

Sent via Fax: Mark Lomsky

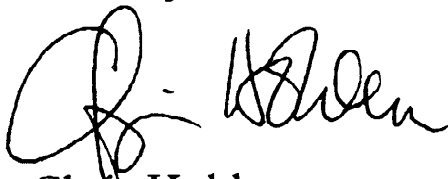
September 1, 2009

Call for Review – 125 North Raymond Avenue

Mark,

I am requesting the above referenced property be placed on the City Council agenda for possible call up at the earliest opportunity.

Thank you,



Chris Holden
Council Member

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09/14/2009
7.B.1.



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

August 26, 2009

Mr. Gene Buchanan
Ms. Marilyn Dee Buchanan
Buchanan Raymond LLC
50 Fern Drive
Pasadena, CA 91105-1256

125 North Raymond Avenue

Raymond Renaissance (New Building Adjacent to Former Raymond Theatre)
After-the-fact Request for Minor Changes to an Approved Project
Substitute Material/Finish on Roofline Cornice PLN2005-00511 Council District 3

Dear Mr. & Mrs. Buchanan:

Acting under the provisions of §17.61.030 and §17.64.050 of the Pasadena Municipal Code, the Design Commission reviewed your request for minor modifications to the approved final design of the mixed-use project at 125 North Raymond Avenue (Raymond Renaissance) at a public meeting on August 24, 2009 in the Pasadena Senior Center. The Commission conducted this review as a call for review of a staff decision (dated July 29, 2009).

The building, at the northwest corner of E. Holly Street and N. Raymond Avenue, is in the Old Pasadena Historic District. The issue, first communicated to you in a letter from the Planning & Development Department on May 11, 2009, concerns a change to the material of the projecting cornice above the sixth floor. This change, recently completed during construction, deviates from the material specified in your application for final design review of the Raymond Renaissance project. This application specified that the cornice—a major feature of the building—would be of extruded copper. On October 24, 2005, the Commission approved the application with conditions, none of which modified the proposal to install a cornice clad in copper.

As constructed, the existing cornice is a composite of gypsum sheathing, lath, brown and scratch coats of plaster, and finish coatings of a glazed Italian plaster with colorants (presumably applied with brush and sponge) and a sealer. The coloring of the finish is a reddish-brown field with irregular blue-green splotches. The intended effect of this "faux" finish is oxidized copper.

The change to the approved design is minor because it is limited to the material and finish of one architectural feature. In profile and in placement, the cornice complies with the approved design.

In accordance with §17.61.030 and §17.64.050 of the *Pasadena Municipal Code*, the Commission:

Environmental Clearance

Found that the revised final environmental impact report and addendum certified by the City Council on January 7, 2002—with findings of fact and a statement of overriding considerations for the Raymond Theater Reuse and Mixed-Use Project (“project”) now known as the “Raymond Renaissance”—and a Second Consistency Finding to the revised FEIR pursuant to the California Environmental Quality Act (Public Resources Code § 21000 et seq.) and State CEQA Guidelines §15164 (May 2005) apply to this action.

Findings for Approval of Modifications (Minor Changes) to an Approved Project

The Commission found that the change to the material of the cornice:

- a. Is consistent with the intent of the original approval (*the physical form, projection, and placement of the cornice comply with the approved design*).
- b. Is consistent with all applicable provisions of this Zoning Code (*consistency confirmed*).
- c. Does not involve a feature of the project that was specifically addressed in, or was a basis for findings in a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) for the project (*the material of the cornice is not addressed in the environmental impact report*);
- d. Does not involve a feature of the project that was specifically addressed in, or was a basis for conditions of approval for the project, or that was a specific consideration by the applicable review authority in the approval of the permit (*the change of material is unrelated to conditions of approval*); and
- e. Does not expand the approved floor area or any outdoor activity area by 10 percent or more over the life of the project (*change of material is unrelated to floor area*).
- f. Finds that the proposed change—if modified to comply with the condition of approval—is consistent with the applicable design guidelines.
- g. Finds that there are changed circumstances sufficient to justify the proposed changes (*representations from developer about structural properties of installing copper with the specified spans and projections, concerns about liability and waterproofing*), and
- h. Based on these findings, **approves** the request for changes to the previously approved design with the following **condition**:

In lieu of the existing plaster finish, the applicant and the applicant's architect or consultant shall propose a method to change the finish (e.g., paint in a solid color)—and this proposal to change the finish shall be reviewed and approved by a three-person subcommittee of the Design Commission (Khang, Moreno, Ipekjian).

The Commission also indicated that this work may be delayed to accommodate construction loans and other financing issues.

Guidelines in Support of this Decision (Central District Specific Plan)

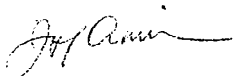
BD 6.1 Consider each building as a high-quality, long-term addition to Downtown; exterior design and building materials should exhibit permanence and quality appropriate to an urban setting.

BD 6.3 Design architectural features that are an integral part of the building, and discourage ornamentation and features that appear "tacked-on" or artificially thin; this applies to balconies, canopies and awnings, as well as exposed rafters and beams, moldings, downspouts, scuppers, etc

Effective Date ♦ Call for Review ♦ Appeal

This decision becomes effective on **Friday, September 4, 2009**. Before the effective date, the City Council may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an application for an appeal (City Clerk, room S228, City Hall, 100 N. Garfield Avenue). 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 last day to file an appeal or call for review is **Thursday, September 3, 2009**.

Sincerely,



Jeff Cronin
Principal Planner, Design & Historic Preservation Section
P: 626-744-3757 F: 626-396-8520 Email: jcronin@cityofpasadena.net

cc: address file, chronological file, Tidemark, City Council, Design Commission, Council District 3 Field Representative