



## Legislation Details (With Text)

<b>File #:</b>	AR DP 21-00500	<b>Version:</b>	1	<b>Name:</b>	316 North Tejon Street
<b>Type:</b>	Planning Case	<b>Status:</b>	Passed		
<b>File created:</b>	9/29/2021	<b>In control:</b>	Downtown Review Board		
<b>On agenda:</b>	10/6/2021	<b>Final action:</b>	10/6/2021		
<b>Title:</b>	A development plan for 316 N. Tejon St. to allow the adaptive reuse of a structure into an office and commercial building with the addition of a 5 story, 12 unit residential building through use of the Form-Based Code's Density Bonus provisions.				

Presenter:  
Matthew Fitzsimmons, Urban Planning Staff, Planning and Community Development Department

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 316 N. Tejon DRB Staff Report 100621, 2. Figure #1 - Site Plan, 3. Figure #2\_PROJECT STATEMENT, 4. Figure #3 -Zoning Map, 5. Figure #4 - Stakeholder Letters.docx

Date	Ver.	Action By	Action	Result
10/6/2021	1	Downtown Review Board	approved	Pass

A development plan for 316 N. Tejon St. to allow the adaptive reuse of a structure into an office and commercial building with the addition of a 5 story, 12 unit residential building through use of the Form-Based Code's Density Bonus provisions.

### Presenter:

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### Proposed Motion:

AR DP 21-00500

Approve the development plan for 316 N. Tejon St. to allow the adaptive reuse of a structure into an office and commercial building with the addition of a 5 story, 12 unit residential building through use of the Form-Based Code's Density Bonus provisions based on the findings that the requirements found in section 3 of the Form-Based Code are met once the following technical modifications are addressed:

1. Correct the front setback measurement.
2. Apply for the revocable permits to allow the planters in the front to cross the property line.
3. Include a detailed drawing of the proposed awning in the front patio area.
4. Include tree protection detail on the plan and indicate if any additional trees are planned
5. Illustrate the northern edge of the building consistently between the waiver of replat and the development plan
6. Update the drainage report to show a 5-story multifamily building.
7. Include the gas meters and electric transformer in the plan.
8. Label the overhead electric line to be relocated underground.