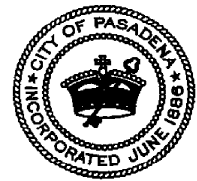


ATTACHMENT A
Advisory Review Staff Report



MEMORANDUM - City of Pasadena

Design and Historic Preservation Section

DATE: August 11, 2003
TO: Design Commission
FROM: Richard J. Bruckner, Director, Planning and Development
SUBJECT: 155 East Cordova Street
Advisory, 50% Design Review
Activity # PLN2001-00889

BACKGROUND

On August 26, 2002, the Design Commission granted concept design review approval for the construction of a five-story, 28-unit condominium building with two levels of subterranean parking and a 1,200 SF commercial space, at 155 East Cordova Street. Nine conditions were imposed concurrent with concept design approval to address the issues discussed at the Design Commission hearing (see table below).

Since that time the applicant has revised the project design to respond to the conditions (see attached drawings). Staff has prepared the attached table to identify the conditions of approval and their resolution in these plans.

CONCLUSION

The 50% submittal is consistent with and a natural evolution of the approved concept design. The applicant has made an attempt to respond to the conditions of concept design approval and has refined the design accordingly. Several changes were made to the design as highlighted in the table below.

Staff and Commission Comments August 26, 2002	Resolution based on the current submittal August 11, 2003
a. Simplify the base elements and entries to create a more unified building language .	The base element now maintains a consistent edge at the second floor. Entries have been simplified to create a more unified building language.
b. Redesign the corner element to be more integrated with overall building design and character.	The corner element has been simplified and redesigned in a style more harmonious with the rest of the building.
c. Integrate the towers (roof appurtenances) into meaningful architectural elements, as shown in the rendered elevations	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.

Staff and Commission Comments August 26, 2002	Resolution based on the current submittal August 11, 2003
d. Redesign the north elevation to increase modulation and articulation .	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.
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.	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 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.
f. Simplify and refine the design of the balcony railings . (This does not mean one railing design only.)	There are now 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.
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.
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.
g. The Commission shall conduct final design review .	Pending submittal of final design submittal.

Cc: City Clerk; Chron File; Address File; Tidemark

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