

Motion 1 – Deny appeal with the following conditions:

1. Structural Plans

a. Prior to issuance of building a permit.

The applicant shall submit for review and approval of the Director of Development and the Building Official plans demonstrating that the proposed construction will preserve the structural integrity of all structures adjacent to the project site. The plans shall be prepared by a licensed structural engineer.

2. Design Conditions

a. Prior to issuance of building a permit.

The applicant shall submit for review and approval of the Director of Development plans that show:

- Additional windows and other features that create significant visual interest on the Madison Street elevation;
- The colored panels on the façade having material, detailing, and quality that provide significant visual interest to the building.
- The five columns of windows at the corner of 14th and Madison Streets architecturally treated to provide visual prominence to that corner of the building and design modification to soften the sharp right angle design. This treatment should include the recessing or projection of the windows and projection of the windows above the roofline. This design should be reviewed by the design review panel with notice to surrounding neighbors.
- The following elements on the Madison Street elevation:
 - a) Windows adjacent to and on both sides of the vertical concrete structural element located approximately 24'-0" from the southeast edge of the building above the podium level. These windows shall be on each floor of the building above the podium level and be recessed at least 2'-0" from the façade.
 - b) At least one window shall be located on each floor above the podium level adjacent to the vertical concrete element located approximately 24'-0" from the southwest edge of the building.
- Architectural features that, to the greatest degree feasible, reflect prominent elements of surrounding buildings.

b. Prior to issuance of building a permit.

Plans incorporating all revisions required herein and any other proposed changes to the original design approved by the Planning Commission shall be submitted to and reviewed by the Design Review Committee. The revisions shall be reviewed at a publicly noticed meeting.

7
ORA/COUNCIL
DEC 02 2003

Item 14.4
City Council
November 18th

Motion 2 - Parking concerns. Within the next 90 days, City staff shall work with the Alameda County to develop a system for using their parking structure (ALCO) for large events at the Islamic Cultural Center, the Alice Arts Center and/or the Scottish Rite Temple.

7
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