

EXECUTIVE SUMMARY

On August 26, 2002, the Design Commission granted concept design review approval for new construction of this mixed-use project. Nine conditions were adopted concurrent with concept design approval (see Attachment A). In addition, a public meeting was held on August 11, 2003, before the Design Commission, to review the project at a 50 percent advisory review. Since that time, the developer has hired a new architect and further refinements have been made to the design. In its review of these changes, staff concluded that these changes were within the range of what may be expected for a project of this scale and complexity as it moves through design development. Although the applicant submitted the project for final design review, staff determined—in part because it has been almost a year since the Commission last saw the project—that the changes should be discussed before final design review. Staff outlined five concerns about the project. Specifically,

- The proportions of the elevator towers
- The chimney caps
- Variety of landscaping opportunities on the north elevation
- Tower windows on the north elevation
- Overall increase in level of ornamentation

The applicant responded to these issues, revised the elevations and presented them to the Design Commission at a public meeting on July 12, 2004. The Commission approved this scheme for Final Design Review with the two aforementioned conditions. These approved elevations are included in this packet as Attachment B.

BACKGROUND

The proposed new development is a five-story mixed-use project, with 2,103 square feet of commercial space on the first floor; and 28 residential units, totaling 59,384 square feet. The 17,604 square foot site is on the northwest intersection of Cordova Street (east-west) and Marengo Avenue (north-south). The site slopes generally to the west approximately eight-feet.

As per Pasadena Municipal Code § 17.92.070 (Attachment C), final design review is the final phase of the review process. It focuses on construction details, materials, and landscaping; and on whether the application is consistent with the design as approved during concept design review.

The following final design components were reviewed:

Building Materials, Colors and Finishes: The exterior walls on all elevations are finished with a silica sand smooth finish stucco with round corner beads. The integral color walls are warm, off-white (Sinclair # SBMF 34); the windows are a (factory finish) moss green color; the metalwork is painted Bronzitone (# C16360). The cast stone rusticated base color is "Buckskin" with a "Seasoned" finish and it varies between one and three stories in height. The mansard roof and the elevator towers are clad in tapered barrel tiles (50 percent El Camino blend and 50 percent Carmel blend) of red-clay terra cotta with

irregular shades of dark red and red-brown. Some windows have single blade type canvas awnings in tan. Exterior doors have a medium walnut finish with antique brass hardware; decorative lanterns are bronze colored (Oakhurst Collection A134). The proposed colors and materials are traditional for the Mediterranean Revival style architecture.

Fenestration, Doors and Windows: The fenestration is generally dominated by three-light, operable casement windows and horizontal symmetry. Canvas awnings with decorative iron supports are also used as accents. All windows are aluminum-clad wood with structural muntins (true-divided lights). The windows are recessed 5" behind the exterior wall. The building entry doors will be solid walnut or mahogany in a medium walnut stain with multiple lights and antique brass colored hardware. Individual unit entry doors will have a cherry finish. Balcony doors are multi-light wood with authentic muntins, and architecturally coordinated with the windows.

Balconies, Metalwork and Details: The elevations include two styles of balconies: a solid wall and a decorative wrought iron railing. Both balcony designs include ornamental precast mouldings, brackets, pier covers and caps. The wrought-iron balconies have a more attenuated and lighter appearance, with decorative metal work and guardrails with a bronze finish. Additional decorative features of the buildings are ornamental wrought iron chimneys; pre-cast cement friezes and cornices, pier covers and caps, keystones, and decorative downspouts; niches with wall fountains; and ornate wrought iron gates at the secondary pedestrian entrances.

Landscape and Hardscape: The perimeter landscaping along Marengo Street includes four 15-gallon Swan Hill Olive trees in 30-gallon pots surrounded by a variety of low-lying ornamental shrubs and plants including roses, Spanish lavender, Spanish boxwood, and calla lilies. Along Cordova Street there are three 24' box Japanese maples, three 24' box Crab apple trees with bougainvillea and azaleas in raised planters atop the deck of the subterranean parking garage. Horsetail reed grass, papyrus and ivy geraniums are also used to enliven the sidewalk. Staff recommended that the applicant explore additional vertical landscaping opportunities or taller plant selections and they agreed to do so. Travertine stone pavers (in caramel and cafenoir with red accents) provide paths to the residential entries and the commercial space.

The rooftop garden has a variety of amenities for residents: a swimming pool and cabana, outdoor fireplace, multiple wrought iron trellises and barbeque pit. There is also a formal garden plaza with multiple fountains and statuary. Most of the paving is travertine tiles (in caramel and cafenoir with red accents) and Idaho quartzite flagstone pavers. The planting plan includes many 15-gallon trees in planters and pots and six 24" box Pink Trumpet trees in 30-gallon pots.

Lighting and Mechanical Equipment: Exterior lighting consists of wall fixtures, indirect lighting, and lighting for pedestrians and motorists. Publicly visible wall fixtures are high quality, and are generally traditional in style.

Public Art Component: The proposal is for four wall elements in *sgraffito* (the second-floor exterior of the Hale Building has *sgraffito* panels) along the street facing elevations.

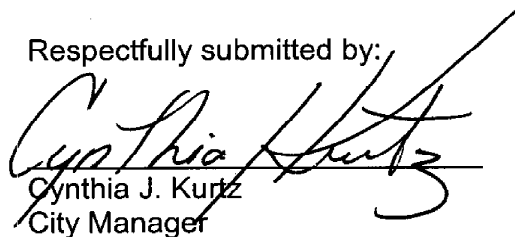
The applicant is working closely with the City's Public Art Coordinator and an art consultant.

Signage: A signage plan was not included in the submittal. The sign proposal for this project is likely to be modest because of the residential use. Signage is normally within the range of issues delegated to the staff. For this reason, this report recommends that the staff review the signage, unless any of the signs require a sign exception. In that event, the staff will present the proposed signs to the Design Commission for advisory review before a hearing on the sign exception with the Zoning Hearing Officer.

FISCAL IMPACT

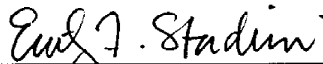
The call for review of this application does not affect revenues to the City. Applicants seeking land-use entitlements, including design review, are required to pay fees to the City.

Respectfully submitted by:



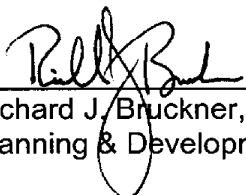
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ATTACHMENTS

- Attachment A Advisory Review Staff Report
- Attachment B Elevations Approved by the Design Commission on July 12, 2004
- Attachment C Definition of Final Design Review, Pasadena Municipal Code
- Attachment D Project Plans and Elevations submitted for Final Design Review