

Attachment B

Staff Recommended Revision to Findings (3/15/2022)

Finding 2.a.(10).b.I. –

Street Trees. The Development Standards require that one 36-inch box shade tree be planted and maintained in the sidewalk for every 30 feet of street frontage. The project site has approximately ~~110~~ 124 feet of frontage along the easterly side of Lyman Place, approximately ~~275~~ 285 feet of frontage along the southerly side of De Longpre Avenue, and approximately ~~171~~ 126 feet of frontage along the westerly side of Virgil Avenue, thus, requiring four (4) street trees along the public right-of-way of the project site. The project proposes a total of ~~19~~ 48 street trees. The project has been conditioned to provide the required ~~19~~ 48 street trees, unless Bureau of Street Services, Urban Forestry Division determines otherwise. Therefore, as conditioned, the project complies with this Development Standard.

Finding 2.a.(10).b.II. –

Tree Well Covers. The Development Standards require that a tree well cover be provided for each new and existing street tree in the project area. The project has been conditioned to provide the required ~~19~~ 48 street trees, unless Bureau of Street Services, Urban Forestry Division determines otherwise. Therefore, as conditioned, the project complies with this Development Standard.

Finding 2.a.(10).b.III –

*Bike Racks. The Development Standards require one bike rack for every 100 feet of street frontage **on Vermont Avenue or Sunset Boulevard. As the project site does not have frontage along Vermont Avenue or Sunset Boulevard, no bicycle racks are required.** ~~The project site has approximately 124 feet of frontage along the easterly side of Lyman Place, approximately 285 feet of frontage along the southerly side of De Longpre Avenue, and approximately 126 feet of frontage along the westerly side of Virgil Avenue, thus, requiring five (5) bike racks along the public right of way. The project has been conditioned to provide five (5) bike racks along the public right of way of the project site. Therefore, as conditioned, the project complies with this Development Standard.~~*

Finding 3.b. –

Off-Street Parking Facilities and Loading Areas

The project site has an existing parking structure that contains 562 parking spaces. The parking structure is accessible along Lyman Place and Virgil Avenue. As discussed under Finding No. 2, the project proposes to maintain the existing 562 parking. The project will also provide 20 new bicycle parking spaces ~~and five (5) bike racks along the public right of way.~~