



## **REVIEW OF DISCRETIONARY ACTIONS**

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants direction regarding their projects. This report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

**Master Development Plan:** The Caltech Master Plan approved and adopted by the City Council in 1999 governs future development for this campus. According to provisions of the Caltech Master Plan, the proposed 54,000-square foot building is consistent with the Master Development Plan anticipated development density not to exceed 1.6 million gross square feet. Since January 1988, 407,142 gross square feet has been developed on the north campus, which includes the Broad Center, Moore Laboratory, Beckman Institute, and Fairchild Library.

The proposed building is of a contemporary design. The design guidelines in the current master plan promote a unified image for the campus. An amendment in progress to the master plan, however, proposes a more innovative approach to new architecture on the campus. This approach is consistent with the City-wide Design Principles in the Land Use Element of the General Plan. The proposed building is designed by the Office for Metropolitan Architecture, the principal architect being Rem Koolhaas.

The Caltech Master Development Plan Design Guidelines specifies that new Academic Facilities along the east-west axis shall be "...clustered to form courtyards..." that are "...interconnected by a system of arcades and terminated by small pavilion structures at their intersection with Wilson Avenue and Holliston Avenue, to promote a consistent encoding of the gateways into the campus." The submitted plans and elevations do not include this direct connection of arcades. One option for the applicant to meet this Master Plan provision would be to provide an interconnected arcade on the western portion of the building. Another option is for the applicant to delay processing of this project until revisions to the current design guidelines are approved under the Master Development Plan amendments.

The Master Plan also directs that the courtyards and connecting outdoor "corridors" shall be measured from face to face of buildings, inclusive of attached arcades, 120 feet wide and 80 feet wide, respectively, at their narrow dimension. The submitted plans and elevations *comply* with the 80-foot wide corridor dimension between the proposed development and the Avery Center building to the north. Future development north of the Annenberg site however, would have to comply with the 120-foot wide courtyard dimension inclusive of attached arcades.

**Environmental Review:** A "Program Environmental Impact Report (EIR)" was prepared and approved for the Caltech Master Plan and addressed the overall effects of development for the Caltech campus. The proposed project was included in the Program EIR.

**Design Review:** The Caltech Master plan requires a staff level design review for all new construction greater than 25,000 square feet and less than 70,000 square feet. In this case, the proposed building is 54,000 square feet. A project of this size and complexity will follow the procedures of concept and final design review conducted by the staff of the Design and Historic Preservation Section. Concept (schematic-level) design review; addresses the schematic phase of a design, including massing, modulation of exterior walls, site planning, orientation, proportions, roof forms, solid-to-void relationships, compatibility with surroundings, and compliance with applicable design guidelines.

**Final design review** focuses on compliance with conditions of Concept Design review (if any) and architectural details such as building wall sections, windows and doors, materials, colors and finishes, landscaping, signage, exterior lighting, location/screening of mechanical equipment, etc.

**Timeline:** The following timeline outlines the major steps in the process.

<b>Date</b>	<b>Activity</b>
3/10/2006	Application submitted for Design Review
30 days	Review application for completeness
6/26/2006	Preliminary Plan Review presentation to City Council
July 2006	Staff Level Review <ul style="list-style-type: none"> <li>• Concept Design Review</li> </ul>
August 2006	Staff Level Review <ul style="list-style-type: none"> <li>• Final Design Review</li> </ul>

**FISCAL IMPACT**

The applicant will be required to pay fees for Design Review and the processing of environmental documents for the project, which cover staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

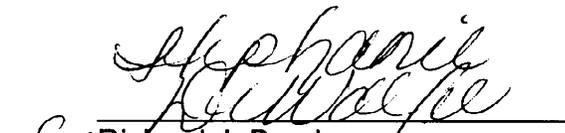
Respectfully submitted,

  
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CYNTHIA J. KURTZ  
CITY MANAGER

Prepared by:

  
\_\_\_\_\_  
Vincent Gonzalez  
Senior Planner

Approved by:

  
\_\_\_\_\_  
Richard J. Bruckner  
Director of Planning and Development

Attachment: Proposed Plans for the Walter & Lenore Annenberg Center for Information Science & Technology

# DESIGN REVIEW APPLICATION TO THE CITY OF PASADENA

## DRAWING LIST

A3.00	SITE PLAN		
A3.00 T	TREE REMOVAL PLAN		
A3.01	FLOOR PLAN LEVEL -01 (PB-01)	SITE FOOTAGE:	25,035 SF
A3.02	FLOOR PLAN LEVEL 01 (P-01)	BUILDINGS TO BE REMOVED:	TWO (ONE @ 379 SF, ONE @ 1,219 SF)
A3.03	FLOOR PLAN LEVEL 02 (P-02)	NUMBER OF NEW BUILDINGS:	ONE, 54,000 SF
A3.04	FLOOR PLAN LEVEL 03 (P-03)	BUILDING FOOTPRINT:	16,857 SF, 67.3% SITE COVERAGE
		BUILDING STORIES:	4, 1 BASEMENT LEVEL, 3 ABOVE GRADE
A4.00	NORTH & SOUTH ELEVATION	LANDSCAPED AREA:	8,178 SF, 32.7% OF TOTAL SITE
A4.01	EAST & WEST ELEVATION	PARKING:	EXISTING: 36, PROPOSED: NONE
		UBC OCCUPNACY GROUP:	GROUP B OCCUPANCY, WITH GROUP A DIVISION 3 SPACES, TYPE II - 1 HOUR CONSTRUCTION
A5.00	SECTION AA	EXISTING ZONING AND LAND-USE:	ACADEMIC CAMPUS, SURFACE PARKING LOT
A5.01	SECTION BB		



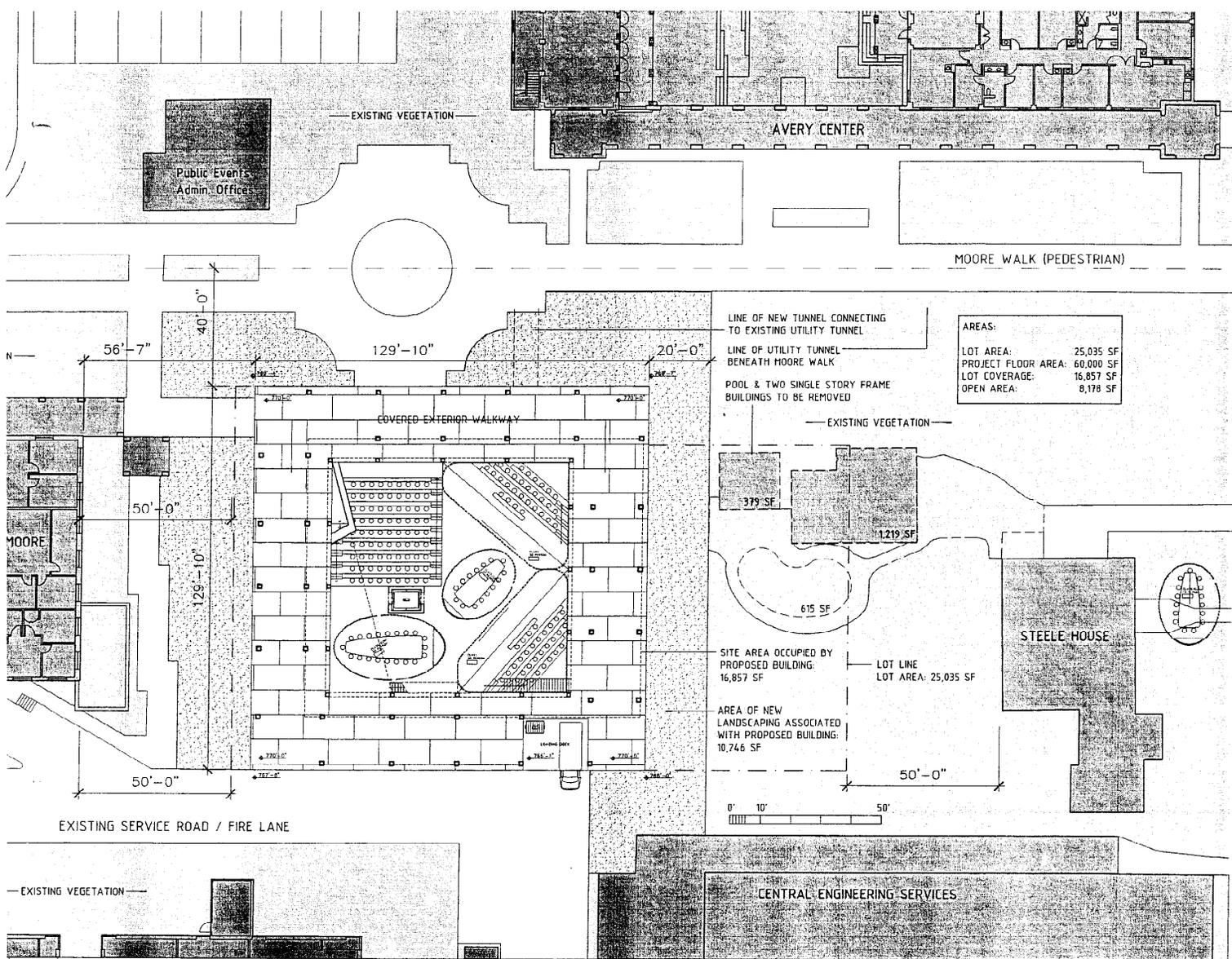
Walter E. Leonore Annenberg Center for Information Science & Technology  
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Project: 0132	Date: 9 March 06	Sheet
Scale:	Rev	

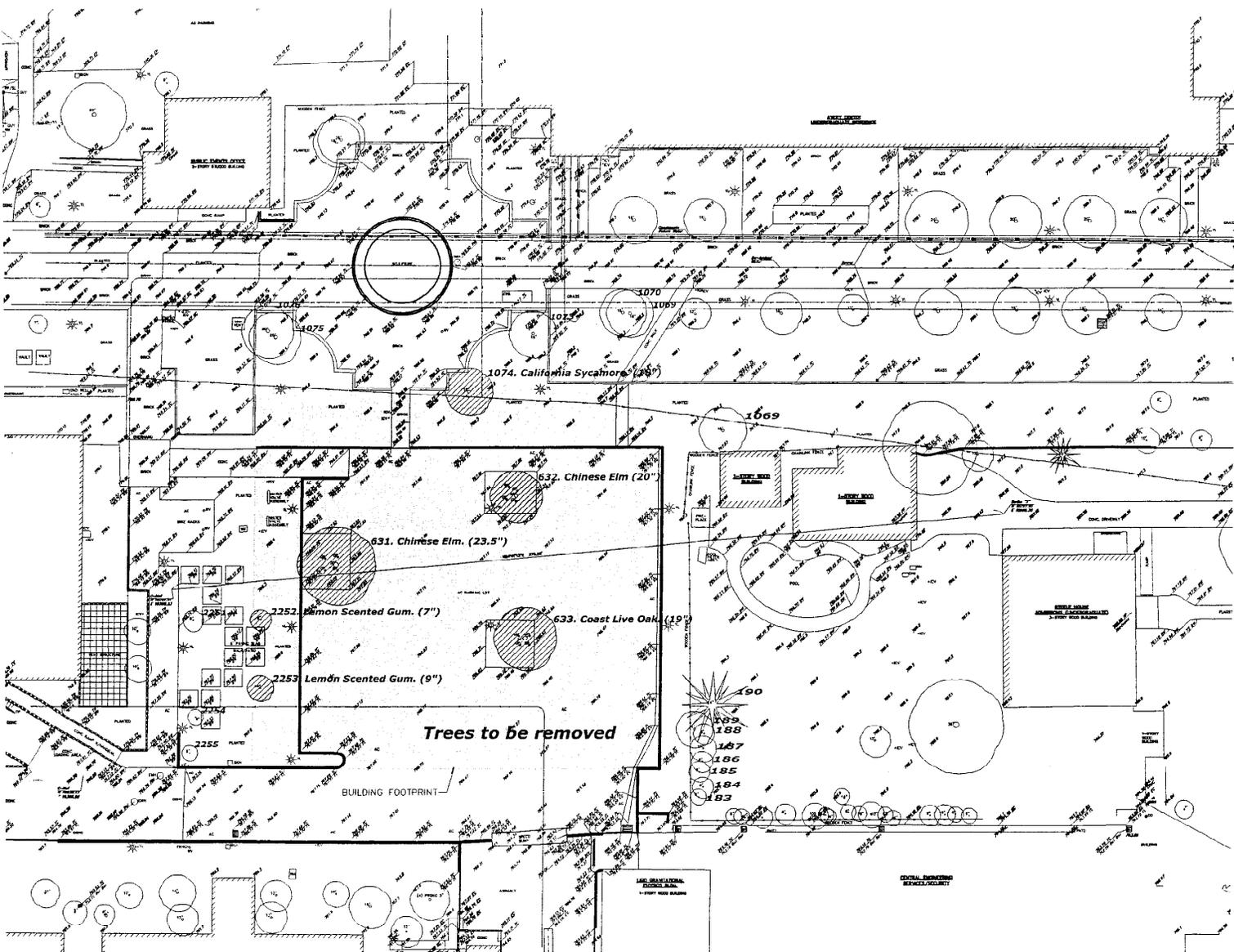
DRAWING LIST

A0.00



AREAS:

LOT AREA:	25,035 SF
PROJECT FLOOR AREA:	60,000 SF
LOT COVERAGE:	16,857 SF
OPEN AREA:	8,178 SF



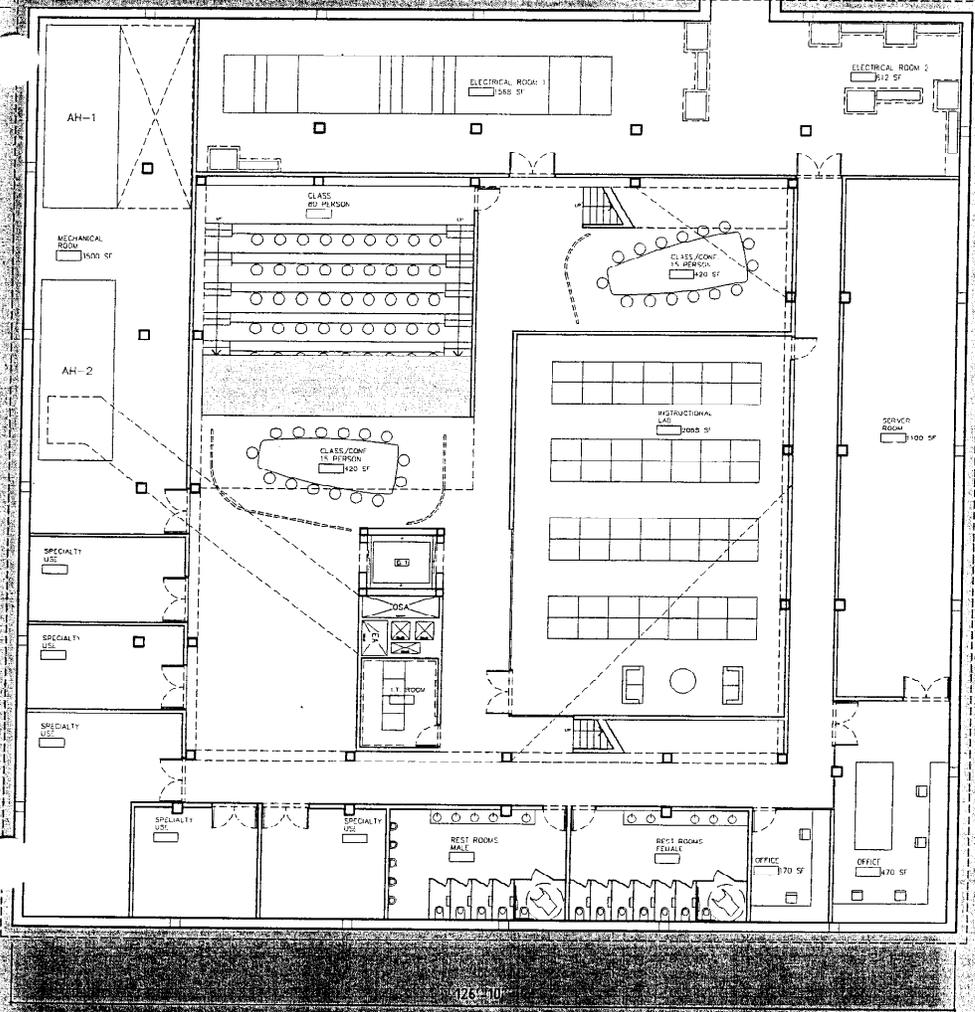
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Project: 0132 Date: 9 March 06 Sheet  
 Scale: 1/32" = 1'-0" Rev

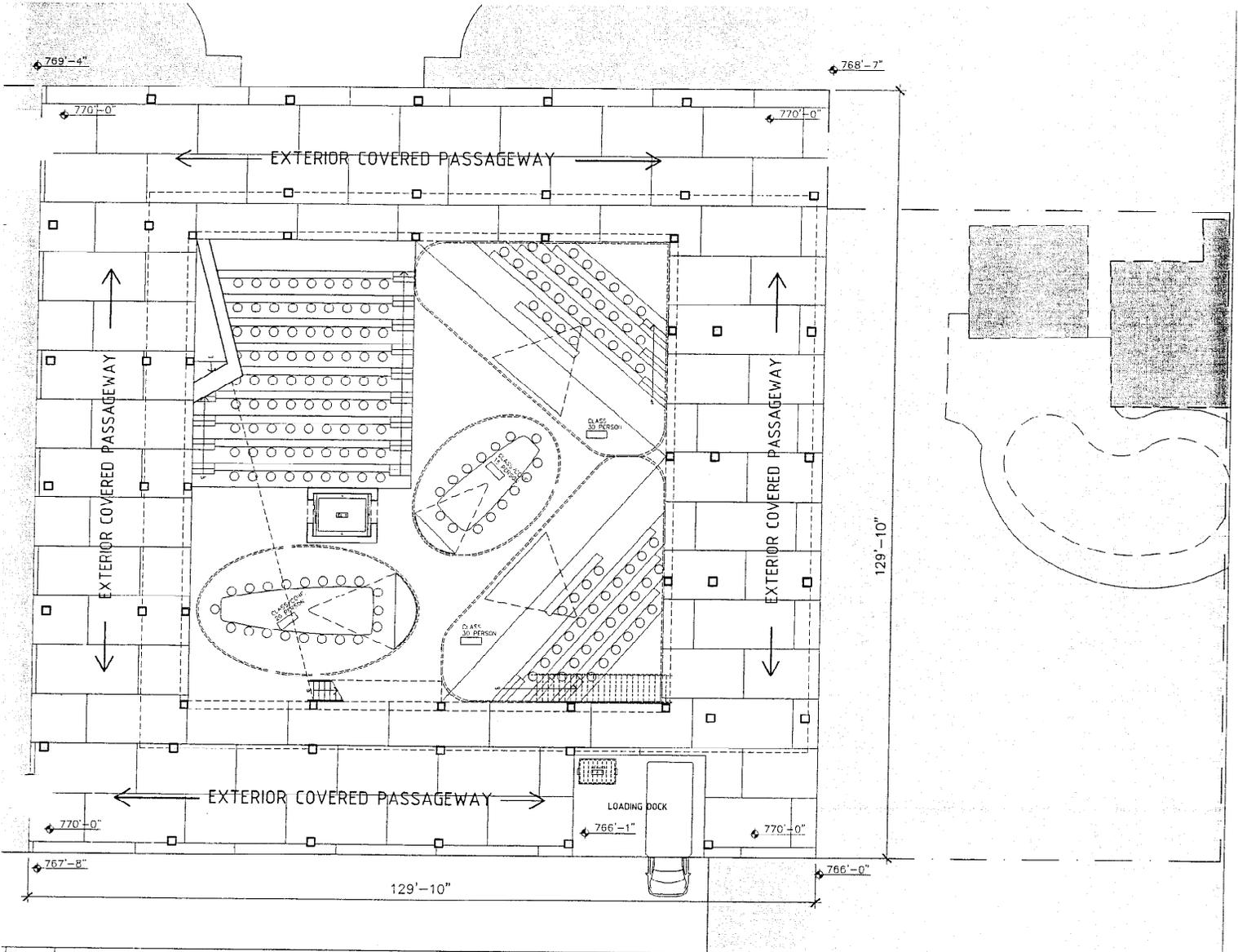
TREE REMOVAL PLAN  
 A3.00 T

UTIL. TUNNEL




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Project: 0132    Date: 9 March 06    Sheet  
 Scale: 1/16" = 1'-0"    Rev  
**FLOOR PLAN LEVEL -01**  
**A3.01**




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Project: 0132 Date: 9 March 06 Sheet  
 Scale: 1/16" = 1'-0" Rev  
**FLOOR PLAN LEVEL 01**  
**A3.02**

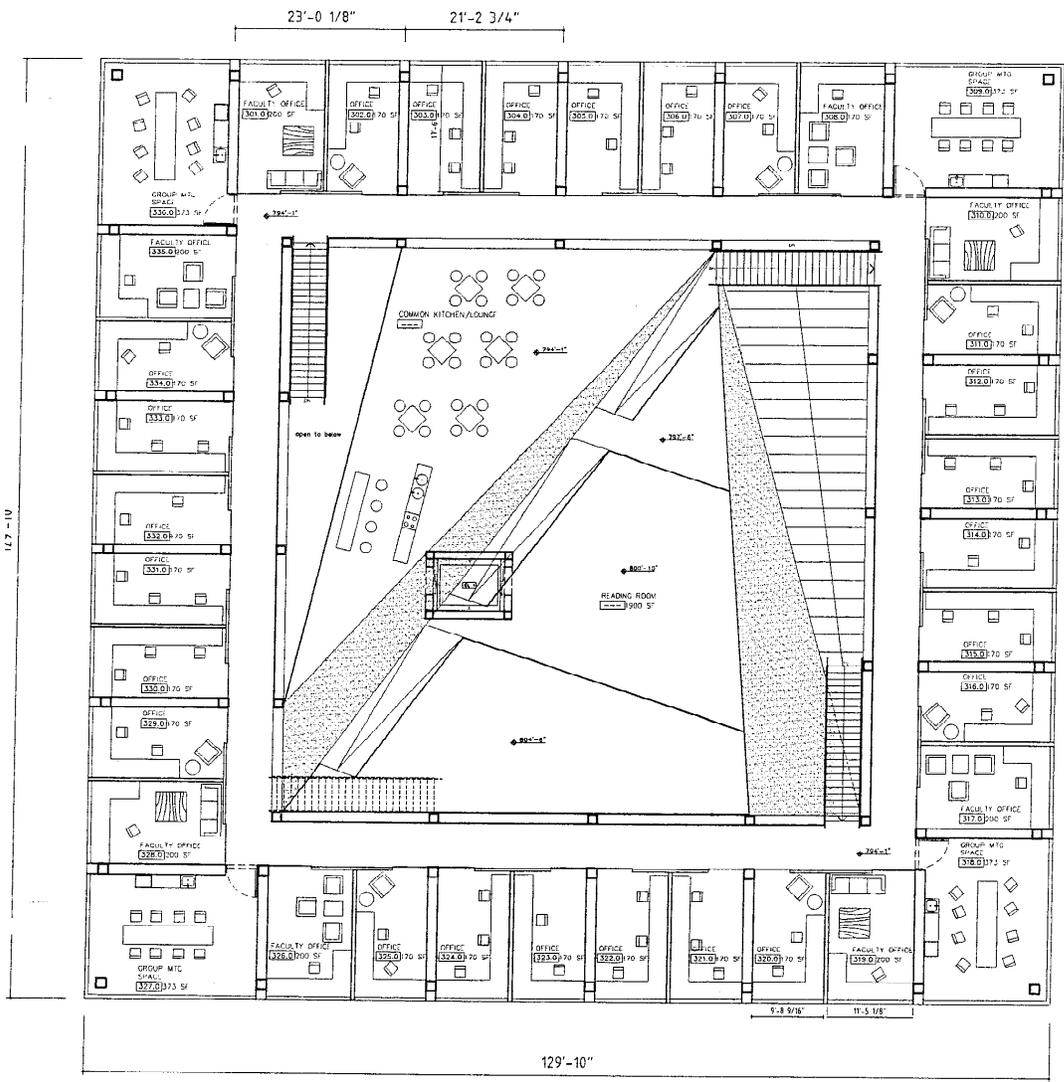



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Project: 0132 Date: 9 March 06 Sheet  
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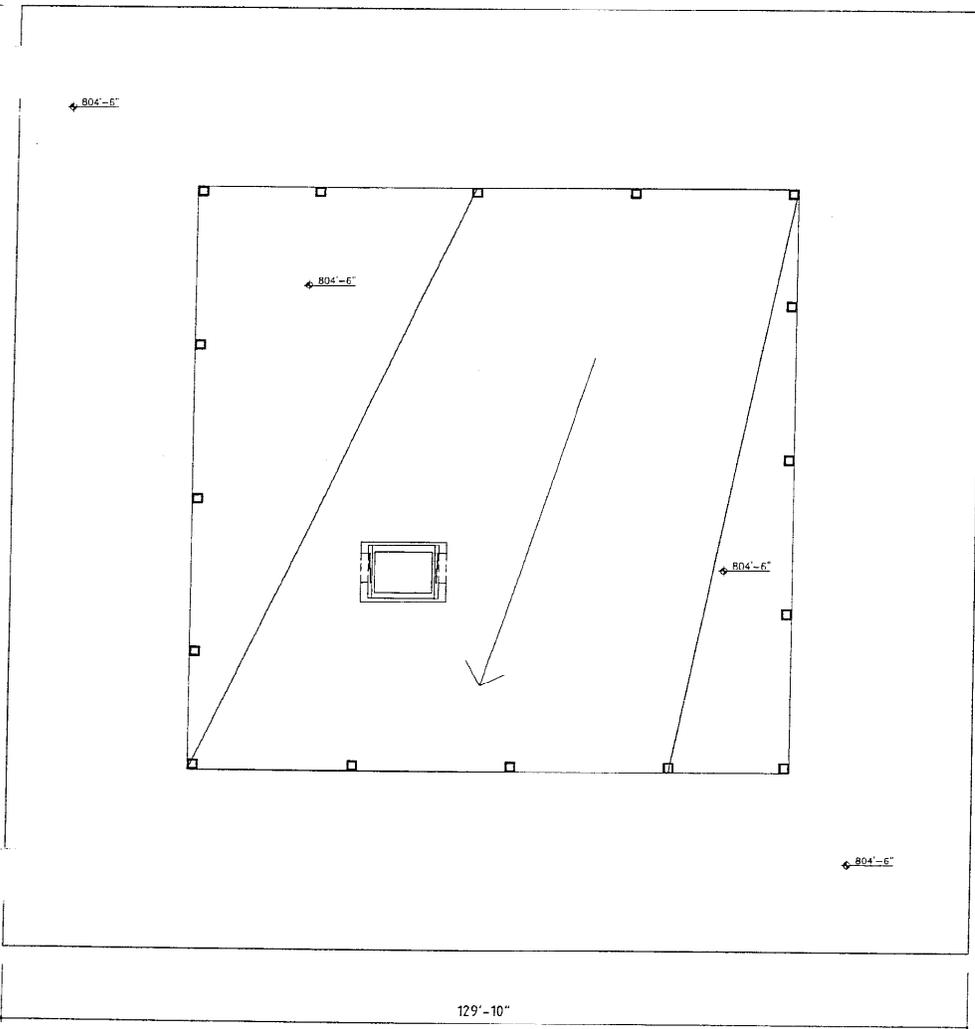
**FLOOR PLAN LEVEL 02**  
 A3.03




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**FLOOR PLAN LEVEL 03**  
 Project: 0132 Date: 9 March 06 Sheet  
 Scale: 1/16" = 1'-0" Rev

A3.04




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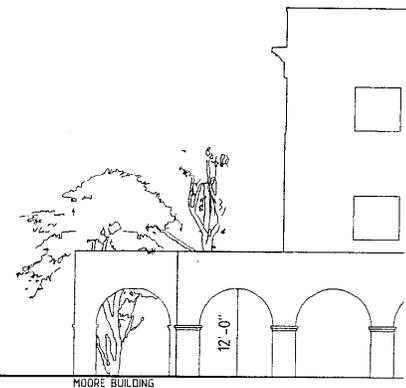
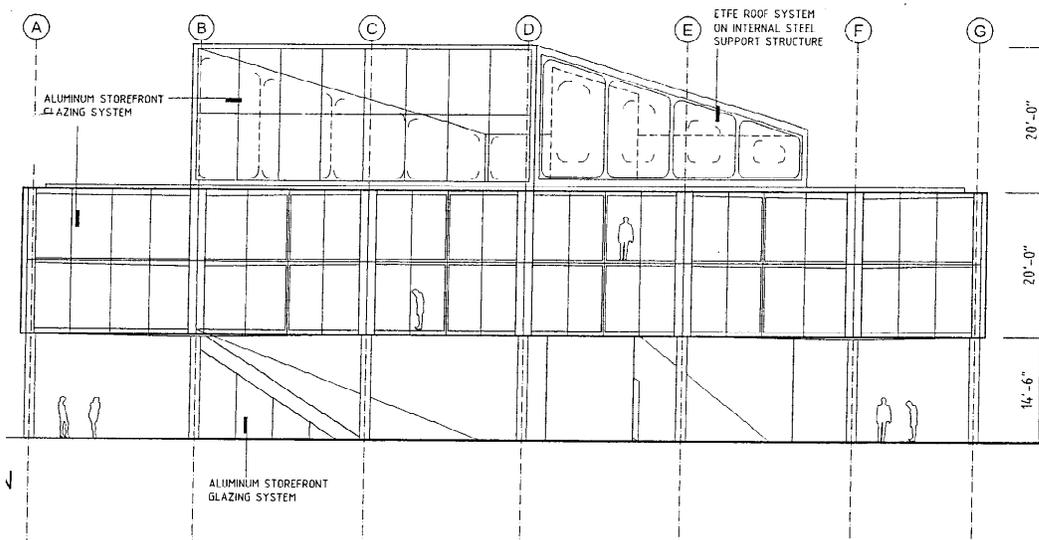


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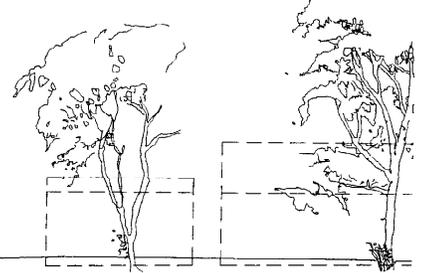
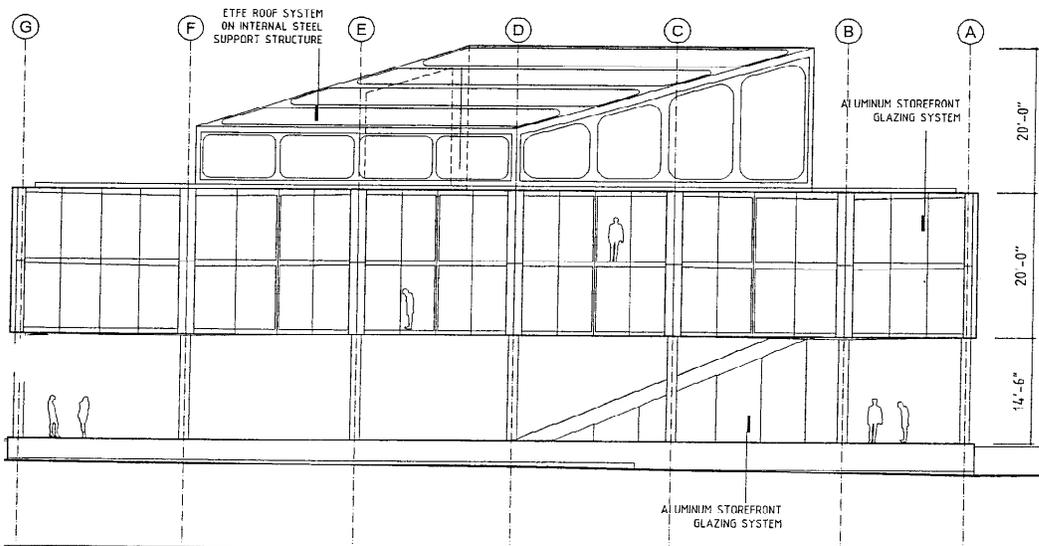
FLOOR PLAN LEVEL 04 ROOF

Sheet

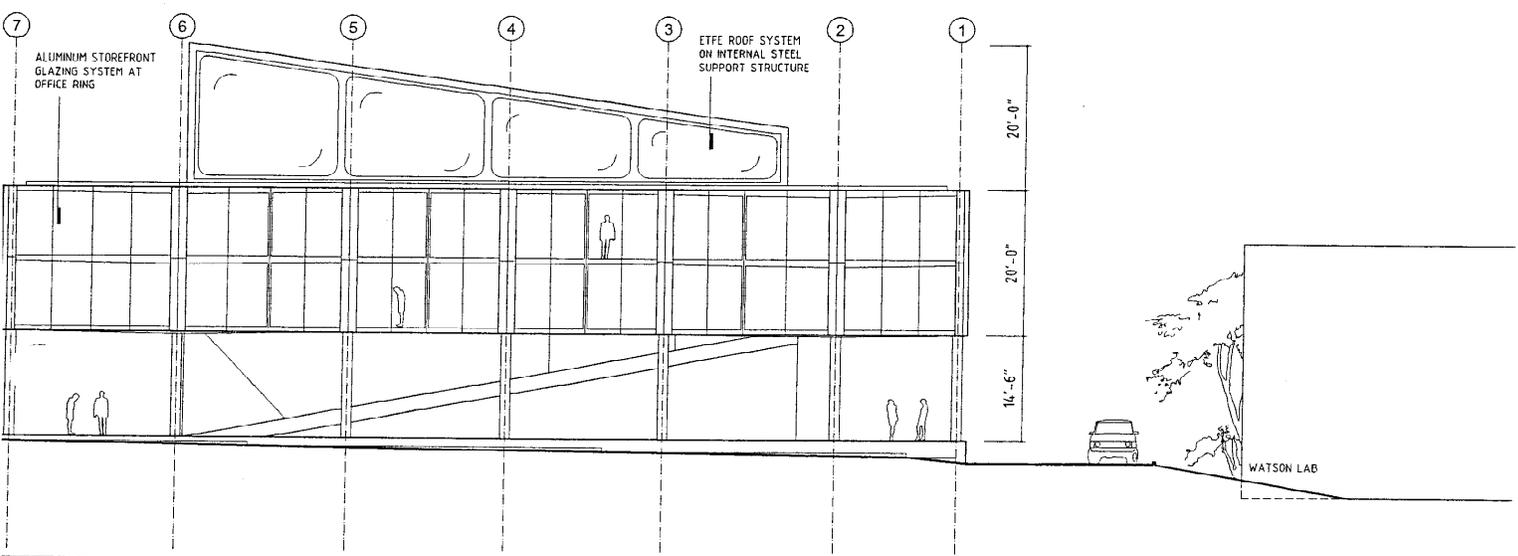
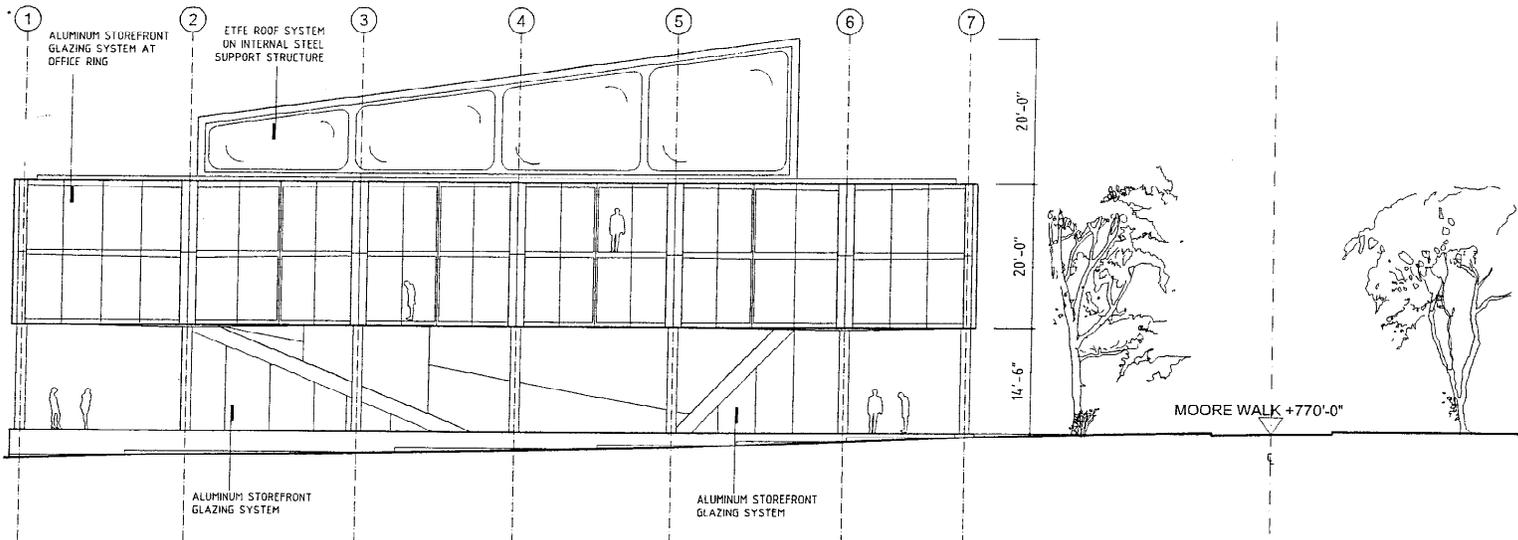
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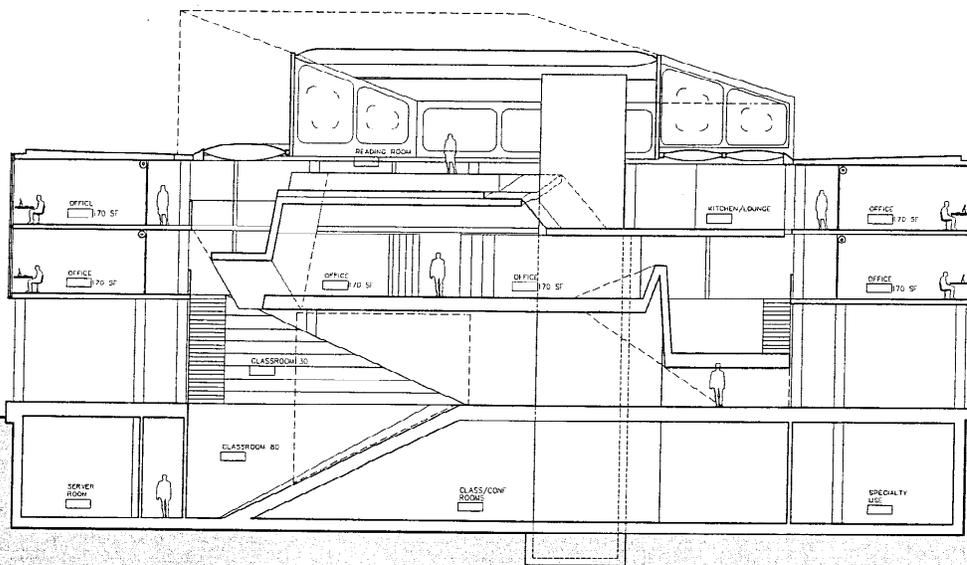
MOORE BUILDING



<p>Walter &amp; Leonora Annenberg Center for Information Science &amp; Technology California Institute of Technology 1000 East California Boulevard Pasadena, CA 91124 Tel: 626.392.4000</p>	<p><b>NORTH &amp; SOUTH ELEVATION</b></p>	
	<p>Project: 0132    Date: 9 March 08 Scale: 1/16" = 1'-0"    Rev</p>	<p>Sheet</p>



<p>Walter &amp; Leonore Annenberg Center for Information Science &amp; Technology          California Institute of Technology          350 East California Boulevard          Pasadena, CA 91124          Tel: 626/395-5000</p>	<b>EAST &amp; WEST ELEVATION</b>	
	Project: 0132 Scale: 1/16" = 1'-0" Rev	Date: 9 March 06 Sheet



- T.O. ROOF → +54'-0"
- T.O. ELEVATOR → +45'-0"
- T.O. OFFICE RING → +34'-0"
- LEVEL 3 → +24'-0"
- LEVEL 2 → +18'-0"
- LEVEL 1 → +0'-0" (+770'-0")
- LEVEL -1 → -18'-0"

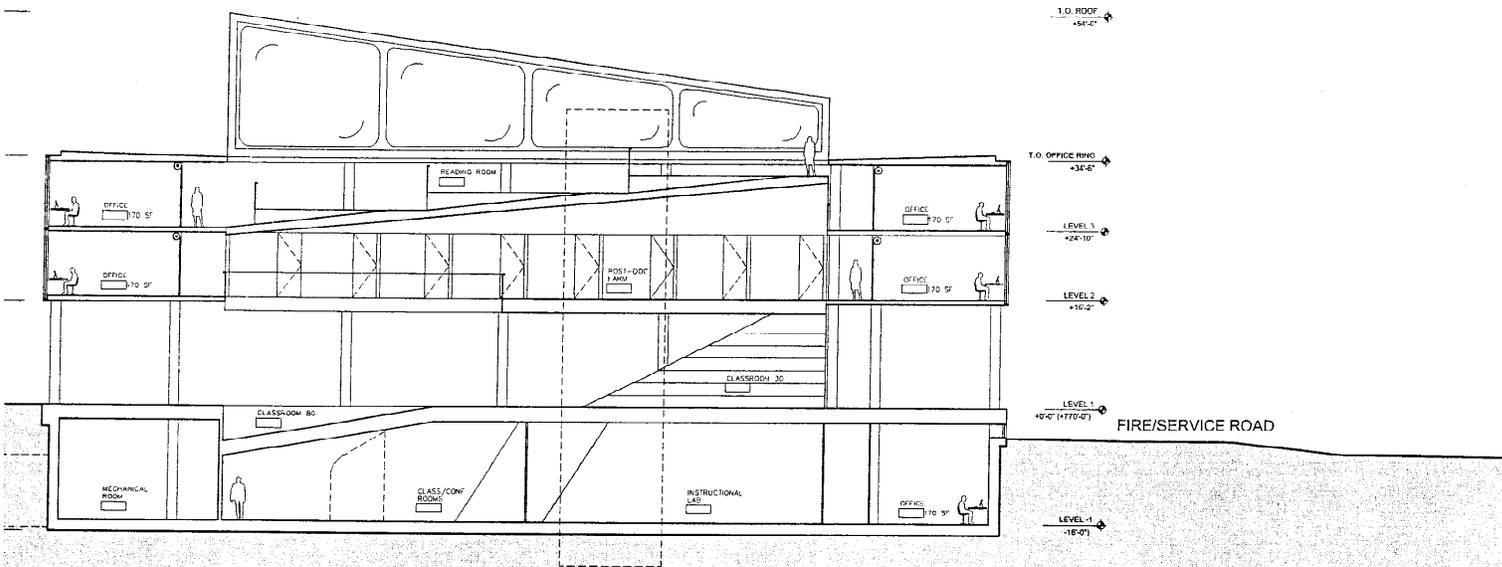
MOORE BUILD


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 Project: 0132    Date: 9 March 06    Sheet  
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SECTION AA

A5.00




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**SECTION BB**  
 Project: 0132    Date: 9 March 06    Sheet  
 Scale: 1/16" = 1'-0"    Rev

A5.01