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December 15, 2010

Dustin Smith  
Equity Residential  
26970 Aliso Viejo Parkway  
Suite 250  
Aliso Viejo, CA 92656

**NOTICE OF DECISION**

Application for Changes to an Approved Project—Concept Design

PLN2010-00377

Council District 6

PLN2007-00668

PLN2007-00669

Westgate Pasadena, Block 2

151 S. De Lacey Avenue—Westgate Block 2, Lot 1

151 S. De Lacey Avenue—Westgate Block 2, Lot 2

Dear Mr. Smith:

On December 13, 2010 at a public hearing at the Media Center in the Rose Bowl, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Changes to an Approved Project—Concept Design for the above-referenced project, which encompasses 252 multifamily units and approximately 7,000 sf of retail space at 151 S. De Lacey Avenue.

The submittals used for this review were two sets of plans, elevations, renderings (dated August 31, 2010) and a materials board. The design guidelines applied to this review include the Citywide Design Principles in the Land-use Element of the General Plan and the Design Guidelines for the Central District Specific Plan, the Purposes of Design Review in §17.61.030 of the Zoning Code, and the Old Pasadena District Streetscapes, Walkways and Alleys Plan.

In its decision, the Design Commission:

#### **Environmental Determination and Land-use Entitlements**

1. **Acknowledged** that on September 18, 2006 the City Council certified the Final Environmental Impact Report (FEIR), adopted a Mitigation and Monitoring Plan, and adopted a Statement of Overriding Considerations for the Westgate Pasadena project and that the proposed changes do not introduce any new impacts, which would require further environmental analysis.
2. **Acknowledged** that the City Council adopted findings for and approved a Minor Conditional Use Permit #4703, for the proposed Westgate Pasadena project which includes 820 units of multifamily housing and 22,154 square feet of ground-floor retail.
3. **Found** that the project remains consistent with the project master approval granted by the City Council in its scope, number of units, conditions of approval and mitigation monitoring plan.

#### **Findings for Removal of Protected Specimen & Native Trees**

1. **Acknowledged** that on September 18, 2006 the City Council—in conjunction with approval of the minor conditional use permit (#4703) and certification of the FEIR for the project—approved the removal of protected native and specimen trees on the 12-acre site. In its decision, the Council adopted a finding that the conceptual landscape plan will result in tree canopy coverage of greater significance than the tree canopy coverage proposed for removal, within a reasonable time after completion of the project.
2. **Acknowledged** that on July 6, 2007 and August 16, 2007, the Planning Director approved the removal of additional trees—and several substitutions to the original proposal for tree removals—as a minor revision to the minor conditional use permit along with a finding that the tree removals are consistent with the conclusions in the FEIR.
3. **Acknowledged** that one Red Flowering Gum (*Eucalyptus ficifolia*—Tree # 13) died while stored for future relocation; and **approved** substitution of this tree with a native tree, a 48-inch box California Sycamore (*Platanus racemosa*).

#### **Findings for Changes to an Approved Project**

1. **Found** that the project, with the proposed changes, **is consistent** at the conceptual level with the Citywide Design Principles in the Land-use Element of the General Plan; the Design Guidelines for the Central District, the Purposes of Design Review in §17.61.030 of the Zoning Code, and the Old Pasadena District Streetscapes, Walkways and Alleys Plan.
2. **Found** that there are **changed circumstances** sufficient to justify the modification of the original approval (i.e., decline in market conditions for feasibility of market-rate, for-sale multifamily units) and change in the ownership

of the project to a firm that manages rental housing and not for-sale residential units; and

3. Based on this finding, **approved** the application for changes (major changes) to the approved concept design for Block Two of the Westgate Pasadena project, subject to one condition of approval, and with the understanding **that the Commission shall conduct final design review of the major changes at a subsequent meeting and before final review and advisory 50% review.**

**Condition:**

- a. **Restudy the massing along Pasadena Avenue to introduce additional opportunities for greater variation in height of the structures and to provide more visual interest** and, possibly, to create additional open space. In addition a further study of the roof articulation/modulation of the central building modules (mid-block) on both east – west street-facing elevations (Valley and Dayton — Lot One and Lot Two) to align and/or complement mid-block building height shifts on the recently completed Block 3.

**Items for further consideration during 50% review and final design review:**

- a. **Explore** further modulation to the buildings by **adding and lowering the scale** along Pasadena Avenue and **along the interior paseos** and De Lacey Avenue (to relieve the repetitive massing);
- b. **Explore lowering the number stories** next to Friendship Plaza (to improve solar access to this open space);
- c. **Explore the ratio of green space vs. hardscape** to recapture a proportion similar to original landscape design, explore further how the spaces may be used and what architectural elements can provide the spaces more definition.

**Areas for Further Study and Resolution during 50% Review and Final Design of the Major Changes to Block 2:**

- a. **Consider the addition of roof decks throughout Block 2** to help further modulate height and articulate the rooflines of the buildings and to create more useable outdoor space for the individual units.
- b. **Further study the landscaping plan to insure that there is an ample landscape buffer, grade change, etc., between public and private open space for first-floor units** to insure the livability of the residential spaces (Block 2, Lot 2 — SEE SHEET A-45) and consider the possible inclusion of a children's play area in one of the garden spaces.
- c. **Further study the overall visual integration of newly introduced balcony areas with the façades and the use of more generous third-story canopies for the revised design of Block 2, Lot One, Buildings 1, 2, 3, 4, 5 (SEE SHEETS — 21R, 24R, 25R, 26R).**
- d. **Restudy the design for the main entry area for Building One — West** (Block 2, Lot One) to respond more to the lightness of the design for the previously approved design for this area on the façade (SEE SHEET — 31R).

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- e. **Restudy the more limited glazing (solid-to-void ratio) and overall corner treatment (South Elevation) of Building Two** (Block Two, Lot One) in comparison to the previously approved design.
- f. **Consider additional opportunities to increase open space** and introduce additional large canopy trees.

This decision becomes effective on **Friday, December 24, 2010**. Before the effective date, the City Council may call for a review of this decision. If the Council calls for a review of this decision, it becomes void, and the application will be considered as a new item. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an appeal in writing with the City Clerk (room S228, City Hall, 100 N. Garfield Avenue) along with an appeal fee of \$250.00. **The last day to file an appeal or call for review is Thursday, December 23, 2010**. 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 decision 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 in the approved design** for the project, whether prior to construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes. Major changes, however, must be reviewed as part of a separate application for changes to the approved project (for which the filing fee is equal to one-half of the original fee).

As many as two applications for changes to the approved project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Sincerely,



Robert Avila  
Planner, Design and Historic Preservation Section, Planning Division  
ph: 626-744-6706 e-mail: ravila@cityofpasadena.net

cc: Address file; chronological file; Tidemark; City Council; City Clerk; Field Representative District 6; Design Commission; Steinberg Architects; MVE Studio; Melendrez Landscape