



## Memorandum

Date: February 27, 2014  
To: Historic Review Board  
From: Sara Javoronok, Associate Planner  
Subject: CUP-13-03/DR-13-07/VAR-13-13/MISC-13-07/VAR-14-02

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### **Purpose**

The Youth Music Project is seeking approval of a Conditional Use Permit (CUP), Class II Design Review, Permit to Enlarge/Alter a Non-Conforming Structure, and Variances for 2015 8<sup>th</sup> Avenue.

Pursuant to Community Development Code (CDC) 99.060(D)(2)(b) the HRB has the authority to make recommendations to the approval authority, which, in this case, is the Planning Commission regarding the following: "Class I or Class II design review on a property within the Willamette Falls Drive Commercial District that is not a historic landmark or within the Willamette Historic District." A draft staff report for the Planning Commission public hearing on March 19, 2014 is attached for your review. The alterations that trigger the HRB review are those in Chapter 55, Design Review; Chapter 58, Willamette Falls Drive Commercial District; and Chapter 59, Willamette Neighborhood Mixed Use Transitional Zone.

Staff recommends reviewing the staff report, particularly the chapters listed above, which relate to the design, and in the applicant's submittal, the elevations and site plan.

### **Recommendation**

Recommend approval of the application, except the Class I Variance for signage font, and subject to the conditions of approval.