

**ATTACHMENT D:**

**Request for Appeal dated May 21, 2018**



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CITY CLERK

18 MAY 21 11:10 AM

**REQUEST FOR APPEAL**

**APPLICATION INFORMATION**

Project Address: 10 N. Arroyo Blvd. (Desiderio Neighborhood Park)  
Case Type (MCUP, TTM, etc.) and Number: PLN 2018-00034  
Hearing Date: May 10, 2018 Appeal Deadline: May 21, 2018

**APPELLANT INFORMATION**

APPELLANT: Marci Solway, Stacey Fortner, Jeff Michael Telephone: 858 243-8385  
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City: Pasadena State: CA Zip: 91105 Email: marci\_solway@icloud.com  
APPLICANT (IF DIFFERENT): City of Pasadena Dept. of Public Works

*We* hereby appeal the decision of the:

- Hearing Officer
- Design Commission
- Historic Preservation
- Zoning Administrator
- Director of Planning and Development
- Film Liaison

**REASON FOR APPEAL**

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

*Please see Attachment*

*[Signature]*  
Signature of Appellant

5/21/2018  
Date

\* OFFICE USE ONLY

PLN # \_\_\_\_\_ CASE # \_\_\_\_\_ PRJ # \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

DATE APPEAL RECEIVED: \_\_\_\_\_ APPEAL FEES: \$ \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

**Attachment to Appeal of Design Commission Decision  
Desiderio Neighborhood Park Restroom/Storage Facility  
10 North Arroyo Boulevard  
PLN2018-00034**

**REASONS FOR APPEAL**

1. The Design Commission erred in making the required "Findings" in support of this decision. Specifically, the project, a restroom/storage facility, upon implementation of the conditions of approval, will not be consistent with the purposes of design review and the applicable design guidelines.
2. The design of the restroom/storage facility is not compatible with surrounding historic resources and neighborhoods, including but not limited to, the historic Colorado Street Bridge, and should not have been approved.
3. The restroom/storage facility is too large in size and footprint. It should not include any storage including, but not limited to, Park Storage, Janitor/Plumbing Chase and Electrical Closet. The restroom should be reduced to a minimal size for use by families and toddlers.
4. The restroom/storage facility is located in the wrong place on the site. The current location on the site is too close to Arroyo Boulevard, Arroyo Drive, the historic Colorado Street Bridge and the Vista Del Arroyo Community. The restroom/storage facility should be located closer to the park playground.
5. Inclusion of a restroom/storage facility in Desiderio Neighborhood Park violates the City of Pasadena's long-standing policy of not including restrooms in neighborhood parks. Further, the city cannot afford a \$1 million dollar restroom/storage facility in a neighborhood park.
6. The decision to include a restroom/storage facility in Desiderio Neighborhood Park contradicts the original park concept. The park was initiated and planned as a "passive park" without a restroom.

7. The California Environmental Quality Act (CEQA) determination is incorrect. The Design Commission erred in determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) and also erred in failing to require an Initial Study under CEQA. The project encompasses foreseeable and potentially significant environmental impacts under CEQA.

- A. **Transportation and Traffic**: The proposed project is located adjacent to and situated on Arroyo Boulevard and the intersection of Arroyo Boulevard and Arroyo Drive, which streets are used heavily by traffic entering and exiting the Rose Bowl and other Arroyo Seco events in vehicles of all sizes and types such as cars, buses, motor homes etc. The city failed to study and mitigate potential transportation and traffic impacts from use of the restroom by those vehicles traveling to and from the Rose Bowl and other Arroyo Seco events, including traffic stoppages and disruptions, and illegal parking.
- B. **Land Use and Planning; Aesthetics**: The location of the restroom/storage facility is not consistent with the historic character, sight lines and view corridors of the historic Colorado Street Bridge and should not be located adjacent to the Bridge. The City failed to study and mitigate these potential impacts on the historic Colorado Street Bridge.
- C. **Public Services**: The restroom/storage facility will attract criminal activity and create possible safety issues for park visitors and surrounding neighborhoods and communities, including, but not limited to, the Habitat for Humanity Homes. The City failed to study and mitigate these potential impacts on public services and public safety.

**ATTACHMENT E:**

**Purposes of design review and applicable design  
guidelines**



## ATTACHMENT E:

### PURPOSES OF DESIGN REVIEW & APPLICABLE DESIGN GUIDELINES

#### Purposes of Design Review (Zoning Code Section 17.61.030.A):

1. Apply Citywide urban design principles to ensure that new construction supports the best of the City's architectural traditions;
2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable;
3. Promote architectural and design excellence in new construction and discourage poor- quality development;
4. Ensure that future development should:
  - a. Reflect the values of the community;
  - b. Enhance the surrounding environment;
  - c. Visually harmonize with its surroundings and not unnecessarily block scenic views; and
  - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.
5. Ensure that new landscaping provides a visually pleasing setting for structures on the site;
6. Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value;
7. Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development; and
8. Promote the conservation, enhancement, preservation, and protection of historic resources

#### Applicable Design Guidelines:

The design-related goals and policies in the Land Use Element of the General Plan are the design guidelines that apply to this project. These policies have many similarities to the purposes of design review listed above, including the following policies:

4.10: Locate and design buildings to relate to and frame major public streets, open spaces, and cityscape. New development at intersections should consider any number of corner treatments, and should balance safety and accessibility concerns with the vision of the area and the need for buildings to engage the street and create a distinct urban edge.

4.11: Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.

7.1: Design each building as a high-quality, long term addition to the City's urban fabric; exterior design and buildings material shall exhibit permanence and quality, minimize maintenance concerns, and extend the life of the building.

7.2: Allow for the development of a diversity of buildings styles. Support innovative and creative design solutions to issues related to context and environmental sustainability.

7.3: Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.

23.3: Provide appropriate setbacks, consistent with the surrounding neighborhood, along the street frontage and, where there are setbacks, ensure adequate landscaping is provided.

25.4: Require that new development protect community character by providing architecture, landscaping, and urban design of equal or greater quality than existing and by respecting the architectural character and scale of adjacent buildings.