

Tyler, Sid

From: To Rodriguez, Jane
Sent: Tuesday, December 17, 2002 6:16 PM
To: from Tyler, Sid
Subject: RE: Consideration of call-up: Notice of Decision: 86-88 S. Virginia Ave.
Importance: High

Sid -

Would you print out your e-mail and sign it (the Municipal Code requires you submit a signed statement requesting a call for review), and then fax it to me (626) 744-3921.

Thanks.

--Jane

-----Original Message-----

From: Tyler, Sid
Sent: Tuesday, December 17, 2002 1:28 PM
To: Rodriguez, Jane
Cc: Thyret, Pam; Cozen, Darrell
Subject: Consideration of call-up: Notice of Decision: 86-88 S. Virginia Ave.

Jane: I would like to have the staff decision on this application put on the City Council Agenda for consideration of a possible call-up to the Design Commission. The date of the report is December 12th, with the Notice of Decision becoming final on December 23rd. Since the Council will not be meeting until January, I hope we can agendize it for January 6th.

Thank you.

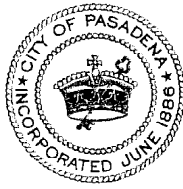
Sid



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DEC 18 PM 2:28
CITY CLERK
CITY OF PASADENA

1/06/2003
7.A.3.

12/18/02



PLANNING AND PERMITTING DEPARTMENT

December 12, 2002

Mr. Eric Chen
529 E. Valley Blvd., #228-A
San Gabriel, CA 91775

**NOTICE OF DECISION
FINAL DESIGN REVIEW APPROVAL w/ CONDITIONS**

New Construction of 8-unit Condominium Building

86-88 S. Virginia Avenue

PLN2002-02115

Council District No. 7

Dear Mr. Chen:

The staff of the Design and Historic Preservation Section has reviewed your application for Consolidated Design Review for new construction of a three-story, 8-unit condominium building at 86-88 S. Virginia Avenue. The application consists of project plans; elevations and material samples submitted October 24, 2002, and an amended tree survey and other drawings submitted on November 26, 2002.

In accordance with Section 17.92.080 of the *Pasadena Municipal Code*, the staff:

Environmental Determination.

Acknowledges that, on October 7, 2002, the Cultural Heritage Commission found the project to demolish the structures at 86-88 S. Virginia Avenue and construct a new 8-unit condominium complex is exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings for Removal or Injury of Specimen or Native Trees

Find that there are no native or specimen trees on or near the property that could be affected by the proposed new development.

Design Review

1. Finds that the design of the project **complies** with the Citywide Design Principles, the Design Guidelines for Windows in Multi-unit Residential Projects, the Purposes of Design Review in §17.92.010 of the Zoning Code, and the Architectural Standards for City of Gardens, if redesigned to address the conditions listed below. Finds, specifically, that the design includes the following features identified in the Architectural Standards for City of Gardens and Citywide Design Principles:
 - imagination and creativity in the use of contemporary architectural themes (*Citywide Design Principles: Guiding Principal 3*);
 - a design that has visual appeal and that will sustain attention and interest for the general public (*Citywide Design Criteria for residential dwelling design*);

- inclusion of a craftsmanship feature constructed with unusual skill and care (i.e., the tile and stone wall fountain)(*City of Gardens section S.1*);
 - recessing the third story far back from the street so that the street edge remains compatible with the prevailing one and two-story scale of the neighborhood (*Citywide Design Criteria for Residential Neighborhood Character: “respect traditional development patterns”*)
 - inclusion of at least two “Pasadena” building elements with local references (i.e., the front loggia and the tile wall fountain) (*City of Gardens section S.2*); and
 - a variety of materials and colors (*Citywide Design Criteria for residential dwelling design: “visual appeal”*);
2. Based on this finding, **approves** the application for consolidated design review with the following **conditions** (that shall be shown on the plan check drawings for final staff review and approval):

Conditions

1. Revise the **front entry to the northerly unit** facing the street so that the proportions of the posts and gable relate better to each other. (*Citywide Design Principles Fundamental Design Qualities: “balanced composition”*)
2. To relieve large areas of blank flush walls, provide substantial **windows** on the street-facing elevations of the three-story modules. These walls will be visible from the street when viewed at a slight angle, and the design guidelines discourage large expanses of blank walls. (*Citywide Design Criteria: “Visual Transparency – substantial window area along streets”*)
3. Revise the front gate and cabana **light fixtures** from the Craftsman design to a more contemporary design that relates more strongly to the overall architectural design. (*Citywide Design Principles Fundamental Design Qualities: “quality detailing”*)
4. Propose an alternative color selection for the **yellow** color (September Leaf, #16), possibly closer to the value indicated on the colored elevations, because the yellow is too strong for the prominent wall expanses, as shown. (*Purposes of Design Review: “colors harmonious with surrounding development”*)
5. Ensure that changes in **color** occur at inside corners (i.e., wrapping return walls) rather than outside corners. (*City of Gardens code S.3.c*)
6. Revise the detailing of the **metal frame** mounted at the rear of the south and north elevations to improve ease of maintenance. Staff is concerned about oxidation of the welded joints and staining of the walls. (*Citywide Design Principles Fundamental Design Qualities: “quality detailing”*)

7. Add a **substantial tree** in the northern portion of the front yard to screen the unsightly area where tree limbs were cut for this project. (*City of Gardens section Q: substantial trees in front yards; encourage retention of mature, healthy trees*)
8. The six-foot **block walls** on the side property lines shall not extend into the front setback areas. Open fencing may be provided, if needed, to keep an open appearance to the front yards and to relate to the character of the surrounding neighborhood. (*Purposes of Design Review: harmony with the environment*)
9. The **siding** material shall not have a raised grain; smooth siding is consistent with the character of the neighborhood. In addition, the same siding material shall be used throughout the project (according to the elevations, one side of the project may have wood siding and one side may have vinyl siding). Provide an actual siding sample for staff review and approval. (*Citywide Design Principles: "contextual harmony"*)
10. There shall be no through-the-wall **vents** on the one- or two-story- front elevations or adjacent to the front elevations. (*Purposes of Design Review: excellence in architectural design*)
11. In the plan check drawings or prior to plan check, submit design details of the following items for **further design review** and approval by staff: rendered elevations of the front of the three-story elements; gutters and downspouts (with finishes) on elevation drawings; metal gate color; and courtyard benches.

RECOMMENDATION: The richly veined walkway **pavers** in the front setback area may be too decorative and dramatic in comparison with the consistent use of gray concrete for walkways in this block and in comparison with the relative simplicity of the building design. Staff recommends a simplified paver for this walkway. (*Citywide Design Principles: "differentiated kinds of passages"; "New development compatible with the traditions and character of Pasadena"*)

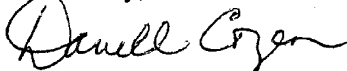
Effective Date • Appeals • Call for Review
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This decision becomes effective on Tuesday, **December 24, 2002**. Prior to the effective date, the City Council may call for a review of your application. If the Council calls for a review of your application, this decision becomes void, and the application will be considered by the Design Commission as a new item. In addition, you or any interested person may appeal this decision to the Design Commission **before the effective date** by filing an appeal in writing with the City Clerk along with an appeal fee of 65% of the application fee. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as *de novo* hearings, meaning that the lower decision is vacated and the entire application is reviewed anew.

This approval expires **two years from the effective date**. The approval may be renewed for a period not to exceed one year by filing a written request with the Planning Director prior to the expiration date (along with the fee for renewal of an approval). Any **changes to the approved final design** for the project should be submitted to City staff for review and approval. Minor changes, that are consistent with the intent of the approved final design, may be approved by City staff. Major changes, involving substantial deviations in the project's approved design or conditions of approval, require a separate application. As many as two applications for major changes to the project—including the conditions of approval—may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Please contact me at the office or by phoning (626) 744-6753 if you have any questions or concerns about this decision.

Sincerely,



Darrell Cozen, Planner
Design & Historic Preservation Section
Tel 626-744-6753; fax 626-396-7518
Email: dcozen@ci.pasadena.ca.us

cc: Michael Tsang, owner
Gail Anderson, 2589 Morningside
Melissa Smith, 86 S. Virginia Avenue
Councilman Sid Tyler
✓Address File
Chron File
Tidemark
City Clerk

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