: Chapter 20 Use and Site Development Requirements Regional Center – Old Town (RC-OT) Zoning District.....	15
Table 5: Chapter 60 Special Requirements.....	17
Table 6: Section 60.05.15 Building Design and Orientation.....	25
Table 7: Section 60.05.20 Circulation and Parking Design.....	29
Table 8: Landscaping, Open Space, and Natural Areas Design Standards.....	31
Table 9: Section 60.05.30 Light Design Standards.....	33

## 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 Beaverton Inventory of Historic Resources
- Exhibit 2. Public Comment - No public testimony was received.
- Exhibit 3. Materials submitted by the Applicant
  - Exhibit 3.1 Applications
  - Exhibit 3.2 Materials and Finished Board
  - Exhibit 3.3 Narrative
  - Exhibit 3.4 Architectural Drawings
  - Exhibit 3.5 Landscape Drawings

Exhibit 3.6 Summary of Work

Exhibit 3.7 Neighborhood Meeting Documentation

Exhibit 3.8 Pre-Application Summary

Exhibit 3.9 Trip Generation Memo

Exhibit 3.10 Light Details

Exhibit 3.11 Clean Water Services Service Provider Letter



# Attachment A: FACILITIES REVIEW COMMITTEE

## TECHNICAL REVIEW AND RECOMMENDATIONS

**Application:** Bakery Blocks II

**Recommendation:** APPROVE DR2020-0091 and HR2020-0002

**Finding:** The Facilities Review Committee finds the applicable Facilities Review Committee approval criteria have been met subject to the conditions identified at the end of the report for the following applications:

### Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the submitted Design Review Three application as submitted.

### Section 40.03.1.A

All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

#### FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

**Water:** The City is the water service provider. The proposed development is for the improvements for the existing building and exterior improvements of the area in front of the building; therefore, it will have no impact on the existing water and sewer service on the site.



**Sewer and Stormwater:** The City is the storm drainage and sanitary sewer provider for the subject site. Developments and other activities which create or modify 1,000 square feet of greater of impervious surface are required to provide stormwater management. The existing grass area was replaced with pavers and is less than 1,000 square feet, therefore a stormwater management plan is not required.

**Transportation:** Site access and circulation has been designed to integrate with public streets and provide safe and efficient connections. The site frontage is on SW Broadway Street. The frontage is improved with a curb tight sidewalk and an existing ramp to the street in front of the former bakery building. The Site Development Division requires that the existing ramp be removed and a new sidewalk section to the nearest joint with curb and gutter be constructed pursuant to City of Beaverton Details 216 and 205.

**Fire:** Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R).

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

## Section 40.03.1.B

**Approval Criteria:** Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

### FINDINGS:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were shared with Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

**Schools:** The existing building and proposed uses will not add additional demand to the surrounding schools, as it does not include housing and will not generate additional students.

**Transit:** The proposed improvements will not impact or require additional transit service, as no additional residents will be generated by the proposed development and the existing transit services will be able to accommodate the additional people visiting the site.

The applicant provided a Trip Generation Memo dated November 16, 2020, which addresses expected vehicle trips to the site. The projected new trips are expected to generate less than 300 average weekday trips over existing conditions; therefore, a traffic impact study was not required.

**Police:** The City of Beaverton Police Department will continue to provide service to the site. To the date of this report Beaverton Police have not provided comments or recommendations to the Committee. Beaverton Police will serve the development site and any comments will be shared with the applicant.

**Pedestrian and Bicycle Facilities:** The subject property is adjacent to SW Broadway Street which is designated as a Collector Street and a Class 2 Major Pedestrian Route. The site is also bounded by SW Hall Boulevard and SW East Avenue and provides vehicular access to the site. Southwest Hall Boulevard is designated an Arterial Street and SW East Avenue is designated a Local Street. The property frontage on SW Broadway Street and vehicular access on SW Hall Boulevard and SW East Avenue have existing curb tight sidewalks and no bicycle lanes. The site is directly connected to the existing sidewalk system and the connection will be maintained. There will also be new bicycle parking facilities on site that can be accessed from SW Broadway Street through the pedestrian access to the site.

**Parks:** The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The applicant's materials were shared with THPRD who have not provided comments or recommendations to the Facilities Review Committee.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

## Section 40.03.1.C

**Approval Criteria:** The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).

### FINDINGS:

The site is zoned Regional Center – Old Town (RC-OT) and staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Chapter 20. As demonstrated in the chart, the development proposal meets all criterion.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

## Section 40.03.1.D

**Approval Criteria:** The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as 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 proposed development.

### FINDINGS:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above-mentioned criteria. Staff will provide findings for the applicable Design Review Standards (Code Section 60.05) as well as applicable provisions within the Design Review Three (DR2020-0091) section of the staff report.

#### **60.30 Off-Street Parking**

The site is located Regional Center Parking District 1. Within the five regional parking districts, the parking requirements of Section 60.30.10.5.A. do not apply. The required number of parking spaces for Regional Center Parking Zones 1, 2, 3, 4, and 5 shall be governed by Section 60.30.10.6. The proposed uses include office, commercial and eating establishments, all of which do not require parking pursuant to the parking table for the regional centers.

#### **60.05 Technical Lighting Standards**

The technical lighting standards apply to access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks of developments and building entrances shall be lighted in conformance to the technical lighting standards. The proposal provides a lighting plan that does not conform to the technical lighting standards requiring a minimum required illumination for lights that do not have a cut off, such as the proposed lighting of 1.5 foot-candles. The walkways to the building, pedestrian maneuvering areas and bicycle parking do not meet the minimum lighting requirements. A condition of approval has been added requiring a lighting plan meeting the minimum requirements be provided prior to issuance of the site development permit.

**Transportation Facilities (Section 60.55):** Please see response to criteria A and B above, the subject site to adjacent to SW Broadway Street and bounded by SW Hall Boulevard and SW East Avenue.

**Trees and Vegetation (Section 60.60):** No Protected Trees (Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove) are found onsite. The applicant has submitted a Sensitive Area Pre-Screening Site Assessment conducted by Clean Water Services, dated July 21, 2020, which does not indicate the presence of sensitive areas on the subject site.

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

### **Section 40.03.1.E**

**Approval Criteria:** Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

#### **FINDINGS:**

The property is a privately-owned property and the applicant will provide regular maintenance. Staff finds that the proposal, as designed, does not pose a barrier to adequate maintenance of the subject site.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

### **Section 40.03.1.F**

**Approval Criteria:** There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

#### **FINDINGS:**

The existing vehicular and pedestrian circulation patterns will be maintained with the existing connections to the public right of way. The vehicular circulation at the rear of the building is not proposed to be modified. Pedestrian circulation and the buildings main entrances will be accessed from the pedestrian connection adjacent to SW Broadway Street.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

### **Section 40.03.1.G**

**Approval Criteria:** The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

#### **FINDINGS:**

In review of Criterion G, staff incorporates the findings prepared in response to A, B, D and F above. The plans show an existing vehicular connection to the SW Hall Boulevard

and SW East Avenue that will be maintained. The pedestrians can safely access the buildings main entrances and bicycle facilities from a separate pedestrian access on SW Broadway Street.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

### **Section 40.03.1.H**

**Approval Criteria:** Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

#### **FINDINGS:**

In review of Criterion H, staff incorporates the findings prepared in response to A, above. The proposed building improvements will be constructed to meet International Fire Code as published by the International Code Council as amended by TVF&R.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

### **Section 40.03.1.I**

**Approval Criteria:** Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

#### **FINDINGS:**

The applicant states that all structures and public facilities will be updated in accordance with all applicable codes and standards while providing adequate protection from crime, accident and hazardous conditions. The development is existing and the proposed work will improve upon the standards by adding fencing to discourage non-business related activities. Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

### **Section 40.03.1.J**

**Approval Criteria:** Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties,

public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

#### **FINDINGS:**

The applicant states that there will be no grading or contouring of the site and no change to the existing drainage. The site slopes approximately ten inches from south to north with drainage to the adjacent streets.

**Conclusion:** Therefore, the Committee finds that this criterion is not applicable.

### **Section 40.03.1.K**

**Approval Criteria:** Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

#### **FINDINGS:**

The applicant states that access to the current structures are compliant and the facilities for physically handicapped people will be improved and brought up to current code including restrooms. Compliance with ADA requirements are reviewed at the time of Building permit application.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval.

### **Section 40.03.1.L**

**Approval Criteria:** The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code. [ORD 4265; October 2003]

#### **FINDINGS:**

The application was submitted on July 24, 2020 and the project complete on December 16, 2020. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criterion for approval

**Table 4: Chapter 20 Use and Site Development Requirements Regional Center – Old Town (RC-OT) Zoning District**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Regional Center – Old Town	Office, commercial, and eating and drinking establishments are permitted.	An office, commercial, and eating and drinking establishment.	<b>Yes</b>
<b>Development Code Section 20.05.15</b>			
Minimum Lot Area	None.	No minimum required.	<b>N/A</b>
Minimum Density	Minimum Density of 12 dwelling units per acre.	The proposal does not include residential units.	<b>N/A</b>
Maximum Density	Maximum Density of 40 dwelling units per acre.	The proposal does not include residential units.	<b>N/A</b>
Minimum Floor Area Ratio	0.35	The subject site is part of an approved lot consolidation that will be recorded with Washington County. The lot consolidation will merge the site with the properties on either site. The total site area of all three properties is approximately 20,473 square feet and the existing building footprint is approximately 11,979. The floor area ratio is 0.59 or 59 percent.	<b>Yes</b>
Lot Dimensions	None required.	Minimum depth and width is not required.	<b>N/A</b>
Minimum Setbacks	Front: 0 feet Side: None	No setbacks required.	<b>N/A</b>



Rear: None

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Maximum Building Height	75 feet	27 feet, 2 inches	<b>Yes</b>
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**Table 5: Chapter 60 Special Requirements**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for improvements to	The applicant has requested to be reviewed pursuant to the Design Review Standards and Guidelines.	<b>See DR2020-0091 Section of Staff Report</b>
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for development within floodplains.	The subject lot is not located within a floodplain.	<b>N/A</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	Grading and tree protection standards pertaining to land divisions.	The existing lot is not proposed to be altered.	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Off-street motor vehicle parking	No parking required in Regional Center 1.	The project does not propose any parking.	<b>N/A</b>
Required Bicycle Parking Short Term and Long Term	<p>Office Use: Short Term - 2 spaces or 1 space per 8,000 sq. ft. of floor area</p> <p>Long Term - 2 spaces or 1 space per 8,000 sq. ft. of floor area</p> <p>Eating, Drinking Establishments: Short Term - 2 spaces or 1 space per 4,000 sq. ft. of floor area</p> <p>Long Term - 2 spaces or 1 space per 4,000 sq. ft. of floor area</p>	<p>The applicant has provided two bicycle racks on the east side of the building to accommodate the short-term bicycle parking. The bicycle parking should comply with Section 340, Bicycle Parking Standards of the 2019 Engineering Design Manual.</p> <p>The applicant has not specified where the long-term bicycle spaces are located; however, these can be located inside the</p>	<b>Yes, pursuant to a COA</b>

office or eating and drinking establishment.

A condition of approval is required to show the location of the bicycle parking spaces, dimensions and details.

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**Development Code Section 60.33**

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Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	<b>N/A</b>
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**Development Code Section 60.55**

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Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	<b>Yes</b>
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**Development Code Section 60.60**

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Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No Protected Trees are present on the subject site.	<b>N/A</b>
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**Development Code Section 60.65**

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Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.  The applicant is not proposing any utility upgrades	<b>N/A</b>
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**Development Code Section 60.67**

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Significant Natural Resources	Regulations pertaining to Significant Natural Resources	Significant Natural Resources are not found on site.	<b>N/A</b>
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## Attachment B: DR2020-0091

### ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE APPROVAL

**Recommendation:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2020-0091**, subject to the applicable conditions identified in Attachment D.

#### Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B, and all the following criteria have been met:

#### Facilities Review Approval Criteria Section 40.03.1.A-L

##### FINDING:

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

**Conclusion:** Therefore, the Committee finds that the proposal meets the criteria.

#### Section 40.20.05 Purpose:

The purpose of 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 the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

#### Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Design Review Applications. The Planning Commission will determine whether the application as presented, meets the Design Review Three approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

In order to approve a Design Review Three 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 40.20.15.3.C.1**

The proposal satisfies the threshold requirements for a Design Review Three application.

#### **FINDING:**

The applicant proposes exterior modifications of an existing commercial building, where no additions to the building are proposed. An application for Design Review Three is required for a project meeting the Design Review Compliance Letter thresholds which does not meet an applicable design standard. Therefore, the application meets Threshold 8 of a Design Review Three.

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

### **Section 40.20.15.3.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 Design Review Three application.

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

### **Section 40.20.15.3.C.3**

For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

#### **FINDING:**

The applicant has submitted a complete application that is subject to threshold 8; therefore, this criterion does not apply.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

### **Section 40.20.15.3.C.4**

For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can

demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines if any of the following conditions exist:

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or
- b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
- c. The location of the existing structure to be modified is more than 300 feet from a public street.

#### **FINDING:**

The applicant states that the proposal is consistent with applicable provisions of Sections 60.05.35 through 60.05.50. Specifically Sections 60.05.45.3.B Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete and Section 60.05.50.2 Pedestrian scale lighting should be an integral part of the design concept.

Staff finds that the proposal is consistent with all applicable Design Standards or Guidelines as requested by the applicant, subject to conditions of approval. Compliance is evaluated in detail in the Design Standard Analysis table and Design Guideline analysis herein.

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

### **Section 40.20.15.3.C.5**

The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance. [ORD 4782; April 2020].

#### **FINDING:**

The proposed development proposed minimal grading within one- to two-inches of existing grade and does not require an adjustment or variance for approval.

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

### **Section 40.20.15.3.C.6**

For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards



established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP. [ORD 4584; June 2012]

**FINDING:**

The proposed development does not review or require a DRBCP proposal and does not contain phasing of work.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

### **Section 40.20.15.3.C.7**

For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; April 2010]

**FINDING:**

The applicant has addressed a combination of Design Standards and Guidelines. An analysis of the Design Standards is included in Tables 6 – 9. The table notes that the applicant requests review of minimum landscaping requirements pursuant to Design Guidelines in Sections 60.05.35.6.C and 60.05.45.3.A, C, D and E, which are included in the Design Guidelines section of the report.

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

### **Section 40.20.15.3.C.8**

For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines). [ORD 4531; April 2010]

**FINDING:**

The applicant has requested review pursuant to a combination of Design Standards and Guidelines.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

## **Section 40.20.15.3.C.9**

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 Design Review Three 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 HR2020-0002 also be approved.

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

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff recommends APPROVAL of DR2020-0091 Bakery Blocks II, subject to the applicable conditions identified in Attachment D.

# Design Review Standards Analysis:

**Table 6: Section 60.05.15 Building Design and Orientation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.A</b> Max length of attached residential buildings in residential zones	The building is not a residential building.	<b>N/A</b>
<b>60.05.15.1.B</b> Min 30% articulation	The building is visible from and within 200 feet of adjacent SW Broadway Street, which is a public street. The front (south) elevation of the existing historic building features original architectural characteristics that will be maintained with the renovation and addition of new door openings. The existing architectural details, window placement, and door openings will provide articulation and variety to break up the mass of the building.	<b>Yes</b>
<b>60.05.15.1.C</b> Max 40' between architectural features	Architectural features, including windows building entrances, changes in material types and off-set walls are spaced less than 40 feet apart from each other.	<b>Yes</b>
<b>60.05.15.1.D</b> Max 150 sq. ft. undifferentiated blank walls facing streets for detached and attached residential buildings	The building is not a residential building.	<b>N/A</b>
<b>Roof Forms</b>		
<b>60.05.15.2.A</b> Min roof pitch = 4:12 for sloped roofs	The main roof forms is a 5/12 pitch and will be maintained with the reroof.	<b>Yes</b>
<b>60.05.15.2.B</b> Min roof eave = 12" for sloped roofs	The existing eaves are approximately 2.5 feet.	<b>Yes</b>
<b>60.05.15.2.C</b> Flat roofs need parapets	The pharmacy building that is attached to the house has a flat roof and an existing parapet.	<b>Yes</b>
<b>60.05.15.2.D</b> New structures or additions to existing	No additions to the buildings are proposed.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
structures shall be similar to existing development roof		
<b>60.05.15.2.E</b> 4:12 roof standard is not applicable to smaller feature roofs	No feature roofs are proposed.	<b>N/A</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Weather protection for primary entrance	The existing building has two entrances, one for the original house structure and the original pharmacy building. Both have covered entrances that will be maintained with the renovations.	<b>Yes</b>
<b>Exterior Building Materials</b>		
<b>60.05.15.4.A</b> Residential double wall construction	The proposal does not include any residential uses.	<b>N/A</b>
<b>60.05.15.4.B</b> Maximum 30% of primary elevation to be made of plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard.	The building is located in a Multiple Use zone and is subject to the requirement. The historical building has wood siding, brick and finished concrete materials. The proposal includes a new access door on the east side of the attached pharmacy building that will further break up the plain concrete wall.	<b>Yes</b>
<b>60.05.15.4.C</b> Foundation material shall not be plain, smooth, exposed concrete and concrete block more than three (3) feet above the finished grade level adjacent to the foundation wall	The building is located in a Multiple Use zone and is subject to the requirement. The existing attached pharmacy building has a concrete footing at the base of the brick columns on either side the storefront door and window. The footings will be maintained, treated with pigment and are less than 3 feet from grade.	<b>Yes</b>
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A through C</b> All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties	The existing pharmacy building has a flat roof with a parapet wall that obscures the existing rooftop mechanical equipment. The proposal includes a new corrugated metal screening on the rear portion of the original residential structure, that is was added to the house and was not part of the original	<b>Yes, pursuant to a Condition of Approval.</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	<p>structure and design. The addition has a flat roof with proposed screening; however, a line of sight diagram was not provided to show that all existing and proposed mechanical elements are screened. Staff recommends a condition of approval that the applicant show compliance with the screening standards of 60.05.15.5.A-C prior to building permit issuance.</p>	
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>		
<p><b>60.05.15.6.A</b> Buildings in Multiple Use zones shall occupy a minimum public Street along Major Pedestrian Routes.</p>	<p>The subject site abuts a Class 2 Major Pedestrian Route; therefore, 35 percent of the street frontage should be occupied by a building. The site was approved for a lot consolidation for three properties under common ownership. There are four existing buildings that are attached, and three occupy the street frontage abutting the sidewalk. The original house the subject lot is the only one setback from the street. Therefore, the site meets the minimum 35 percent street frontage standard.</p>	<b>Yes</b>
<p><b>60.05.15.6.B</b> Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet</p>	<p>The subject site is located in a Multiple Use zoning district.</p>	<b>N/A</b>
<p><b>60.05.15.6.C</b> 20 feet from frontage property line and area should be landscaped</p>	<p>The original house structure is located approximately 15 feet from the frontage. The area was landscaped, and the proposal includes new pavers in the whole front yard areas. The applicant has requested review under the guidelines.</p>	<b>See Guidelines.</b>
<p><b>60.05.15.6.D</b> Building on corner lots with multiple Major Pedestrian Routes</p>	<p>The building is not located on a corner.</p>	<b>N/A</b>
<p><b>60.05.15.6.D</b> Primary entrance required</p>	<p>The existing building has two primary entrances with direct access to the sidewalk on SW Broadway Street.</p>	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.15.6.E</b> Secondary entrances	The proposal includes a new secondary entrance from the original pharmacy building to the proposed courtyard in front of the original residence.	<b>Yes</b>
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7.A through C</b> 22' Height Minimum 60' Height Maximum	<p>The subject site abuts a Major Pedestrian Route. The pharmacy building is a historic structure that does not meet the height requirements at approximately 13 feet; however, the building height will be maintained.</p> <p>The original residential building has an overall height of 27 feet at approximate 15 feet from the front property line. The building meets the height requirement and will be maintained.</p>	<b>Yes</b>
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A</b> Minimum glazing	The existing building will have the windows replaced with new windows of the same size and style. The building has an approximate surface area of 524 square feet, which would require a minimum of 183.4 square feet of area permanently treated with glazing or doors. The building has a total of 219 square feet treated with windows and doors for a total of 41 percent of the building.	<b>Yes</b>
<b>60.05.15.8.A</b> Minimum weather protection	The original pharmacy building has an existing fabric canopy that extends over the sidewalk for the length of the storefront system. This canopy will be maintained and exceeds the 35 percent coverage required.	<b>Yes</b>
<b>Compact Detached Housing Design</b>		
<b>60.05.15.9.A-K</b>	Compact Detached Housing is not proposed.	<b>N/A</b>
<b>Ground floor elevations on eligible residential-only buildings</b>		
<b>60.05.15.10.A</b>	The proposal does not include any residential uses.	<b>N/A</b>

**Table 7: Section 60.05.20 Circulation and Parking Design**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<p><b>60.05.20.1</b> Connect on-site circulation to existing and planned street system</p>	<p>The on-site circulation system consists of a pedestrian walkway to the original residence and direct access to the original pharmacy building from the sidewalk on SW Broadway Street. Vehicular circulation can access the rear of the building through an existing easement from SW Hall Boulevard to SW East Street.</p>	<b>Yes</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<p><b>60.05.20.2.A</b> Screen from public view</p>	<p>The proposed waste and recycling storage area is located at the rear of the property and the applicant states that the waste facilities will not be visible from the public street.</p> <p>The existing building has an area at the rear used for loading and waste and recycling. The site is accessed from an easement and a portion of the rear portion of the lot can be seen from SW East Street. A condition of approval is proposed to require that all waste and recycling be maintained inside the structure or in an enclosed storage area.</p>	<b>Yes, pursuant to a Condition of Approval</b>
<p><b>60.05.20.2.B</b> Loading areas screening</p>	<p>A new loading door is proposed at the rear of the building and because of the location of the door centered on the rear of the structure, it is not visible from SW Canyon Road or SW East Street.</p>	<b>Yes</b>
<p><b>60.05.20.2.C</b> Screening with walls, hedge, wood</p>	<p>The service area is located at the rear of the building and located in an area that is not visible from SW Canyon Road or SW East Street. However, there is a possibility that if the storage, waste or loading area extends further to the north it may be visible from SW East Street.</p> <p>A condition of approval is proposed to require that all storage or waste and recycling be maintained inside the structure or in an enclosed storage area.</p>	<b>Yes, pursuant to a Condition of Approval</b>
<p><b>60.05.20.2.D</b> Chain-link screening</p>	<p>Chain link screening is not proposed for screening.</p>	<b>N/A</b>



DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
prohibited		
<b>60.05.20.2.E</b> Screening of loading waived in some zones.	The new loading door at the rear of the structure if not visible from the street; however, the applicant states that the loading vehicles will be smaller sprinter vans or similar due to the proposed business needs. The smaller vans can maneuver to the loading area and not impede the easement and would not be visible from SW East Street.	<b>Yes</b>
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.A -C</b> Direct connection to pedestrian facilities	The subject site is located adjacent to SW Broadway Street. The applicant's plans show onsite pedestrian walkways connect to the surrounding public pedestrian circulation system. A direct walkway connection has been provided to the original residence entrance and the pharmacy building can be accessed directly from the sidewalk adjacent to SW Broadway Street.	<b>Yes</b>
<b>60.05.20.3.D-F</b> Pedestrian paths through parking lots	The site does not have any existing parking lot and one is not proposed.	<b>N/A</b>
<b>Street frontages and parking areas</b>		
<b>60.05.20.4.A</b> Surface parking lot abutting a public street	A parking lot abutting a street is not proposed.	<b>N/A</b>
<b>Parking area landscaping</b>		
<b>60.05.20.5.A-D</b> Landscape planters in parking lots.	A parking lot is not proposed.	<b>N/A</b>
<b>Off-Street parking frontages in Multiple Use zones</b>		
<b>60.05.20.6.A</b> Off street parking location	The site is a Multiple Use zoned property; however, the site is located in Regional Center Parking area 1 and no parking is required.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones</b>		
<b>60.05.20.7.A-C</b> Sidewalk and walkways locations	There is an existing sidewalk abutting the front property line that will be maintained and connected to the building entrances.	<b>Yes</b>
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A -B</b> Drive aisles to be designed as public streets, if applicable	No drive aisles are designed as public streets.	<b>N/A</b>
<b>Ground floor uses in parking structures</b>		
<b>60.05.20.9.A</b> Parking Structures	No parking structures are proposed.	<b>N/A</b>

**Table 8: Landscaping, Open Space, and Natural Areas Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Residential Landscaping</b>		
<b>60.05.25.1-4</b> Minimum Landscape Area for residential proposals	This is a commercial building with no residential uses.	<b>N/A</b>
<b>Minimum landscape requirements for non-residential developments and Mixed Use Development</b>		
<b>60.05.25.5.A</b> Minimum 10 percent landscaping in Multiple Use districts	The applicant is requesting review pursuant to the Design Guidelines.	<b>See Guidelines</b>
<b>60.05.25.5.B</b> Landscape materials	The applicant is requesting review pursuant to the Design Guidelines.	<b>See Guidelines</b>
<b>60.05.25.5.C</b> Pedestrian Plaza	A pedestrian plaza is not proposed.	<b>N/A</b>
<b>60.05.25.5.D</b> Landscaping along foundations	The ground floor provides windows; therefore, landscaping is not required.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Common Greens</b>		
<b>60.05.25.6.A</b> Common Greens	No common greens are proposed.	N/A
<b>Shared Courts for Compact Detached Housing</b>		
<b>60.05.25.7.A-B</b> Shared courts	Compact Detached housing is not proposed.	N/A
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining walls	No retaining walls are proposed.	N/A
<b>Fences and Walls</b>		
<b>60.05.25.9.A</b> Common materials	There is a new fence proposed at the front of the new paver patio area in front of the original residence. The fence is metal picket fence and painted black.	Yes
<b>60.05.25.9.B</b> Chain link fencing	The rear yard will have a chain link fence for security purposes, slats will be included.	Yes
<b>60.05.25.9.C</b> Masonry fence	A masonry fence is not proposed.	N/A
<b>60.05.25.9.D</b> Fencing in Industrial districts	The subject property is not located in an industrial district.	N/A
<b>60.05.25.9.E</b> Fence location and height	The fence in the front yard may be permitted up to six feet in a required front yard along designated Collector and Arterial streets. Southwest Broadway Street is a Collector Street and the fence in the front yard is 3'-6" in height.	Yes
<b>Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10.A</b> Minimize grade changes	The sites existing topography is virtually flat in nature, so on-site grading will be minimalized as a result. The property also does not abut any residential properties.	N/A
<b>60.05.25.10.B</b> Grading adjacent to significant trees	The subject site does not contain any existing trees. Additionally, there are no existing significant trees on adjacent	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	properties within 25 feet of the subject site that would be impacted by the proposed grading.	
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of facilities	The proposal does not include a LIDA facility.	<b>N/A</b>
<b>Natural Areas</b>		
<b>60.05.25.12</b> No encroachment into buffer areas.	No natural areas exist on site and is a fully developed site in the downtown.	<b>N/A</b>
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13</b> Landscape buffering between contrasting zoning districts	The subject site is zoned RC-OT the surrounding properties abutting or across the street are also Regional Center zoning designations; therefore, a landscaping buffer is not required.	<b>N/A</b>

**Table 9: Section 60.05.30 Light Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A - B</b> Lighting complies with the City's Technical Lighting Standards	The existing buildings have lighting near the entrances and the proposal includes new lighting over the new paver area. A condition of approval is proposed to provide a photometric plan showing that the lighting levels are consistent with the City's Technical Lighting Standards for lighting with a greater than 90 degree cut off.	<b>Yes, pursuant to a Condition of Approval</b>
<b>60.05.30.1.C</b> Lighting of Ped Plazas	No pedestrian plazas are proposed.	<b>N/A</b>
<b>60.05.30.1.D</b> Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	<b>Yes</b>
<b>60.05.30.1.E</b> Canopy lighting recessed	Canopy lighting is existing at the original pharmacy building and will be maintained.	<b>Yes</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A</b>	The proposal does not include pole mounted	<b>N/A</b>

Pole mounted luminaires	luminaires	
<b>60.05.30.2.B</b> Non-Pole Mounted Lighting	The new string lights at the plaza comply with the City's Technical Lighting Standards and cut sheets have been provided. A condition of approval has been proposed requiring an updated photometric plan.	<b>Yes, pursuant to a Condition of Approval</b>
<b>60.05.30.2.C</b> Lighted Bollards	Lighted bollards are not proposed.	<b>N/A</b>

# Design Review Guidelines Analysis:

## Section 60.05.35.6.C

On Class 1 Major Pedestrian Routes, building entrances should be oriented to streets, or have reasonably direct pedestrian connections to streets and pedestrian and transit facilities. (Standards 60.05.15.6.C and D) [ORD 4365; October 2005]

### FINDING:

The Design Review Standards in Section 60.05.15.6.C, require that the building be located no more than 20 feet from the front property line and the area should be landscaped. The Design Review Guideline emphasizes Class 1 Major Pedestrian Route; however, the subject site abuts a Class 2 Major Pedestrian Route. The Guideline also emphasizes that building should be oriented to the street and have reasonable direct pedestrian connections. The existing building is oriented toward the street and has direct access to the sidewalk. The former landscaped area will be hardscaped with pavers and adjacent to the sidewalk and street. The applicant is requesting approval to meet the design guideline with the use of hardscape pavers instead of live landscape materials within the area between the sidewalk and building. The proposal does include planting areas for one tree near the courtyard entrance and a linear narrow planting strip along the east side of the courtyard. Additional landscaping will be provided in planter boxes adjacent to the new picket fence at the front property line and pots with shrubs and seasonal annual plants near the building.

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

## Section 60.05.45.3.A

Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standards 60.05.25.5.A, B, and D)

### FINDING:

The Design Review Standards in require a minimum of 10 percent landscaping on multiple use sites and a specific number of trees, plants and shrubs to be planted in the ground. The applicant is requesting review pursuant to the corresponding guideline to provide landscaping to soften the edges of the building. The courtyard will be fully covered with pavers and the applicant is proposing a linear planter along the fence, a landscape strip along the eastern edge of the courtyard, three potted plants and one tree planter. The linear planters along the eastern edge of the courtyard and planters adjacent to the fence will have a combination of hedge and grasses. At the front foundation of the house there will be Euonymus 'Green Spire' and annuals in pots. The

larger tree planter will contain a Lagerstroemia 'Purple Tower', two-inch caliper in size. Staff finds that the landscaping the pot along the fence and near the structures will help to soften the edges of the building and courtyard, by adding height and texture through the use the vegetation.

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

### **Section 60.05.45.3.C**

Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standards 60.05.25.5.A and B)

#### **FINDING:**

The proposed tree and shrubs are compatible with the USDA Plant Hardiness Zone Map which is the standard by which gardeners and growers can determine which plants are most likely to thrive at a location. The subject site is located in Zone 8 and all plants would be viable in this climate.

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

### **Section 60.05.45.3.D**

Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standards 60.05.25.5.A and B)

#### **FINDING:**

The existing site had a grass lawn and a small evergreen hedge in the front yard along the pedestrian walkway, which the applicant replaced with a pavers. The applicant is requesting review under the guidelines for the removal of the existing landscaping. No matures trees were located on the site. All the landscaping on site is proposed consistent with the guidelines.

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

### **Section 60.05.45.3.E**

A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)

#### **FINDING:**

The applicant has proposed a plant palette that includes one tree species and four shrub species. The proposed pots will also have seasonal annuals planted to further diversify

the plant palette. Given the small size of the front yard area staff finds the proposal provides sufficient diversity of species.

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



# Attachment C: HR2020-0002

## ANALYSIS AND FINDINGS FOR HISTORIC REVIEW APPROVAL

**Recommendation:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **HR2020-0002**, subject to the applicable conditions identified in Attachment D.

### 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 proposes exterior modifications of an existing historic commercial building, where no additions to the building are proposed. An application for Historic Review Alteration of a Landmark application is required for a project that 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. Therefore, the application meets Threshold 1 of an Alteration of a Landmark.

**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 1.3. 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 principle 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 is proposing to remove the wood paneling enclosing the porch at the front of the original residence. The applicant states that, while there is no photographic evidence, based upon the position, attachment and presence of siding on the interior, that the paneling that encloses the porch was added after the original porch was constructed. The existing chimney is also proposed to be removed with the renovations. The chimney is not longer in use and is not included on the inventory as a defining architectural characteristic of the house.

The pharmacy building located to the left of the original residence was constructed in 1925. The building has a distinctive brick façade on the south side of the building that will be maintained with the proposed renovations.

There are two new opening proposed on the building which are located on the original pharmacy building east wall into the new courtyard and at the rear of the original residence on a portion of the building that was not original to the historic house. The two openings will not disturb any defining architectural characteristic of the building, as they are both located on concrete walls.

**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:**

The applicant is proposing to remove the wood paneling enclosing the porch at the front of the original residence. The applicant states that, while there is no photographic evidence, based upon the position, attachment and presence of siding on the interior, that the paneling that encloses the porch was added after the original porch was constructed.

The existing chimney is also proposed to be removed with the renovations. The chimney is no longer in use and is not included on the inventory as a defining architectural characteristic of the house.

The windows are proposed to be replaced with new windows that meet current energy code but will match the proportion and appearance of the windows being replaced in the original house. The original windowsills, blind stops and trim will be retained.

The Historic Inventory sheet briefly describes the pharmacy addition in 1925. The defining characteristic of the addition is a detailed brick façade on the south side of the building adjacent to the sidewalk. The proposed new door opening into the paver courtyard on the east elevation of the original pharmacy building is on a concrete wall that is not defined as architecturally significant to the building. The new door will be similar to the existing storefront system on the front of 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 finding in Section 40.35.15.1.C. the applicant states that buildings will be maintained and repaired as necessary. The distinctive stylistic features including the millwork at the house porch and the brickwork at the pharmacy storefront will be preserved and will not be impacted with the proposed alterations.

**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 that repair and maintenance activities will be undertaken as necessary. If replacement is necessary, the materials will be similar in order to maintain the historic character of the building.

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

### **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 that all replacement materials will be similar in composition, design, color, texture and other visual qualities. Any additional changes beyond the scope of this review are subject to additional historic review to determine compliance with these criteria. The proposed modifications are in keeping with the historic nature of the buildings.

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

### **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 historic residence and pharmacy building architectural features and materials have been maintained over the years and are substantially the same as shown in historic reference pictures. The only missing architectural feature is the clock at the front of the property that can be seen in historic photographs of the property. The applicant states that the clock mysteriously disappeared one night and the clock will not be replaced because it is it would be cost prohibitive.

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

### **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 proposal includes two new entrances; one at the front of the property for a new entrance to the original pharmacy building and one at the rear of the property for a new loading door. The location of the new entrances are on existing concrete walls with no distinctive architectural features; therefore, the new entrances 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 proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) as shown in Attachment A.

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

### **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 proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) as shown in Attachments A and B.

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

### **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 DR2020-0091 also be approved.

**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 D.

## Attachment D: Conditions of Approval

### Design Review Three (DR2020-0091)

#### A. General Conditions, the applicant shall:

1. Ensure the associated land use application HR2020-0002 has been approved. (Planning / SP)
2. All storage of materials, and waste and recycling should be maintained inside the structure or in an enclosed storage area if visible from SW East Street or SW Canyon Road (Planning/SP)

#### B Prior to Facilities permit issuance, the applicant shall:

3. Provide a photometric plan meeting the Technical Lighting Standards in Table 60.05-1 for minimum requirements for lights with a greater than ninety (90) degree cutoff angle (bare bulb lights). (Planning / SP)
4. Provided a plan showing the location, dimensions and details for the required short term and long-term bicycle parking spaces. (Planning / SP)
5. Provide a line is sight diagram for all rooftop equipment to show that the proposed screening will adequate screen the equipment. (Planning/SP)
6. Submit and obtain a Facilities (FC)/Right-of-Way (ROW) permit for work within, and/or construction access to the City's right of way.  
<https://www.beavertonoregon.gov/DocumentCenter/View/28920/Facilities--Right-of-Way-Application-Packet> (Site Development / CR)

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

7. 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/SP)
8. 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 (DR2020-0091)

#### A. General Conditions, the applicant shall:

1. Ensure the associated land use application DR2020-0091 has been approved. (Planning / SP)