

ATTACHMENT A
TABLE 1: PROJECT CHARACTERISTICS

Zoning Designations	
RM-48-HL40 (45) (Multi-Family Residential, City of Gardens, Height Limit Overlay District)	
General Plan Land Use Designation	
High Density Residential (0 – 48 DU/acre)	
Lot Size	
56,586 square feet	
Density	
<i>Maximum Permitted</i>	<i>Proposed</i>
62 units	62 units
Parking Requirements	
<i>Required</i>	<i>Proposed</i>
<p>One (1) covered space per unit less than 650 square feet; Two (2) covered spaces per unit greater than 650 square feet; and One (1) guest parking space for every ten units</p> <p>Total number of units proposed = 62 units</p> <p>25 units less than 650 square feet = 25 spaces 37 units greater than 650 square feet = 74 spaces Guest parking spaces = 6 spaces</p> <p>Required = 105 parking spaces</p>	<p>99 parking spaces within subterranean garage</p> <p>Applicant requesting to reduce parking requirements for tree retention purposes, through the Design Review process.</p>
Building Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
40'(45') - with height averaging, not to exceed 30% of building footprint	Up to 45 feet, with height averaging
Block-face Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
The project shall have a two-story building element not to exceed 24 feet to the top plate and 27 feet to the ridgeline, for a distance of 15 feet behind the required front setback, when more than 50 percent of the buildings within the block-face and block-face of the opposite side of the street have one-story building element at the street.	Unable to determine
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
Front (Cordova St.): Average block-face, not less than 20 feet	23'1"
Interior Side: 5 feet for a distance of 40 feet behind the front setback line, otherwise none required.	5 feet
Corner Side (Euclid Ave.): 15 feet	15 feet
Rear (corner lots): 5 feet for a distance of 40 feet behind the corner side yard setback.	12'11"
Side Separation	
<i>Required</i>	<i>Proposed</i>
15 feet, measured from the sidewalk across the property frontage to a minimum of 40 feet behind the front setback line	16 feet

Light and Air Separation	
<i>Required</i>	<i>Proposed</i>
<p><i>Major Windows and/or Doors (greater than 16 sf)</i> Minimum building separation shall be 15 feet, for a minimum of three feet beyond each side of the width of the window or door at all stories</p> <p><i>Minor Windows (less than 16 sf)</i> Minimum separation shall be 10 feet for a minimum of three feet beyond each side of the width of the window at all stories.</p>	16 feet
Massing	
<i>Required</i>	<i>Proposed</i>
Street façade not to exceed 60 feet; and in compliance with Zoning Administrator Interpretation (dated Sept. 2012), which allows facades to be "broken-up", with sections of six-foot width and five-foot depth, and combined "broken up" area is 15% or more of entire building façade/length	<p>Cordova St. Façade: 53'4" and 53'4"</p> <p>Euclid Ave. Façade: Unable to determine</p>
RM District Garden Requirements	
<i>Minimum Required</i>	<i>Proposed</i>
<p>Site Area: 56,586 square feet</p> <p>Main Garden = 17% of site area (9,620 square feet) 50% of the required main garden (4,810 square feet) shall meet location requirements, remaining area of the required main garden may be provided in ancillary gardens.</p> <p>Total Garden = 32% of site area (18,108 square feet) Eligible area to contribute to total garden space: Main garden; Front yard; Side yards; Common open space (min. 10-foot dimension); and Amenities (pool, spa, tennis court)</p>	<p>Location: internal courtyard visible from the street</p> <p>Main Garden: 5,375 square feet (main) <u>5,900 square feet (ancillary)</u> 11,275 square feet</p> <p>Total Garden Area: Main garden: 11,275 square feet Front yard: 3,290 square feet <u>Side yard: 5,900 square feet</u> 20,465 square feet</p>

ATTACHMENT B
PRELIMINARY CONSULTATION DESIGN REVIEW COMMENTS



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

June 26, 2019

Richard Kale
Euclid Cordova Associates LLC
150 S. Los Robles Ave. Suite 480
Pasadena, CA 91101

NOTICE OF DESIGN COMMISSION COMMENTS
Application for Preliminary Consultation
356 Cordova Street

PLN2019-00225
Council District 6

Dear Mr. Kale:

On June 25, 2019, at a public meeting at Pasadena City Hall, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation for a new 2-3-story, 62-unit residential project at the above-referenced address. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan, the Design Guidelines in the Central District Specific Plan and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts. The Commission provided the following comments on the preliminary design:

Commission Comments:

1. As the design of this project is strongly focused on preservation of protected trees, it is imperative that accurate, complete information about trees and tree protection is provided during the design review process. The applicant should ensure that the site plan, all floor and roof plans and the landscape plan depict the locations of trees to remain in place and trees to be relocated on-site along with their accurate tree numbers, coordinated with the submitted tree inventory, and continuing to depict their canopies as accurately as possible. Correct the citation to tree # 38 in the plans (incorrectly labeled #39) and the dispositions of tree #s 26 (to be removed) and 41 (to be relocated) as stated verbally to staff. A tree relocation plan showing current and proposed locations of trees to be relocated, as well as three-dimensional renderings to demonstrate how canopies will interact with the buildings, should also be provided.
2. Further study the proposed design to ensure that as much tree canopy as possible is retained and that trees proposed to be retained are not adversely impacted by project construction. In particular, tree #s 34 and 36 appear to require significant canopy pruning and the trunk of tree #12 is in close proximity to the edge of the subterranean garage and building. In addition, while the subterranean garage

design appears to sufficiently protect tree #52, the location of planter walls and pathways in the ground-level courtyard appear to be in close proximity to the trunk of this tree. Consider placement of scaffolding during construction when evaluating potential tree impacts. The project arborist, structural engineer and contractor should be engaged as early as possible in the design process to identify appropriate distances from tree trunks and canopies to ensure that the trees proposed to be retained will not be adversely impacted during excavation of the site and construction of the buildings and reports and diagrams, as well as a conceptual Tree Protection Plan, should be provided during Concept Design Review to demonstrate constructability of the project.

3. Although not protected, consider the possibility of preserving additional existing trees along the north and west property lines. Based on the proposed setbacks of the subterranean garage in these locations, it appears that it may be possible to preserve additional trees, which would enhance the project and retain existing screening between the project site and the adjacent existing residential building. Tree #16, in particular, is one inch below protected size and appears to be in a location where the parking structure is more substantially set back from the property line and could accommodate preservation of the tree. If found to be infeasible, consider the possibility of relocating additional mature trees, either on-site or off-site.
4. Consider whether any of the protected trees proposed to be relocated could be installed in the "Pine Courtyard" tree well to provide mature tree canopy within this courtyard space. It also appears possible to place an additional tree within the "Wisteria Courtyard" tree well.
5. To support required findings for modification of development standards as provided in the Tree Protection Ordinance, provide multiple alternative design studies depicting compliance with the guest parking requirement to demonstrate that the design team has adequately studied alternative designs using existing development standards. Consider further reducing parking to ensure preservation of as many trees as possible on the site and, if proposed to be reduced as a modification to development standards as provided in the Tree Protection Ordinance, provide multiple studies depicting compliance with parking requirements. Any additional tree preservation efforts should be focused on the edges of the site to provide the greatest public impact.
6. Ensure that the plans submitted for Concept Design Review clearly identify locations of unit entries. All units that have frontage along the street and/or courtyards should have direct entries from them.
7. Continue to explore ways to ensure that upper-floor units are able to visually and/or functionally engage the interior courtyard spaces with large windows and/or balconies, while not interfering with protected tree canopies. Consider the possibility of designing rooftops as accessible communal spaces.
8. Continue to work with staff and explore multiple solutions to address the maximum 60' façade length requirement along the Euclid Avenue frontage.
9. Further details of access control measures at openings along the street frontages should be provided in future submittals. Fencing and gates in these openings should

be as open and transparent as possible to allow for clear views into the interior courtyards from the public realm.

10. Carefully consider the design of transitional spaces within the courtyards as well as view terminations. Explore creation of a strong architectural terminus at the southern end of the long northerly combined courtyards (Pine Courtyard, Palm Walk and Wisteria Courtyard) and/or creation of a paseo between them and the separate Sycamore Courtyard. Provide courtyard-facing elevations in future submittals, as well as further details of the proposed landscape design.
11. Further study the planting of new Sycamore trees over the subterranean parking garage, as the shallow planting bays and tall, broad growth habit of the trees may cause them to fall in the future.
12. Openings on the west and south elevations should be carefully placed and sized to ensure privacy of both adjacent multi-family residential buildings and future residents of the proposed new building. Those side elevations that are visible from the street should be architecturally treated as primary facades, consistent with the street-facing elevations.
13. Ensure that courtyards are designed to be usable spaces with amenities for the residents including seating, cooking facilities, shade structures, etc. The Palm Walk water feature should have movement.
14. Ensure that the Craftsmanship element required by the Zoning Code is provided, identified and detailed in subsequent submittals.
15. Explore ways to incorporate additional private open space into the project, including the possibility of enlarging entry stoops, providing rear patios and adding balconies.
16. Provide a precise height averaging exhibit (including calculations) indicating the areas and heights from the lowest point of existing grade of each of the buildings' roofs, along with calculations demonstrating that areas over 40' in height do not exceed 30% of the building footprint and that the average height of the buildings does not exceed 40'.
17. Further study the proposed fenestration and consider simplifying some of the window types, to avoid overly gratuitous ornamentation, as recommended in the Central District Specific Plan design guidelines.
18. Provide further definition of the central volume along the Euclid Avenue frontage and either better connect it to the rest of the project or further differentiate it as its own architectural piece.
19. Clarify the concept of the arches in the project to ensure they are clearly grounded in an architectural intent.
20. Further consider the Euclid/Cordova corner to mark it as a transition point from the higher density downtown area to the north to the single-family residential neighborhood to the south.

Richard Kale
356 Cordova St. (PLN 2019-00225)
Page 4 of 4

NEXT STEPS

This completes the Preliminary Consultation process. As your project moves forward, the application for Concept Design Review for the project should endeavor to address and respond, in writing and/or graphically, to the comments above. If the comments are not satisfactorily addressed, revisions to the submitted plans may be required and the approval process for your project may be delayed.

Please contact me if you have any questions about this letter.

Sincerely,



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cc: Address file; Tidemark