



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

March 12, 2020

Jerry Hill  
P.O. Box 481026  
Los Angeles, CA 90048

**NOTICE OF DESIGN COMMISSION COMMENTS**

**Application for Preliminary Consultation  
1000 East Walnut Ave (CG Zoning District)**

Case #: PLN2019-00649

Council District 5

Dear Mr. Hill,

On March 10, 2020, at a public meeting at the Pasadena City Council Chambers, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation of the proposed development, which includes 68 units of permanent supportive housing above charitable institution uses at the ground floor. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines for Neighborhood Commercial and Multi-family Residential Districts. The Commission generally agreed with the comments in the staff report, which are reiterated below, and provided additional comments on the preliminary design, also listed below:

1. The revised imagery presented at the meeting is moving in the right direction and is preferable to the design provided in the submittal packet. The design details should be incorporated into all elevations, including the rear elevation, with execution of details for architectural features such as the punched window openings, window sizes and recess depths to be more contextual based on sun exposure and view potential.
2. Further study the base condition and arches, taking into consideration the possibility of eliminating the (?) solid spaces between the arches, ensuring an appropriate scale of the base and arch conditions and the alignment of the arches and pilasters with the upper floors to ensure they appear structural. Study the Plaza las Fuentes development for additional visual cues on how to execute the arch details. However, the design should be more human scaled to balance the residential and charitable institutional use with the surrounding commercial and residential context and create a more pedestrian-oriented environment.
3. The transition in design from the north elevation to the east elevation should be more closely studied, and the east elevation should be revised to reflect the design of the north elevation. The design of ground floor and lobby entrance detailing and the landscaping on the west elevation should be refined to more clearly signify the transition

from non-residential to residential use, rather than the more complex volumetric composition of the second through fourth floor west elevation.

4. The east/Catalina Avenue facing elevation needs significant refinement, as it appears too symmetrical. The entry should be closer to the street level, and the composition of architectural features should be off-center, similar to the north/Walnut Street elevation. Consider pushing and pulling the northern and southern masses so that they are offset.
5. A simple architectural style with simple massing and well executed details is appropriate. As the design evolves, it may also be appropriate to consider incorporating elements of the post-Depression era Art Deco style, which also features simple detailing. The color and materials palette should be revised in future submittals to reflect warmer tones and colors to better relate to the residential character of the building. However, the use of color should be restrained.
6. Further refine the base/middle/top detailing of the design so that the base of the building is more consistent with the more refined modern details of the top and middle portions of the building. Simplify the number of materials used for the base and middle.
7. Revise the detailing of the vehicular egress portal facing Catalina Avenue so that it better relates to the building and the adjacent residential context to the south. Consider using a mix of low garden walls and taller landscape hedges, rather than the proposed entry portal.

## NEXT STEPS

This completes the Preliminary Consultation process. As your project moves forward to Concept Design Review, the new building design 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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