

ARCHITECTURAL REVIEW PANEL AGENDA REPORT

DATE: May 12, 2023

TO: Members of the Architectural Review Panel

FROM: Glenn Michitsch, Senior Planner
Jaclyn Rackerby, Associate Planner

FILE NO. SPR-2022-011

PROPOSAL: Request for a Site Plan Review Permit to construct a new 60'6" tall 118,495 square-foot mixed-use building titled 'The Park Apartments', inclusive of a 1,600 SF commercial space (counter-service restaurant) and 107 residential units, 26.25% of which will be designated affordable (16 units designated for low income households, 5 units designated for very low income households). The project site is located at 24100 Park Sorrento (APN: 2068-003-034) which is currently utilized as a parking lot for the Civic Center Complex, but also serves as shared public parking for all uses within the Park Center Master Plan Area. The site is located within the Commercial Mixed-Use (CMU) zoning district, and within the Affordable Housing Overlay (AHO) zone.

APPLICANT: Cruzan

LOCATION: 24100 Park Sorrento (APN: 2068-003-034)

DISCUSSION

This project was reviewed by the Architectural Review Panel on February 24, 2023. At that meeting, the panel made the following recommendations:

- *Panel recommends that the applicant reconsider elements of design in regards to City context, massing, expression of architectural language, articulation and materiality of all facades, particularly those facing City Hall and the public right-of-way.*
- *Additionally, provide cross sections through master plan area (Hilton Garden Inn, office buildings and City Hall), to show height of building within the context of its surroundings.*

The applicant submitted revised plans that demonstrate changes to the roof style, building massing, and color and materials in response to the Panel comments on February 24, 2023 (Attachment B). To this end, please review the project and provide staff a recommendation regarding the revised project design.

ATTACHMENTS:

- A Project Plans - (including architectural plans, civil plans, preliminary landscaping plans, preliminary lighting and photometric plans, color and materials board and project renderings)
- B Approved Meeting Minutes from February 24, 2023