

STAFF REPORT

TO: Design Commission
FROM: Richard J. Bruckner, Director of Planning and Development
RE: PUBLIC WORKSHOP ON DESIGN GUIDELINES FOR MULTI-FAMILY
RESIDENTIAL DISTRICTS
DATE: Meeting of September 22, 2008

RECOMMENDATION

- The staff recommends that the Design Commission review this report and the attached documentation and, after hearing public comments, provide input and preliminary direction to staff for preparation of draft design guidelines for Multi-family Residential Districts.

PROJECT BACKGROUND

This workshop, focusing on multi-unit residential projects, is the second part of an earlier presentation on September 8, 2008 targeting neighborhood commercial areas. The purpose of the workshop is to present an evaluation of recently completed projects, to share with the Commission and the public the findings of recent interviews with "stakeholders" (developers, architects, neighborhood residents, community and professional organizations), and to solicit comments from commission members and the public. Following these workshops, staff and the consultant will draft preliminary guidelines, which will be presented at another round of public meetings in late October or November.

A full discussion of the background of the project, staff's preliminary direction and work and reports that have been completed to date was provided to the Commission for the previous public workshop that occurred. Staff does not have additional recommendations beyond those that were made in the previous report. If hard copies of the reports previously provided have been misplaced, they can all be reviewed at www.cityofpasadena.net/guidelines.

The previous workshop was held to obtain input on design guidelines for Neighborhood Commercial districts and the following is a summary of the comments that were received from the Commission and public at that meeting:

Public Comments:

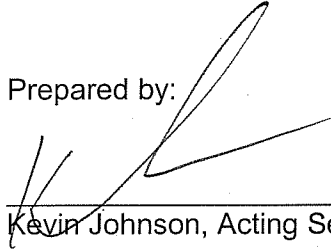
1. Guidelines should address areas of transition from commercial to residential uses.
2. Guidelines should encourage design excellence and not limit to traditional or contemporary architectural styles

Commission Comments:

1. Buildings should respond to context, but not be required to look like everything around them.
2. Designs should consider how the surrounding area will develop over time.
3. Buildings should have a pedestrian orientation.
4. Green building standards should be addressed in the guidelines.
5. Public Works requirements for building corners should be considered when writing the guidelines.
6. Guidelines should not be a checklist, but should be a "container of ideas" to help architects make good choices.
7. Streetscape elevations should be required for new projects.

8. Early preliminary review of context and design concept should be incorporated into the design review process (some concern was expressed that this may create confusion)
9. Methods to better enforce compliance with approved design should be enacted.
10. An award or recognition program should be considered.
11. A "city architect" position should be considered.

Prepared by:



Kevin Johnson, Acting Senior Planner

Respectfully submitted,



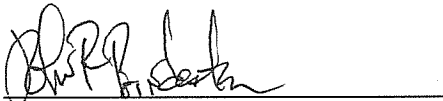
Richard J. Bruckner
Director of Planning & Development

Reviewed by:



Jeff Cronin, Principal Planner

Approved by:



John R. Poindexter,
Planning Manager