
City of Florence
Planning Commission Meeting Minutes
250 Hwy 101, Florence, OR 97439
August 23, 2022

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Chair Young called the meeting to order at 5:32 PM.

Commissioners Present: IN HOUSE: Chair Sandra Young, Commissioner Eric Hauptman, Commissioner John Murphey, Commissioner Phil Tarvin (via videoconference)

Staff Present: Planning Director Wendy FarleyCampbell, Assistant Planner Clare Kurth, Management Analyst Peighton Allen, Planning Technician Sharon Barker, and Shirley Gray, Management Analyst

Other: Via Video Conference: Contract Planner Roxanne Johnston, on behalf of the City of Florence and Henry Hearley LCOG Planner on behalf of the City of Florence

Chair Person Young announced that quorum was met with 4 members present and was able to proceed.

At 5:32 PM, Chair Young opened the meeting, Barker gave the Roll call. Members absent with excused absences Comm. Ron Miller and Vice Chair Andrew Miller. Comm. John Murphey led the flag salute.

1. APPROVAL OF THE AGENDA

Start Time: 5:34PM

Action: Approved

Motion: Comm. Murphey

Second: Comm. Hauptman

Vote: 4-0

There was no discussion on the agenda and it was approved unanimously.

2. APPROVAL OF THE MINUTES: 7/26/2022 minutes

Start Time: 5:35

Action: Approved

Motion: Comm. E. Hauptman,

Second: Comm J. Murphey.

Vote: 4-0

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA:

No public Comments:

Vice Chair Young relayed basic instructions regarding the proceedings and asked if any member wished to disclose a conflict of interest, ex-parte contact, or biases.

Vice Chair Young asked the Commissioners if they would like to declare a conflict of interest.

There were no declarations of conflicts of interest.

There were no ex-parte contacts declared:

There were no bias declared. No citizen present wished to challenge any Commissioner.

Vice Chair Young: 4th Item on the Agenda

4. RESOLUTION PC 22 05 DR 04 & SR 22 11 SIR 06 – Quince Street Wyndham Microtel Design Review and Phase 1 Site Investigation Report

A consolidated application to request approval for a Design Review and Phase I Site Investigation Report to consider plans for building architecture, parking, lighting, landscaping, access, utilities, and hazard abatement for the Quince Street Microtel. Proposed development to be located at Assessor's Map 18-12-26-33, Tax Lots 0900 and 0901. Site contains 13.41-acres a vacant parcel of land previously being the old Middle School. The proposal is for an 86-unit hotel with associated parking area, pedestrian pathways and common areas, located in the Old Town Area C (OTC), regulated by Florence City Code Title 10, Chapter 17.

Hearing opened 5:42 pm

Henry HEARLEY contract LCOG Planner, and Contract Roxanne Johnston presented Staff Report as authored by HEARLEY and Johnston for the City of Florence.

Johnston started the presentation with explaining the project. Criteria slide was shown and explained as they are in the Findings and are exhibit A in the PC packet. There were two sets of Findings 1 Exhibit A and 2nd Exhibit A.1. which had to do with the estuary shorelands. There are two sets of supplemental Findings, there is A-1 and A-2. Exhibit A.2 covers Chapter 19 which has to do with the estuary shorelands, there is some additional verbiage which was added, but there are no new conditions. An aerial was shown depicting the approximate location of the microtel. The property has a tentative partition that was approved recently and the final partition has been submitted and ready to be recorded. The project location is across from the Florence Event Center on Quince Street. 8 public testimonies were received. It was mentioned that there will be no fish cleaning station. Johnston, explained about a couple things that will be reviewed at a later date ie... removal of slope vegetation, she wanted to make it clear that you are not approving anything to be removed today. Covered outdoor facilities with possibly a canopy, that will come up later on, perhaps in the landscape review. The outdoor amenities are not part of this design review. Issues for discussion is to 1. Allow sidewalks to be striped rather than contrasting materials. 2. Allow the building to have two overall distinct exterior finishes with the third being horizontal awning as one of these finishes. 3. To allow secure bicycle room to court towards the short-term bicycle requirements. 4. Reduction of lumens within the parking area. 5. Allow increased height for lighting to accommodate recreational vehicle parking. *PC has ability to allow up to 25' in height.* 6. Permit off-street parking located between the building and the street, assuming mitigation measures are approved by the PC that include each of the following: pedestrian pathways from the street to the building, landscaped berms and professionally designed landscaping. Johnston asked PC if an interpretation is needed on whether the following needs an adjustment or an interpretation: 1. Sign and design review regulations do not regulate the color of signage and so is not a decision point. 10-6-6-4. G-2 permits deviation to color regulations via an adjustment. The proposal included façade alcoves and window trim with a yellow branding component. Yellow isn't part of the Pacific NW color pallet, which is why it had to brought up to the Planning Commission. A site plan was shown and discussed, it was noted that there is parking lot on the West side of project and the street. There is a walkway that will be connecting to the sidewalk on the West side. The front façade was shown and the commission was asked if this is sufficient as a design. The

applicants are going for the Art Deco look based on the bridges in the area. The yellow recesses and fins were explained, the applicant is asking to use the branded yellow color. There are corrections to Exhibit #'s Sec.VIII will be amended with the approved materials and the Resolutions: Supplement to the Findings include Exhibit A-1 and A-2. Exhibit P was modified it was written ordinance instead of resolution, that that fixed, the resolution had to do with streetlights. Exhibit Q testimony was added because it was not available with the Findings, they will be added to the Final Findings and the Resolution. Johnston stated that the required parking spaces shall be maintained and shall not be eliminated, or used for storage of materials of any type, or used for loading or unloading operations during business hours in accordance with FCC 10-3-2 A through F. ADA signage details were discussed. The short-term bicycle plan was discussed. Conditions were explained: Prior to issuance of final Certificate of Occupancy, applicant shall provide evidence to the Planning Department that the bicycle parking area will meet the requirements of FCC 10-3-10 (H), the reason why is because the plans that were provided by the applicant didn't give dimensions in the bike rack area. It was also noted that the original proposed condition will ensure that the applicant will not need to go through an additional Design Review process. The East parking lot will have the electric vehicle charging stations, the RV parking and it is proposed to have an ADA accessible rv parking and the food truck stalls will be in the parking area. The loading space and the food trucks stalls didn't count toward the parking requirement but that the applicant has met their parking requirements. Johnston asked to PC to consider deleting condition 5.1 and 5.2 because 5.1 was found to be informational, 5.2 does not apply to proposal. 5.3 The Design Review expires Aug. 24, 2023 unless substantial construction has taken place. Note: FCC 10-6-11 allows for a one-year extension if no building permit has been issued nor substantial construction has taken place. 6. Applicant needs to demonstrate that the slope/bank can withstand building and parking area build through engineered plans. 6.1 The slope needs so be protected by retaining natural landscaping, if there is a future proposal to remove these plants this would require a Type II Veg Clearing Permit, to ensure protection of the bank. The top of the river cutbank is very important and the applicant is required to have a 50' building setback from the top of the cutback. 6.2 Property owner shall record a Covenant of Release, the applicant provided a draft, but they will have to provide all the verbiage for those sections. 7. Prior to CofO issuance a sidewalk construction or a non-remonstrance agreement will need to be signed. Sidewalks shall be constructed to be a minimum of 8' wide for the length of the site. Staff will make sure that all the materials are updated to reflect changes. 7.1 the Fire Marshal and Building Official will be reviewing the sprinkler plans. 7.2 All signage will be in accordance with FCC 4-7. Condition 8 was left open in case staff needed conditions for special estuaries. 9. The applicant shall submit a final landscape and irrigation plan. 9.1 The applicant didn't submit calculations for parking islands, this information shall be required in the final landscape plan.

Contract Planner Henry Hearley began his portion of the staff presentation with the explanation of Conditions 10 -10.6 Access and Circulation. The applicant is required to submit a Traffic Impact Analysis; however, the applicant requested a referral over a formal traffic study and the City has agreed to this request. A formal scoping letter was submitted for that formal TIA. Public works will review and approve the final driveway approaches. If fire lanes are required by the fire department they will have to be approved. Fire equipment access will need to reach the back side of the hotel. The Fire Chief had concerns about turn radius's, staff is conditioning that applicant has to have plans that show that fire equipment can make the turns. Landscape must be maintained for visual clearance. Pedestrian crossing in a parking lot required consideration from the Planning Commission, there are several pedestrian crossings in the lot that exceed 24', the applicant wants to use painting or thermal plastic striping. Public Utilities conditions 11-11.8 were explained. Applicant is to maintain sidewalks and planter strips in the ROW, pay for required signage and installation, prior to Cert of Occupancy, contact postal service for mailbox plans, and street lights plans to follow resolution 16, Series 1999 with application for Quince St. public infrastructure plans. Public works to review and approve sewer, water and stormwater plans. The building official and fire marshal to review and approve fire flow and water service details. All utility lines shall be located underground. Lighting 12-12.1 was explained. The applicant shall ensure that parking areas are lighted to provide at least two footcandles of light at any point in the entire lot with a maximum of five foot-candles over parking spaces and walkways. This is discussion point #4 of the AIS. Discussion point the #5 of the AIS is that if Planning Commission does not approve lighting plan, applicant to resubmit. The standards for parking areas are two-foot candles for lamination, applicant

submitted a plan for 1.7 foot candles of illumination, the staff does not have a problem with this, a memo from an engineering firm was provided stating that the lighting meets or exceeds industry standards for parking areas. Condition #6. Stormwater the applicants civil engineer has submitted a storm water management plan. Hearley mentioned the lighting on the back side where the rv's are going to be parked the applicant has submitted plans for 16' lighting poles, staff thinks this will be fine for fire trucks or rv's, and meets industry standards, but Planning Commission can raise that up to 25' if they would like to.

Johnston discussed supplemental conditions for the Planning Commissions consideration. The size and type of trash enclosures were discussed. Metal fencing for the stormwater facility was also discussed. Landscape plans will need to show areas that are pervious and impervious. Johnston wanted to know that if the Planning Commission approved or disapproved the proposed yellow in the alcoves/inset areas and the yellow window trim, the applicant shall propose an alternate color.

Alternatives were read.

Planning Director FarleyCampbell added that the supplemental findings that the PC received shortly before the meeting, the intent of those is to replace the same section within the original Findings, the content of what changed is that the items were moved from the natural Estuary District down to the Shorelands District, there was just some confusion as what was Estuary District and what is Shoreland District. Estuarine Districts are zoning water, on the zoning map they are blue, this is everything that is in the tidal areas. This projects property is adjacent to the Estuarine District, when the partition is complete and filed with the County, this partial will no longer be in the Estuarine District. Shorelands District zoning does apply to this application.

Staff recommendation finds that the proposed Design Review and Phase 1 Site Investigation Report meets the requirements of City Code with conditions of approval and findings of fact as written.

Comm Murphey asked about the Coastal Color Palette, he said that the palette is in words only and that the City does not have color chart that tells what colors are included in this palette. He questioned the branded yellow.

FarleyCampbell; said code says that there cannot be any dayglo colors or primary colors, but it says that the PC may approve an adjustment through design review. FarleyCampbell recommended that this is not a variance type process, if the PC finds that it is acceptable accent color to use in this district then they may, if not they can say no, it's up to the PC.

Comm Hauptman: asked close will the property be to the tree line at the back of the property?

Johnston explained that the parking lot is within the 50' setback, but that anything that has to do with the slope is going to be addressed in a separate application. There is one tree proposed for removal on civil plan LU-1, this removal is not for PC approval at this time. Staff is going to work towards preserving the slope.

Comm Hauptman asked if the tree line is at the top of the slope.

Johnston said that she believes that it is, and that the applicant will be able to answer that question.

Comm Tarvin asked staff about page 4 of the FOF and if the three-variance listed are part of the meeting tonight.

Johnston explained that the latest supplementals strike them out, they were restated in the slide presentation, they were struck because it was decided that variances are not needed.

FarleyCampbell a recommendation of the modification of the Findings is to take from the AIS the issues section and replace in the supplemental findings. There are no variances being proposed. Staff had been looking for a determination from the PC on the interpretation on the word adjustment under the color code criteria as I said previously, everything is at the discretion of the PC. Meaning that in the Code it says that PC can approve in design review something else.

Comm Tarvin; said that he is looking at page 2 of the AIS and that change is reflected in the AIS. He also wanted to know if the staff would be guiding the discussion that the PC may have for each of these points, and inventory PC's decisions. He also asked if there is only one bicycle storage area.

FarleyCampbell suggested that the PC first finish asking questions of staff, get the applicant's testimony and any other comments before you get into deliberations about taking polls on what PC's decisions are on these points.

Johnston: said that there are two bike racks by the main entrance facing Quince Street that holds 4 bikes, she also wanted to know if the covered parking inside could also count as the short-term bicycle parking because the applicant is a little deficient. Long term parking is not a requirement for this application. The applicant is asking that in addition to the 4 in front can the bike parking in the locked room be considered in the bike parking count.

Comm Murphey asked that on decision point #6 to permit off street parking between the building and the street, we have talked about the pedestrian walk way to the front entrance into the hotel, if we allow this parking West of the hotel it looks like it is free range parking once you get out of your car, are you just walking in the parking lot, do we have sidewalks to get to the pedestrian crossing to the entrance and are we going to have ADA parking out in the West parking lot, that you want PC to approve?

Johnston the ADA parking there are 4 stalls that are against the building on the West side nearest the entrance, and there is an ADA parking space for an RV.

Hearley showed parking lot site plan and explained that there are 3 pedestrian crosswalks in the parking lot.

Comm Murphey explained that in the West parking lot between Quince and the Motel, are we to consider all the parking spaces out front, do you park your car and get out, just like when you walk into Safeway, is that ok with us.

Hearley said that this is how it would operate unless the PC wanted to consider something else.

Applicant Matt Braun addressed the Commission he said that he had read the staff report, Resolution and the FOF and said that he had except for the supplemental findings of facts that were distributed tonight, he had not had the time to read them. Mr. Braun explained how the beginnings of how he selected Florence as a site for his project and explained his intent for designing the hotel as it is. He had originally wanted to be more easterly on the site but there were development issues in the estuary. The site strikes a balance between parking lot access and a good distance from Quince Street. One of their goals is to provide great hospitality services and living wage jobs.

Michael Parshall, applicants' architect, spoke about how they brought more of the old town features to what was originally a very modern design. They were trying to make the building look like to buildings that may have got infilled over the years, much like a main street would be. The bike storage goals are short term long term, we felt that since we are a hotel that we needed to service the biking community by creating a more secure facility.

Comm Murphey will the hotel provide electricity to the food truck spaces?

Matt Braun: we certainly can do that; we haven't gotten into the details on how we are going to do that yet.

Comm Tarvin: a clarification on the yellow color are the trims on the windows and fins an accent for your logo or will all the window be trimmed in yellow?

Michael Parshall, the yellow will only be on the 3 windows it is the furthest South 3 windows, closest to the microtel signage, we are envisioning them to be a protruding aluminum or metal fin, just to incorporate a very subtle way to incorporate the brand color.

Chair Young asked what are your stormwater plans for the east parking lot, right next to that estuary line?

Matt Braun there have been quite a bit of studies done on that matter. Michael Parshall said that we are building a curb along entire perimeter to protect any erosion concerns along the bank side and then the entire site is sloping internally into a storm drain system that is plumbed into the storm drain facility. We are handling all storm water 100% on site.

Chair Young asked if they are sloping the parking lot away from the estuary, Michael Parshall said that was correct. Chair Young asked about the estuary trail and that they do not show a connection to the trail, did they intend not to connect. Matt Braun said they do not intend to connect to the estuary trail, they have two or three major concerns that led them away from connecting to the trail. Chair Young asked about the black metal screening of the utilities, Michael Parshall said that the only screening will be around the storm facility. The other screen is around the ground floor of the building is the condensing area for the air conditioners, and it is in the back of the building, details are on the LU-1 sheet. Chair Young asked about the design of the building, she said that the building is a great main street building but that it is not really an old town building.

Comm Hauptman asked if this is going to be a franchise, so some other hotel chains, or is it going to stay Wyndham? Matt Braun Wyndham is an umbrella hotel change, under that are numerous hotel brands, he does not have an obligation to keep it as a microtel, but I have no intention to change.

FarleyCampbell addressed Comm Hauptman's and Chair Youngs comments and concerns about the vegetation and the slope by displaying and explaining Exhibit F. Chapter 19 will protect most of the vegetation on the East property line, but not all of it.

Staff's recommendation – Staff finds that the proposed Design Review and Phase 1 Site Investigation Report meets the requirements of City Code with conditions of approval and findings of fact as written.

FarleyCampbell stated that the if the applicant would like to offer rebuttal on the supplemental findings, then we could leave the record open.

Chair Young asked the applicant if they would like to leave the record open for a short time so that they could read the supplemental findings. Applicant said no.

Public hearing closed 7:21pm

Applicant waived the right to submit final written argument after staff explained what that meant.

Deliberations began:

Comm Murphey: said that the roof line looks like the ridgelines in old town, he says the entrances look like the entrances on buildings in Old Town. He thinks the building looks like buildings in old town. Comm Hauptman said he agrees with Comm Murphey.

Chair Young started going through the questions that were brought up earlier by staff. PC discussed the crossings/walkways, can the applicant stripe them? PC is ok with the striping with paint not the plastic thermal stripes. #2 to All the building to have two overall distinct exterior finishes with the third being horizontal awning as one of these finishes. Comm Murphey asked if this relates to the renderings that were shown tonight, and if so, he agrees with the finishes, Comm Tarvin is ok with that does it include the yellow in the minimal places that they are at, Chair Young said that is a separate question, Comm Hauptman is ok with the 2. #3 Is about the bicycle parking, all the Commissioners agreed that the long-term parking count, counted toward the required bicycle parking. #4 Is about the reduction of the lumens in the parking lot. Comm Tarvin asked if the 1.7 lumens will be throughout the entire site. Applicant says that they are addressing where code says 2 lumens, they are asking for 1.7 lumens. If there is code that says more than 2 and we are asking for 1.7 then that is not what we are contemplating. If there are areas that we need more lumens then we will meet that. Michael Parshall, says that he thinks the code refers to an average illumination of 2 if not an individual item, which is how we typically do parking lot designs. Johnson said under FCC 10-34 b – parking areas shall have lighting to provide two-foot candles of illumination at any point in the entire lot with a maximum of 5-foot candles over parking spaces and walkways, the design committee may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. #5 to allow increased height for lighting to accommodate recreational vehicle parking. The PC agreed that 16' light poles are approved. Michael Parshall would like to re-run the photometric study on the criteria, he asked if there is a mechanism for altering these adjustments or conditions of approval based on exhibit? Applicant asked if it were possible to ask for an average of 1.7 tonight, and Chair Young said that the Code doesn't allow averaging it says that it has to be a point issue. Chair asked staff if the Commission can modify the condition to say that the applicant provides a revised lighting plan to staff and staff approves the plan, which give the applicant a chance to look at their photometrics. FarleyCampbell said that staff can process as a Type I, if it meets code, if it does not meet code than it will need to be a Type II or a Type III. Comm Murphey said that the Commission can either go with the 1.7 and the 5 and the applicant lives with it or if they want to come back to the Commission, they will have to pay fees to come back before the Planning Commission. Applicant Matt Braun says that he would like to set an upper limit of 7 and the 16' since that is what allowed. Comm Hauptman mentions that the 16' height is for the light pollution to a development. Jess Winterowd says that if you look at the light levels reference guide we have exterior lighting parking zone suburban lighting standards that is where we found the average foot candle for urban parking of 1.5 and suburban parking at 1 this is what speaks to the issue of light pollution, this gives you that there are different ways to look at these parking standards which gives you the discretion to say we have a lighting expert coming in and setting up the lighting for this parking lot and providing a lighting set-up that works and is well above the suburban parking recommendation for average foot candles. Comm Murphey pointed out that our Code does not accept averaging. The Commission and applicant agreed on a range of 1.7 – 7 and 16'. Commission discussed the yellow paint in the alcoves and window frames, Chair Young said that approving the yellow opens the door for the next applicant to use red or what ever their branding color is, we are opening the door to allow colors that the code says we can't use. FarleyCampbell, I think you have to supplement the Findings on how you arrived at this amount of color. The applicant said that they can provide a percentage of the color used. Comm Tarvin feels that the color is simply a part of the brand. The Commission agreed that the yellow is ok in the alcoves but not the windows, the applicant said he could work with that. The last point for the Commission to consider was the parking between the building and the street on the West side, the Commission agreed that parking was allowed because of the mitigation measures of the berms and landscaping in front of the West parking spaces. The supplemental slides were brought up for the proposed Supplemental Conditions, FarleyCampbell proposed that the supplementals be numbered sense both are design review elements we can replace 5.1 and 5.2 that have been stricken. Roofing materials were discussed.

Comm Murphey made a motion to approve Resolution PC 22 05 DR 04 and AR 22 11 SIR 06 Quince Street Microtel design review and Phase I Site Investigation Report to include our decision points 1 through 7, 7 would be the yellow on the building, and motion to include the 4 new conditions FarleyCampbell recommended renumbering on that are in the supplemental report.

Comm Hauptman: seconded

Comm Hauptman: yes

Comm Murphey: yes

Comm Tarvin: yes

Chair Young: yes

Hearing Opened: 5:42 pm

Hearing Closed: 7:21 pm

Motion Carried: 4-0 pm

Hearing Ended: 8:20

Discussion Items

Comm Hauptman asked about Cannery Station, if they are up for extension.

Director's Report

Clare Kurth was introduced as the new Assistant Planner. Planning Commission recruitment poster was shown. The first open house for the Housing Implementation Plan is scheduled for 9/13/2022, a virtual meeting. Transportation Plan open house will be November 3, 2022.

The September 6, 2022 PC meeting will be for a lot at 56 Shoreline Drive, the adjacent lot has slope sluffing. The process needs a Phase II Site Investigation Report. Florence Christian Church RV will be later in the month of September. We have also received the Butter Clam subdivision application; it will probably be a Type II.

The meeting adjourned at 8:31 PM.

ATTEST:

Sandra Young, Chair

Sharon Barker, Planning Technician

Quince St. Hospitality, LLC Microtel

**PC 22 05 DR 04 & AR 22
11 SIR 06**



Introduction

- Proposal includes a 4-story 86 room microtel
- Old Town District Area C
- Florence Urban Renewal Agency (FURA) owns property
- Long-term plan for hotel in Comp Plan and Downtown Plans
- Envisioned to support Florence Event Center, area tourism

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Criteria

Florence City Code Title 10

Ch. 1: Zoning Administration, Section 1-4 & 5 and 1-6-3

Ch. 3: Off-Street Parking & Loading, Sections 2-5 & 7 thru 11

Ch. 6: Design Review, Section 3A.1.a, 2 & 3; Sections 4, 5.1, 6-1 thru 6-5, Sections 7 thru 9 & Section 11

Ch. 7: Special Development Standards, Sections 2, 3, 4, 6 & 7

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Criteria

Ch. 8: Old Town District. Sections 17C -2A, 17C-3 & 17C-4

Ch. 19: Estuary Shorelands, and Beaches and Dunes, Sections 1, 2, 5 & 10

Ch. 34: Landscaping: Sections 3 thru 5

Ch. 35: Access and Circulation: Sections 2-2 thru 2-6, 2-9 2-12 thru 2-23 & 3-1 thru 3-3 & 4

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Criteria

Ch. 36: Public Facilities, Sections 2-1-B & C, 2-2, 2-4, 2-5, 2-16 thru 2-23, and 3 thru 9

Ch. 37: Lighting. Sections 2 thru 6

FCC Title 9: Utilities

Ch. 5: Stormwater Management Requirements, Sections 3, 4 & 7

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Criteria

Florence Realization 2020 Comprehensive Plan

Ch. 2, 5, 6, 7, 9, 11, 12, (Policy #s 6, 9, 10, 11, 13 & 14); Chapter 13, Objectives 1 & 5, & Chapter 16

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Introduction

Proposal: Design Review (DR) Application & Phase 1 Site Investigation Report (SIR) –

- **Mar. 21, 22** – DR application received
- **June 3, 22** – Deemed Complete
- **Aug. 23, 22**– Notice of Hearing mailed and property posted
- **Aug. 17, 22** – Media notice published
- **Aug. 23, 22** – Planning Commission public hearing

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Aerial



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Public Testimony

- Exhibit Q: Mike Webb – in support
- Exhibit Q.a: Brooke Shubert – in support
- Exhibit Q.b: John Southgate – in support
- Exhibit Q.c: Keri Putera – in support; affiliated with hotel brand
- Exhibit Q.d: Kay King – Feels design could be improved, requests info for extensions

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Public Testimony

- Exhibit Q.e: Graham Ross – Also feels design could be improved. No fish cleaning station. Local food service instead of food trucks
- Exhibit Q.f: Kay King- Disagrees with design for the site
- Exhibit Q.g: Ken Henderson – In support.

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To Be Reviewed at Later Date

- Removal of slope vegetation
- Covered outdoor facilities (canopy)

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Issues/Discussion

Planning Commission to decide if the following are minor design departures or require interpretation for intent:

1. Allow sidewalks to be striped rather than contrasting materials – they exceed 24' length requirement.
2. Allow the building to have two overall distinct exterior finishes with the third being horizontal awning as one of these finishes.

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Issues/Discussion

3. Allow a secure bicycle room to count towards the short-term bicycle requirements. The secured room would be located at the rear of the building, near the rear entrance patrons will be accessing from the rear parking area.
4. Reduction of lumens within the parking area.

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Issues/Discussion

5. Allow increased height for lighting to accommodate recreational vehicle parking in the parking lot as Old Town District C requires pedestrian scaled lighting. PC has ability to allow up to 25' in height.
6. Permit off-street parking to be located between the building and the street, assuming mitigation measures are approved by the Commission that include each of the following: pedestrian pathways from the street to the building, landscaped berms and professionally designed landscaping.

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Issues/Discussion

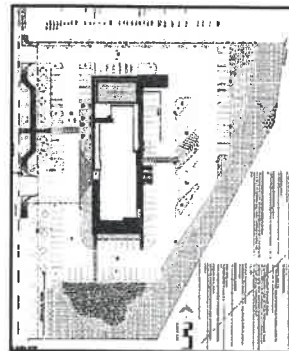
Planning Commission interpretation needed on whether this needs an adjustment or interpretation:

1. Sign and design review regulations do not regulate the color of signage and so is not a decision point. 10-6-6-4.G-2 permits deviation to color regulations via an adjustment. The proposal includes façade alcoves with a yellow branding component.

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Site Plan



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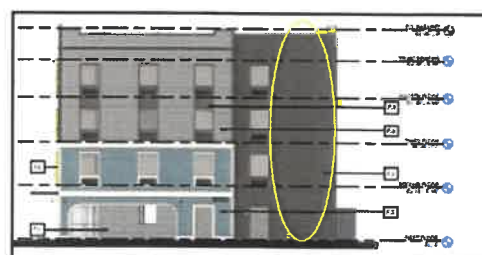
Front Façade



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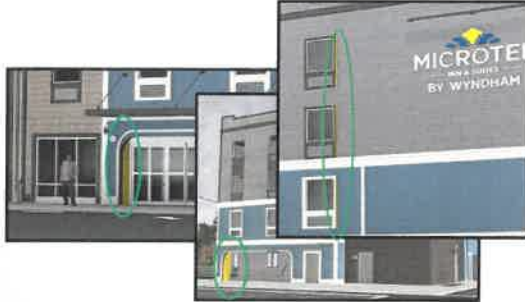
South Façade



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Yellow Recesses & Trim



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Corrections to Exhibit #s

- **Sec. VIII.** The following will be amended with the approved materials and the Resolutions:
- **The Supplement to the Findings include Exhibit A-1 and Exhibit A-2**
- **Exhibit "P" Modify – Resolution No. 16 Series 1999 Streetlights** Exhibit states this as an Ord.
- **'Exhibit "Q" series– Testimony' will be added to the final Findings and Resolution PC 22 05 DR 04 & AR 22 11 SIR 06.**

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Parking

4. Required parking spaces shall be maintained and shall not be eliminated, used for the storage of materials of any type, or used for loading or unloading operations during business hours in accordance with FCC 10-3-2 A through F.

4.1. ADA signage details.

4.2. Revised short-term bicycle parking plan demonstrating 2'x 6' space and fits 4 bicycles.

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Parking

4.3. Revised bicycle parking plan to reflect bicycle storage Discussion point # 3 of AIS

4.4. Per FCC 10-3-10 (H), the applicant's proposed bicycle parking plan shall demonstrate that such parking will not impede nor create any pedestrian hazards. Prior to issuance of final Certificate of Occupancy, applicant shall provide evidence to the Planning Department that the bicycle parking area will meet the requirements of FCC 10-3-10 (H).

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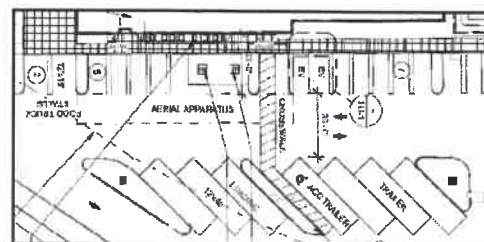
Parking

4.4. continued. Plans provided did not give dimensions in the bike rack area for staff to determine if FCC 10-3-10 H was met. Revising the original proposed condition will ensure applicant will not need to go through an additional Design Review process.

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Parking



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Design Review

5.1. Follow nuisance codes—Recommend to delete as this is more Informational.

5.2. As shown on Sheet LU-5, all windows proposed on the public façade are vertical rectangular in shape. The applicant did not provide information in their narrative that the total max. windows are within the 10% allowed on the front 'public' façade. The applicant shall provide evidence to the Planning Department prior Building Permit submittal that the window area is within the 10% allowed on the front public façade per FCC 10-6-5 D. 2.

Does not apply to proposal, recommend to delete.

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Resolution, LLC

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Design Review

5.3. Design Review expires Aug. 24, 2023, unless substantial construction has taken place.

Note: FCC 10-6-11 allows for a one-year extension if no building permit has been issued nor substantial construction has taken place.

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Special Development Standards

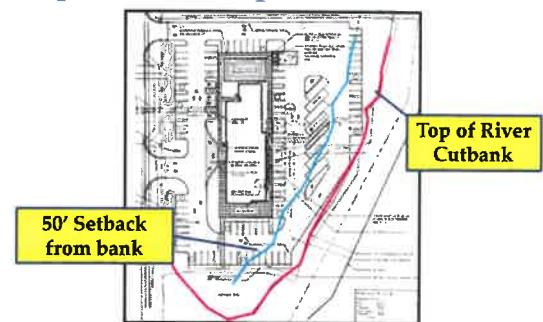
6. Demonstrate bank can withstand building and parking area build through engineered plans.

6.1 An underlying need to protect the slope is the retention of natural landscaping. Any future proposal involving the removal of these critical plants shall require a Type II Vegetation Clearing Permit application to ensure protection of the bank. Correct Condition number to reflect "6.1, not "6.2" on page 42 of Exhibit A.

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Special Development Standards



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Special Development Standards

6.2. Per FCC 10-7-7 D, the property owner shall record a Covenant of Release [...]

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Resolution, LLC

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Old Town District C

7. Prior to Certificate of Occupancy issuance, sidewalk construction or a non-remonstrance agreement signed, Sidewalks shall be constructed to be a minimum of 8' wide for the length of the site.

Both Exhibit A (p. 46) & Resolution PC 22 05 DR 04 and AR 22 11 SIR 06 need to be amended to reflect this condition.

7.1. Sprinkler plan to be reviewed by Fire Marshal and Building Official of record.

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Resolution, LLC

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Old Town District C

7.2. All signage in accordance with FCC 10-7 4-7.

Both Exhibit A (p. 47) and Resolution PC 22 05 DR 04 and AR 22 11 SIR 06 need to be amended to reflect this amendment.

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Landscaping

9. The applicant shall submit a final landscape and irrigation plan demonstrating that the plan meets the requirement of FCC 9-23-5 9-2-3-5, FCC 10-34-3-5 and FCC 10-34-3-6.

Both Exhibit A (p. 67) and Resolution PC 22 05 DR 04 and AR 22 11 SIR 06 need to be amended to reflect this amendment.

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Hospitality, LLC

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Landscaping

9.1. The applicant did not provide sq. ft. calculations nor dimensions for the parking islands. ~~Criterion not met and conditioned below.~~ This information shall be required in the final landscape plan application materials in accordance with FCC 10-34-3-6.

Both Exhibit A (p. 67) and Resolution PC 22 05 DR 04 and AR 22 11 SIR 06 need to be amended to reflect this wording change.

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Hospitality, LLC

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Access and Circulation

10. Applicant to submit required Traffic Impact Analysis.

10.1 Public Works to review and approve final driveway approaches.

10.2 If fire lanes are required by SVFC, plans to be submitted

10.3 Provide fire equipment access to east side of hotel.

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Hospitality, LLC

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Access and Circulation

10.4. The applicant shall demonstrate adequate turn radius distances to the Fire Marshal under applicable Fire Code Standards, that fire apertures can safely access the site. Both Exhibit A (p. 76) & Resolution PC 22 05 DR 04 and AR 22 11 SIR 06 need to be amended to reflect changes to this condition.

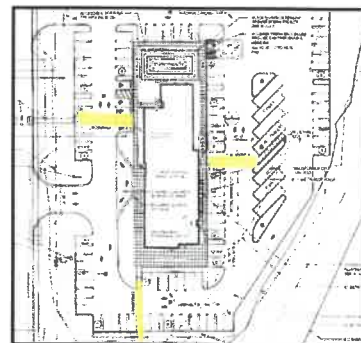
10.5. Maintain landscaping for visual clearance standards.

10.6. Pedestrian crossings exceed distance requirements of 24'. Mark with contrasting materials unless Planning Commission approves proposal. Discussion point # 1 of AIS

• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Hospitality, LLC

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Access and Circulation



• PC 22 05 DR 04 & AR 22 11 SIR 06 Quince St. Hospitality, LLC

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Public Utilities

- 11. Continued maintenance of sidewalks and planter strips in ROW.
- 11.1. Applicant responsible to pay for required signage and installation.
- 11.2. Prior to Cert. of Occupancy, contact Postal Service for mailbox plans.
- 11.3. Street light plans to follow Resolution 16, Series 1999 with application for Quince St. public infrastructure plans.

• PC 22 05 DR 04 & AR 22 11 SR for Quince St. Hospitality, LLC

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Public Utilities

- 11.4. Public Works to review and approve sewer, water, and stormwater plans
- 11.5. Building Official & Fire Marshal to review and approve fire flow analyses, hydrant plans, and water service details
- 11.6. Address comments made in Exhibit O by Fire Marshal before building permits are issued.
- 11.7. Submit evidence that a NPDES (National Pollutant Discharge Elimination System) permit was given prior to development.

• PC 22 05 DR 04 & AR 22 11 SR for Quince St. Hospitality, LLC

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Public Utilities

- 11.8. All new utility lines shall be located underground as required in FCC 10-36-5 A.1.

The condition number and the reference to "FCC" will be added after this statement within p. 88 of the Findings (Exhibit A).

• PC 22 05 DR 04 & AR 22 11 SR for Quince St. Hospitality, LLC

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Lighting

- 12. Per FCC 10-37-4 B, the applicant shall ensure that parking areas have lighting to provide at least two (2) footcandles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The condition number and the reference to "FCC" will be added to p. 92 of the approved Findings (Exhibit A) and Resolution PC 22 05 DR 04 and AR 22 11 SR 06.

Discussion point # 4 of AIS

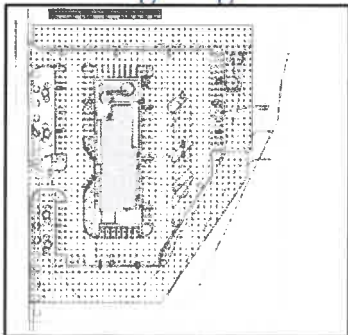
- 12.1 If Planning Commission does not approve lighting plan, applicant to resubmit.

Discussion point # 5 of AIS

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Lighting



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Utilities

- 13. The Stormwater Management Facility Operation and Maintenance Form submittal.

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Supplemental Conditions

The trash enclosure consists of masonry walls. They shall have a minimum 8" nominal thickness with a finished top course, cap or other compatible termination. (Supplemental Condition tbd),

Metal fencing is proposed for the stormwater facility near the north end of the building and the condensation units on the east side of the hotel. The metal fencing for these facilities shall be predominately configured vertically. (Supplemental Condition tbd)

• FCC 22-02-0104 & AR 22-11-04-06 Quince St. Hospitality, LLC

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Conditions from Supplementals

The application materials for the final landscape and irrigation plan shall contain information distinguishing the areas that are pervious and impervious to ensure compliance with FCC 10-17C-3 C. (Supplemental Condition tbd)

An adjustment is allowed through review of the Planning Commission and as part of this Design Review approval process. Should the Planning Commission disapprove the proposed yellow in the alcoves/inset areas and/or yellow window trim which appear to be visible from Quince St., the applicant shall propose an alternate color as required in FCC 10-6-6-4 G. [Supplemental Condition tbd]

• FCC 22-02-0104 & AR 22-11-04-06 Quince St. Hospitality, LLC

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Alternatives

1. Approve the Design Review and Phase 1 SIR with conditions of approval and findings of fact as written;
2. Review and recommend changes to the design review and SIR findings and approve as amended;
3. Continue the Public Hearing to a date certain if more information is required; or
4. Do not approve the request, revising the findings and drafting a resolution stating how the application does not meet the criteria.

• FCC 22-02-0104 & AR 22-11-04-06 Quince St. Hospitality, LLC

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Staff Recommendation

Option #1 - Staff finds that the proposed Design Review and Phase 1 Site Investigation Report meets the requirements of City Code with conditions of approval and findings of fact as written.

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Questions?



• FCC 22-02-0104 & AR 22-11-04-06 Quince St. Hospitality, LLC

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