



**MEMORANDUM #2**

**Re:** Cherry Street Station PDP, Type I, #9-05

**Date:** September 8, 2005

**From:** Anne Aspen, Planner *AAA*

**Purpose**

This memo is a second supplement to the Cherry Street Station PDP Staff Report prepared for the Administrative Hearing to be held on Thursday, September 8, 2005. It should be considered as a part of the staff report. This supplement reflects additional information provided on Thursday, September 8<sup>th</sup> by the Neighborhood and Building Services Director who is in charge of the Building Inspection department.

**Background**

Further review of the plans by several staff members including the Neighborhood and Building Services Director has resulted in a determination that in fact, the third floor mezzanine meets the requirements for a mezzanine.

Also, the applicant is concerned that whereby the development review process typically does not involve any graphic descriptions of the inside of a proposed building, and whereby the mezzanines are now determined to be in compliance with the Uniform Building Code, that at the time of building permit review, the project may encounter problems if the floor plans are not exactly as they were submitted in this Project Development Plan (PDP).

**Recommendation:**

The new information presented today makes moot the requests for height limit modification and the modification request of height maximums addressed in staff report supplement #1 in that the height of the project as submitted is now in compliance with the code standards and definitions. The project of course must still comply with all other pertinent standards of the Land Use Code.

In addition, in order to clarify that the submitted floor plans are not binding in case of changes required to the floor plans after the hearing, staff still recommends **approval** as in the original staff report, but with a **condition** that a note be placed on the plans stating that the floor plans are for illustrative purposes only.