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CITY COUNCIL  
VICTOR M. GORDO  
COUNCILMEMBER  
DISTRICT 5

CITY CLERK  
CITY OF PASADENA

May 5, 2004

Jane Rodriguez, City Clerk  
City of Pasadena  
100 N. Garfield Avenue, Room 236  
Pasadena, California 91101

Re: 220 N. Lake Avenue – 'North Lake Lofts'  
Applicant: Togawa & Smith, Inc.

Madam City Clerk:

I request that the above project - 220 N. Lake Ave. by applicant Togawa & Smith, Inc. – be placed on the next available City Council agenda so that the Council may consider taking appropriate action and direct that the matter be called up for review.

Thank you,

A handwritten signature in black ink, appearing to be "V. Gordo".

Victor M. Gordo  
Councilmember

VG:vdlc



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

April 27, 2004

Mr. Steven Ross  
Standard Pacific Homes  
3030 Old Ranch Parkway, Suite 450  
Seal Beach, CA 90740

**Re: NOTICE OF DECISION  
MITIGATED NEGATIVE DECLARATION & CONCEPT DESIGN REVIEW**  
220 North Lake Avenue — North Lake Lofts  
Activity #PLN2003-000445  
Council District #5

Dear Mr. Ross:

At a public hearing held in the Pasadena Conference Center building on April 26, 2004, the Design Commission reviewed an application for a Mitigated Negative Declaration and Concept Design Review for the construction of a six-story mixed-use building with subterranean parking—at 220 North Lake Avenue. In accordance with §17.92.050 of the *Pasadena Municipal Code*, the Commission:

**Environmental Determination and Land Use Entitlements**

1. **Affirmed** the conclusions of the **draft initial environmental study** that the proposed project will not create any significant adverse effects on the environment that cannot be mitigated to a level of insignificance;
2. **Approved a Mitigated Negative Declaration and adopted the Mitigation Measures and Monitoring Program** for the project;
3. Requested staff to file a **Notice of Determination** with the County Clerk.

**Findings for Removal of Protected Native, Specimen, and Landmark Trees.**

1. Acknowledged that the environmental mitigation measures for the project and requirements from the Public Works Department and Transportation Department require a dedication of land to widen Mentor Avenue, Walnut Street, and Lake Avenue; and
2. That the widening of these streets will cause the removal of four public trees (two *Brachychiton populneus* and a Camphor tree along Mentor Avenue, and a California Sycamore along Lake Avenue) and removal of these trees will follow the procedures in the ordinance authorizing the City Manager to approve their removal. The replacement of these trees and new planting of street trees will be reviewed by the Forestry Operations Section of the Public Works Department.

### **Findings for Concept Design Approval**

1. Found that the concept-level design is **consistent** with the Design Guidelines for the Central District (including the Lake Avenue sub-district), Citywide Design Principles in the Land Use Element of the General Plan, and the Purposes of Design Review in §17.92.010 of the Zoning Code;
2. Based on these findings, **approved** the application for concept design review with the following conditions:
  - a) The design of the residential component to be distinctively residential.
  - b) Articulation of the massing shall be restudied specific to the fins, bridged component and openings, balconies, two-story base-element, and possible increase in upper-level step-backs.
  - c) Review possibility of a residential setback, which need not be continuous and could include landscape planters.
  - d) Present to the Design Commission an interim 50% advisory review of the design of the project.
  - e) The Commission shall also conduct an advisory, 50% design review of the project before the applicant files an application for final design review.
  - f) The Commission shall conduct final design review.
  - g) among the issues to be carefully evaluated during 50% review and/or final design are:
    - a sign program (consider sign locations and integrate with architecture);
    - the window assemblies;
    - architectural canopy at entrance lobby;
    - balcony guardrail detail;
    - detailing of raised planters
    - the screening of mechanical equipment, backflow preventor/utility vault/gas meters, dryer vents, etc.

### **Effective Date ❖ Appeals ❖ Call for Review**

This decision becomes effective on **Friday, May 7, 2004**. Prior to the effective date, the City Council may call for a review of this decision. In addition, you or any interested person may appeal this decision to the **City Council before the effective date** by filing an appeal in writing with a fee equal to 65% of the original application. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. The City Council may also call for a review of this decision before the effective date.

This approval expires **one year** from the effective date. The approval period may be extended once—for a second and final year—by filing a written request with the Planning Director before the expiration of the two-year effective date (along with the fee for renewal of an approval). Any **changes in the approved design** for the project, whether before construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes to the project—including the conditions of approval. Major changes, however, must be reviewed as part of a separate application for modifications to the project—including the conditions of approval (for which the filing fee is equal to one-half the original fee). As many as two applications for major changes to the project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions.

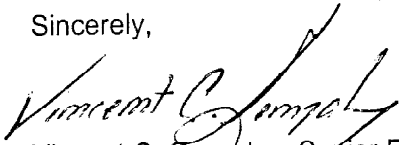
**Clarification Statement**

The Commission requested clarification regarding setbacks. The CD-14 zoning district regulated by the current General Plan requires no setbacks on the street sides or the interior yards. This implies that some setbacks are permitted but does not stipulate a maximum distance.

The proposed draft Central District Specific Plan allows non-residential projects to provide a maximum 5-foot setback.

Please call me at (626) 744-6750 if you have any questions regarding this matter.

Sincerely,



Vincent C. Gonzalez, Senior Planner  
Design & Historic Preservation Section

Cc: Glen Togawa, Tagawa & Smith; City Manager; City Council; Design Commission; City Clerk; Chron  
File; Address File; Tidemark

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