



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

July 19, 2004

Michael Hajar
Terra Bella, LLC
277 Pleasant Avenue, # 204
Pasadena, CA 91101

NOTICE OF DECISION
Application for Final Design Review
Council District #6

155 East Cordova Street
PLN2004-00212

JAMES
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AGENTS
A CALL TO ABUSE
IF 207 FURTHER
DEFINITION BY
MOTION FROM
ADVISOR, THANKS,
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Dear Mr. Hajar:

At a public meeting held in the Pasadena Conference Center on July 12, 2003, the Design Commission reviewed your application for Final Design Review for new construction of a five-story mixed-use project, with 2,103 square feet of commercial space on the first floor; and 28 residential units, totaling 59,384 square feet. The plans, elevations, and other exhibits submitted with this application are on file and dated 5-27-04. In accordance with Section 17.92.070 of the *Pasadena Municipal Code*, the Commission:

Environmental Determination and Land-use Entitlements

Acknowledged that on August 26, 2002, the Design Commission adopted Negative Declaration for new construction of a mixed-use project at 155 East Cordova Street.

Findings for Compliance with the Tree Protection Ordinance

Acknowledged that on August 26, 2002, the Commission acknowledged that there are no native, landmark, or specimen trees on the site.

Findings for Final Design Approval

1. **Found** that the submittal for final design is **consistent** with the conditions of concept design approval (August 26, 2002) and with 50% advisory review (August 11, 2003).
2. **Found** that the final design is **consistent** with the Citywide Design Principles; Central District Specific Plan Design Guidelines; and Design Guidelines for Windows in Multi-unit Residential Projects.
3. Based on this finding, **approved** the application for final design review with the following conditions:

Revised Design

- Prior to plan check, submit fully detailed drawings of the revised design as presented at the Design Commission meeting on July 12, 2004, including modified chimney caps, resized elevator towers and vertical landscaping opportunities on the north elevation.

Received 7/20/04
8:03 a.m.
7/26/2004
7.A.1.

Stairwell Towers

- The windows on the stairwell towers (north elevation) shall be eliminated.

Effective Date ▪ Appeals ▪ Call for Review

This decision becomes effective on **Friday, July 23, 2004**. Before the effective date, the City Council may call for a review of this decision. In addition, you or any interested person may appeal this decision to the City Council **before the effective date** by filing an appeal in writing with the City clerk (6th floor, 117 E. Colorado Boulevard) and a fee equal to 65% of the original application. 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 set aside and the entire application is reviewed as a new proposal.

This approval expires **two years** from the effective date. The approval period may be extended once—for a third and final year—by filing a written request with the Planning Director before the expiration date (along with the fee for renewal of an approval). Any **changes in the approved design** for the project, whether before construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes to the conditions of approval.

Major changes, however, must be reviewed as part of a separate application for modifications to the project—including the conditions of approval (for which the filing fee is equal to one-half the original fee). Two applications for major changes may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions to the project—including the conditions of approval.

Sincerely,



Emily Stadnicki, Planner
Design and Historic Preservation Section
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cc: address file
chron file
Tidemark
City Council City Manager City Clerk Richard Bruckner

STAFF REPORT

TO: Design Commission
FROM: Richard J. Bruckner, Director of Planning & Development
SUBJECT: Second Advisory Design Review
New Construction of Mixed-Use Development
155 East Cordova Street – Terra Bella
DATE: July 12, 2004

RECOMMENDATION

Although a great deal of progress to the design has been made since the 50% advisory review, there are several issues that need further review and study. For this reason, the staff recommends that the Design Commission continue this item to its next meeting on July 26, 2004.

BACKGROUND

On August 26, 2002, the Design Commission granted concept design review approval for new construction of a five-story mixed-use project, with 2,103 square feet of commercial space on the first floor; and 28 residential units, totaling 59,384 square feet. The site is located at the northwest intersection of Cordova Street (east-west) and Marengo Avenue (north-south). Nine conditions were adopted concurrent with concept design approval (see attached table). In addition, a public meeting was held on August 11, 2003, before the Design Commission, to review the project at a 50% advisory review. Since that time the developer has hired a new architect and further refinements have been made to the design. In its review of these changes, the staff concluded that these changes are within the range of what may be expected for a project of this scale and complexity as it moves through design development. Although the applicant submitted for final design review, staff determined—in part because it has been almost a year since the Commission last saw the project—that the change should be discussed before final design review.

Changes to the Project Design since Concept Design

For this review, the project designers have presented substantially more information. The landscaping and treatment of the rooftop terrace, for example, is extensively detailed (Sheet L-1 thru L-4). The plans and elevations have detailed walls sections, sections of architectural features like eaves and the parapet, and mechanical and venting information. Elsewhere the notes describe in greater detail the proposed materials.

On the whole, the changes are limited to rooftop features, window configurations and surface-level ornamentation; the overall design is largely faithful to the concept-level proposal. The most substantial change is to the proportions of the elevator towers. At 50% review the central tower (of the Cordova elevation) was 12' wide and the two other towers were each 10' 6" wide. All three towers are now 14' wide; their height has not changed, and they comply with zoning code provisions relating to the height and size of roof-top appurtenances.

Issues for Further Review and Study

In its review of the submittal, the staff has identified five design issues that may benefit from further consideration before the Commission issues a decision on the application for final design review.

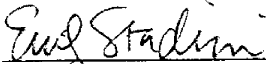
1. **Elevator towers.** The elevator towers are 2 to 3.5 feet wider than previous submittals. The previous approach was more balanced and appropriate in scale; the new design is much heavier. We are recommending further study to determine if the original proportions are still feasible.
2. **Chimneys.** The chimneys, shown as small vents in Concept Design and absent from the rendered elevations—although shown on the plans—at 50% review, are now drawn as elaborated architectural towers. This change results in a much more complex roofline. We are recommending further study to analyze whether simple venting would be a better solution.
3. **Landscaping opportunities on the north elevation.** Although the number of planting areas on the north elevation has increased, the vertical plantings or climbing vines have been removed. We are recommending further study to explore some more vertical landscaping opportunities or taller plant selections.
4. **The treatment of the towers on the north elevation.** At 50% review the stairwell towers on the north elevation were shown with windows and treated similarly to other bays. The present design has eliminated these larger windows. We suggest further study to improve the solid-to-void ratio on the tower bays.
5. **Level of ornamentation.** The new design has a more ornamented style that differs somewhat from the previous submittal. Some of the apparent increase in ornamentation is due to more information on specific materials as well as the difference in the production of the drawings. Nevertheless, the variety in metalwork, heavier window surrounds, and the included number of keystones and brackets edge the design toward excessive ornamentation.

Respectfully submitted,



Richard J. Bruckner, Director
Planning & Development Department

Prepared by:

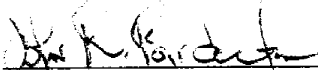


Emily Stadnicki, Planner
Design and Historic Preservation Section

Reviewed by:



Jeff Cronin, Principal Planner



John Poindexter, Planning Division Manager

ATTACHMENTS

Attachment A: Comparison of Concept Design Review Conditions at 50% Advisory Review and current submittal

Attachment B: Plans and elevations

Attachment C: Landscape plans and details

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<p>Staff and Commission Comments August 26, 2002</p>	<p>Resolution based on the 50% Advisory Review submittal August 11, 2003</p>	<p>Current Submittal July 12, 2004</p>
<p>a. Simplify the base elements and entries to create a more unified building language.</p>	<p>The base element maintains a consistent edge at the second floor. Entries have been simplified to create a more unified building language.</p>	<p>The base element now travels to the third floor at the elevator towers. The applicant believes it helps mitigate the height. The main residential entrance is arguably more ornate than seen in previous submittals.</p>
<p>b. Redesign the corner element to be more integrated with overall building design and character.</p>	<p>The corner element has been simplified and redesigned in a style more harmonious with the rest of the building.</p>	<p>The corner element is similar to the one seen at 50% review but embellished with pilasters.</p>
<p>c. Integrate the towers (roof appurtenances) into meaningful architectural elements, as shown in the rendered elevations</p>	<p>Due to internal circulation/exiting issues, the towers have been repositioned closer to the street. They align with prominent bays and appear as meaningful architecture elements.</p>	<p>Towers are in same position as 50% and now wider.</p>
<p>d: Redesign the north elevation to increase modulation and articulation.</p>	<p>Modulation on the north elevation has been addressed. The two central balcony bays are recessed from the adjoining wall plane 2 feet. These balconies are approximately 5' x 6' and other balconies are approximately 4' x 5'; rearranged and increased in number, since Concept Design, they add more depth and variety to the elevation. There is also an increased level of architectural detailing that includes awnings and possibly window planter boxes for additional articulation.</p>	<p>No significant changes.</p>
<p>e. Introduce continuous landscaping along the north property line. The design of this landscaping shall be presented as part of the application for final design review.</p>	<p>The architect responded to this condition by adding 5 planters from 2' x 5' to 2' x 12' as well as opportunities for climbing vines and window box plantings. Due to size constraints in the subterranean garage, a continuous landscaping</p>	<p>Although the architectural detailing of the north elevation has been greatly enhanced, and the number of planting areas increased, the opportunities for vertical plantings or climbing vines have been removed. Staff</p>

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	strip was not feasible. In addition, the detailing of the north elevation has been greatly enhanced. The landscape plan will be reviewed at final design review.	would like to see a taller plant in the planting areas and the vertical plantings explored.
f. Simplify and refine the design of the balcony railings. (This does not mean one railing design only.)	There are 2 balcony rail designs that are both in character with the architectural style of the building. Additional details will be discussed at final design review.	There are still two balcony designs but one is more simplified and the other is more ornate than previous submittals.
g. To avoid the appearance of thin walls and surface-applied detail, the window assemblies shall be recessed in plane a minimum of three inches on the residential elevations. Final details of the windows shall be presented to the Design Commission for final review and approval (Source: Design Guidelines for Windows; avoid materials that appear thin or artificial, §17.24.030S.3).	Applicant is proposing window assemblies recessed in plane a minimum of three inches. Further window details will be reviewed at final design review.	No significant changes.
h. The Commission shall conduct an advisory, 50% design review of the project before the applicant files an application for final design review.	Condition is satisfied by this submittal.	Completed.
g. The Commission shall conduct final design review.	Pending submittal of final design submittal.	Pending.