



VICTOR M. GORDO
CITY COUNCIL
COUNCILMEMBER
DISTRICT 5

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December 28, 2004

Jane Rodriguez, City Clerk
City of Pasadena
117 E. Colorado Blvd., 6th Floor
Pasadena, California 91105

Re: Case #PLN2004-00534 – Walgreens

Dear Jane:

Please place on the next available Council agenda a request from me that the City Council consider calling up Case #PLN2004-00534 – Walgreens for review by the Design Commission.

Thank you,

Victor Gordo,
Councilmember, District 5



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

December 23, 2004

David McDowell
Sansome Pacific Properties
500 Washington St. – Suite 700
San Francisco, CA 94111

NOTICE OF DECISION

Consolidated Design Review for Construction of Commercial Building (Walgreens)
666 N. Lake Ave. (North Lake Specific Plan Area)
Case #PLN2004-00534

Council District No. 5

Dear Mr. McDowell:

Acting under the provisions of the Pasadena Municipal Code (§17.92.080), the Design & Historic Preservation staff has reviewed your application for consolidated design approval for the construction of a commercial building at **666 N. Lake Ave.** The application for the project was received on December 15, 2004. The drawings and material and color samples used in this review were received on December 17, 2004.

The controlling design guidelines used for this review are the *Citywide Design Principles for the City of Pasadena* and the *Community Design Development Standards (Private Realm)* of the North Lake Specific Plan.

In its decision, the staff:

Environmental Determination

Finds that the project is categorically exempt from the California Environmental Quality Act, §15332, Class 32—Infill Development Projects, because it is an infill development in an urbanized area, and meets the following findings:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

Tree Protection Ordinance

Finds that the project does not affect any protected native, landmark, or specimen trees.

Design Approval

Finds that the design of the proposed project complies with applicable design guidelines, specifically, the following *Community Design Development Standards (Private Realm) of the North Lake Specific Plan*:

- *Building walls with large windows that come up to the sidewalk forming a strong edge to the street. Windows and storefronts that are large and transparent.* The building is sited at the street corner, with the minimum setbacks required by the Zoning Code. The corner towers accentuate the presence of the building enar the street. The storefront windows are large and provide visual transparency and areas for display.
- *Entrances that are inviting, occurring often and are preferably slightly recessed.* The corner entry is demarcated by a tower and is recessed within the tower, creating a vestibule.
- *Parking located behind buildings.* The building is sited at the street corner, thereby minimizing the visibility of the parking area.
- *Materials and details that are very durable and of high quality.* The proposed materials of stucco, masonite siding, concrete roof tile, decorative wood elements, cultured stone, and decorative pre-cast concrete are durable. Their texture and color palletes are rich and enhance the visual interest of the building.
- *Height is one to three stories.* The building is predominantly one story (24') with towers (32'-36') punctuating the roofline at the corners. The proposed heights are in character with other commercial developments on N. Lake Ave. The towers are integrated with the architecture and in-scale with the rest of the building.

And complies with the following *Citywide Principles and Fundamental Design Qualities*:

- *Buildings and landscapes particular to Pasadena – designs that complement their settings and enhance the community's unique character and special qualities.*
- *Creative architectural solutions that acknowledge the surrounding context without direct mimicry of historical styles.*
- *Contextual Fit: strong massing; horizontal division (base, middle, top).*
- *Three-Dimensional Quality: rhythmic order; deep openings; shadow lines.*
- *Visual Transparency: prominent building entries; shop windows.*
- *Human Scale: rich visual detail.*

The variety and richness of the materials enhance the commercial street, and are in character with the quality of materials used historically in high quality commercial developments. The building displays top (sloped roof with heavy tiles and carved rafter tails), middle (storefront system and horizontal wall siding), and base (cultured stone, pilaster base) elements that are integrated with each other and enhance the architectural clarity and function of the building. The regular spacing of the windows and pilasters create rhythm within the elevations. The subtle references to Craftsman Style architecture, without mimicking it, enhance the compatibility of the building with Pasadena architectural traditions and the nearby Bungalow Heaven Landmark District.

And **approves** the application for consolidated design review with the following condition:

Condition

The location(s) of non-transparent glazing (e.g. spandrel glass, tint, etc.), if any, shall be submitted to the staff for review and approval prior to issuance of a building permit.

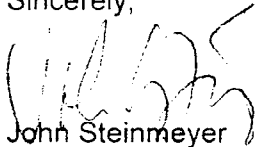
Please note that this decision includes approval of the conceptual signage only. The final signage can be reviewed over-the counter, under separate permit, in accordance with the Zoning Code and the *City-wide Design Guidelines for Signs and Awnings*.

Effective Date ❖ Appeals ❖ Call for Review

This decision becomes effective on **Tuesday, January 4, 2005**. Before the effective date, the City Council may call for a review of this decision. You or any interested person may appeal this decision to the Design Commission **before the effective date** by filing an appeal in writing at the Permit Center and 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 conducted as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal.

This approval expires **two years** 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. Major changes, however, must be reviewed as part of a separate application (for which the filing fee is equal to one-half the original fee) for modifications to the project. Two applications for major changes may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions to the design of the project.

Sincerely,



John Steinmeyer

Planner

Design & Historic Preservation Section

Tel. 626.744.6880 Fax. 626-396-7626

Email: jsteinmeyer@cityofpasadena.net

cc: Reeves Associates (Jim Detweiler); City Clerk; Councilperson V. Gordo; District 5 Field Representative V. DeLaCuba; Address file; chronological file; Tidemark