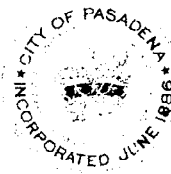


Received
Dec. 20, 2004
5:25 p.m.
for forwarding
City Clerk

12-20-04 JAVE,



Please sendize this
for possible call-up
back to Design for
Consideration of
Exterior treatment and
Windows.

Thank,

PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

December 14, 2004

Mr. Winston Chang
Studio One Eleven
111 West Ocean Boulevard
Long Beach, CA 90802

Dear Mr. Chang:

At a public hearing held in the Pasadena Civic Auditorium Gold Room on December 13, 2004, the Design Commission reviewed an application for a Negative Declaration and Concept Design Review for the construction of an new mixed-use project with 54 loft-style residential units and 7,000 square feet of commercial space with subterranean parking—at 260 South Arroyo Parkway. In accordance with §17.92.050 of the *Pasadena Municipal Code*, the Commission:

Environmental Determination

1. Affirmed the conclusions of the draft initial environmental study—which includes a traffic study approved by the Transportation Department—that the proposed project will not create any significant adverse effects on the environment; and
2. Approved a Negative Declaration for the project.

Department of Transportation Conditions

Acknowledged the Department of Transportation project conditions requesting the developer to fund improvements to traffic-control operations in the area.

1. The project will fund the upgrade of the traffic signal at Arroyo Parkway and Cordova Street, including enhanced pedestrian indicators to facilitate pedestrian crossings and manage auto traffic at this intersection (not to exceed \$38,000).
2. The project will fund the upgrade of pedestrian indicators at the intersection of Green Street and Arroyo Parkway to enhance pedestrian linkage to the downtown (not to exceed \$8,000).
3. The project will upgrade the traffic management communications by funding the installation of fiber optic cable on Cordova Street from Marengo Avenue to Arroyo Parkway (not to exceed \$30,000).

Art Plan

Acknowledged that the Arts Commission approved the concept art plan on November 11, 2004.

Findings for Removal of Specimen Trees and Replacement Trees

Acknowledged that none of the trees identified for removal on the project site qualify as landmark, native, or specimen trees.

Findings for Concept Design Approval

1. Found that the concept-level design is **consistent** with the Goals and Objectives of the Pasadena General Plan, the Design Guidelines for the Central District Specific Plan, Citywide Design Principles in the Land Use Element of the General Plan; and the Purposes of Design Review in §17.92.010 of the Zoning Code.
2. Based on these findings, **approved** the application for concept design review with the following conditions:
 - a) Introduce a commercial entrance to the corner of Cordova Street and Arroyo Parkway. New development in the Central District places a strong emphasis on articulated building entrances oriented to the street, particularly at the corner, to promote pedestrian activity. *Source: District-wide Guidelines, Recommendation 5.5: "consider placing the main building entrance at a street corner..."*
 - b) Restudy the curvature at the retail corner.
 - c) Add more solidity to the retail base to support the vertical walls above it.
 - d) To avoid the appearance of thin walls and surface-applied detail, recess the windows and patio doors approximately three inches behind the primary building wall. Recessing the window plane back from the building surface will enhance the level of detail of the building and create more solidity to the wall surfaces. *Source: Citywide Design Guidelines for Windows in Multi-family Residential Projects. Buildings should not have window frames flush with the stucco surface.*
 - e) Introduce some color variation to inset balcony locations and/or introduce variation in railing, i.e., opaque-glass balcony railing to enliven the building elevations.
 - f) Restudy the shed roofs at the 5th floor. They lack articulation and should be more dramatic. Consider extending the down-slope over-hang and restudy the interface between the roof and chimney connections.
 - g) Enhance the pedestrian stairways leading from the sidewalk to the podium deck.
 - h) Develop a more creative landscape design solution in each courtyard to reduce the number of individual planters and allow for landscape berms to accommodate the planting of larger-scale trees.
 - i) Provide elevations that show the context of adjacent new projects on Marengo Avenue.
 - j) The Commission shall conduct final design review and asked that the final art plan—as developed at that time—be presented during final design review.
 - k) Among the issues to be carefully evaluated during final design are:
 - location of retail signs
 - the detailing of the window assemblies and the location of operable and fixed window openings
 - balcony guardrail detail
 - detailing of raised planters
 - the screening of mechanical equipment, backflow preventor/utility vault/gas meters, dryer vents, and location of mechanical ventilation for parking garage and restaurant component (if applicable)
 - dimension and placement of aluminum reveals (e.g., Fry Reglet) within plaster surfaced walls

Recommendations

1. Consider depressing portions of the podium within the landscaped courtyards to *increase the overall depth of the planting area and minimize the presence of large scale planters* (Sheet A2.3).
2. Increase the depth or vary the size of the 5th floor loft area(s) to modulate the wall plane and to introduce variation in light and shadow.

Effective Date ❖ Appeals ❖ Call for Review

This decision becomes effective on **Friday, December 24, 2004**. Prior to 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 a fee equal to 65% of the original application in the office of the City Clerk, 116 E. Colorado Boulevard, 6th floor. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. The City Council may also call for a review of this decision before the effective date.

This approval expires one year from the effective date. The approval period may be extended once—for a second and final year—by filing a written request with the Planning Director before the expiration of the two-year effective 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 project—including 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). As many as two applications for major changes to the project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions.

Please call me at (626) 744-6750 if you have any questions regarding this matter.

Sincerely,



Vincent C. Gonzalez, Senior Planner
Design & Historic Preservation Section

cc: Stuart Proffitt, Champion Development Group; Eric Shen, Department of Transportation; City Manager; City Clerk; address file; chron file; Tidemark

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