



**CERTIFICATION OF
DESIGN REVIEW BOARD ACTION**

FILE: Project 2021-40 (Palm Street Ventures LLC)

MEETING DATE: June 13, 2022

SUBJECT: Consideration of a proposed mixed-used development at 4757 Palm Avenue, APN 494-410-24-00 in the CD-D (Downtown Commercial / Urban Design Overlay) zone

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of Project 2021-40 based on plans stamped received by the City on May 20, 2022, and June 13, 2022, and a finding that the project is consistent with the City's Urban Design Program and Downtown Village Specific Plan, subject to the following conditions:

1. The applicant shall revise the block wall on the east elevation to incorporate design elements as shown on the concept elevation provided at the meeting.
2. In the raised planter that extends along the east building wall, the applicant shall use plant material that grows vertically to provide height and trailing vines over the edge of the wall.
3. New street trees shall be 36-inch box.
4. The applicant shall provide planters adjacent to the building wall along the Palm Avenue building elevation.

The vote on the motion was as follows:

Aye: Board members Kusiak, Langdon, and Lorenz
Nay: None
Absent: Board members Feske and Taylor

ATTEST:


Kerry Kusiak
Director of Community Development