

Reese, Latasha

Subject: FW: 550 E colorado blvd - possible call up

On Jul 19, 2018, at 10:01 AM, Wilson, Andy <awilson@cityofpasadena.net> wrote:

Hi Mark -

Can you put the recent Design Review decision (July 10) for 550 E Colorado on the Council agenda Monday for possible call for review?

Thanks,

Andy

Andy Wilson
Councilmember
City of Pasadena
District 7
awilson@cityofpasadena.net

07/23/2018

Item 18



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

July 11, 2018

Foremost Investments, LP
9034 W. Sunset Blvd.
West Hollywood, CA 90069

NOTICE OF DECISION

**Application for Consolidated Design Review
550-556 E. Colorado Blvd.**

PLN2018-00333
Council District 7

Dear Applicant:

On July 10, 2018, at a public hearing at Pasadena City Hall, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Consolidated Design Review for the new construction of a 112,205-square-foot, 5-story medical office and retail building at the above-referenced addresses. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan. In its decision, the Commission:

Environmental Determination

Found that the application for Consolidated Design Review was subject to environmental review in the Environmental Impact Report adopted by the Planning Commission for Conditional Use Permit #5407 on July 24, 2013, and there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Acknowledged that there are **no protected trees** on the project site.

Findings for Concept Design Approval

1. Found that the project, upon implementation of conditions of approval, will comply with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan; and
2. Based on these findings, **approved** the application for Consolidated Design Review subject to the following conditions which shall be subject to staff review and approval prior to issuance of a building permit:

Conditions

1. Submit **mechanical plans** depicting building locations of site utilities, meters and backflow devices, if required. All mechanical equipment shall be concealed from public view. In addition, noise levels of mechanical equipment shall be provided to staff to ensure low noise levels at the courtyard. The backflow device shall be concealed within the building such that only the connections are visible from the exterior.
2. The **lighting temperature** specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures, unless otherwise required by the Building Code for vehicular and pedestrian safety. Replacement lighting elements should be regulated by maintenance staff in the future.
3. A **Master Sign Plan** shall be required for new signage and shall specify means of ensuring that installation of signage avoids damage to the precast concrete building cladding material, which will be particularly important as tenants change in the future.
4. **Metalwork finishes** (color, material, etc.) shall be consistent throughout the project, including railings, fencing, balconies and light fixtures. The medium bronze color proposed shall be the same throughout and finishes from different manufacturers shall be carefully review to ensure that they match.
5. Submit further detail of the **exhaust ventilation** along East Colorado Boulevard to ensure that it is not visually intrusive along the streetscape. There shall be no exposed vents on primary facades of the building.
6. The **sloped walk/sidewalk condition along South Madison Avenue** shall be further resolved, working with the Department of Public Works to provide a seamless transition between the private property and public right-of-way. Installation of a handrail in this area shall not be allowed.
7. The **doors to the trash area** along Converse Alley shall be reversed such that they are located within the garage and not along the alley. A planting pocket shall be added at this location along the alley and shall extend along the entire distance between the two garage openings.
8. A **landscape planter** shall be incorporated into the alley edge of the mechanical well at the upper-level courtyard to ensure screening of equipment and allow plantings to spill over the edge of the wall to be visible from the alley.
9. Review the **accessible parking within the garage** to remove curbs and allow patrons to walk along the building edge rather than in the drive aisle.
10. Provide for staff review and approval specifications of the **wood finish and species to be used on the balcony railing**, as well as a physical sample.
11. This project will be subject to a **framing, exterior sheathing/lathing, and final site inspection** (50%, 75%, and 100% inspection points) and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.

12. The pedestrian easement in the alley shall be paved in a different material from the drive aisle, such as a topping slab of colored, scored concrete or thin paving stones with bollards separating the vehicular and pedestrian zones. Lighting shall be installed along the alley or in the bollards. These features shall be subject to review and approval by the Department of Public Works if required.
13. A copy of this decision letter shall be included in the plans submitted for building permit plan check.

Effective Date ♦ Call for Review ♦ Appeal

This decision becomes effective on **Tuesday, July 24, 2018**. Before the effective date, the City Council may call for a review of your application. If the Council calls for a review of your application, this decision becomes void, and the application will be considered as a new item. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an appeal in writing with the City Clerk (Room S228, 100 N. Garfield Avenue) along with an appeal fee of \$2,024.98. **The last day to file an appeal is Monday, July 23, 2018.** 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 vacated and the entire decision is review anew.

This approval expires three years from the effective date. The approval may be extended for one year by filing a written request with the Planning Director before the expiration of the effective date (along with the fee for renewal of an approval). Any changes to the approved design for the project should be submitted to City staff for review and approval. Minor changes that are consistent with the intent of the approved final design may be approved by City staff. Major changes involving substantial deviations in the project's approved design or conditions of approval require a separate application for changes to an approved project. As many as two applications for changes to an approved project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Please contact me if you have any questions about this letter.

Sincerely,



Kevin Johnson
Senior Planner
Design & Historic Preservation Section
Tel 626-744-7806
Email: kevinjohnson@cityofpasadena.net

Attachments:

A. Approved Renderings, Site Plan & Floor Plans

cc: Address file; Tidemark; City Clerk; City Council; City Council District 7 Liaison

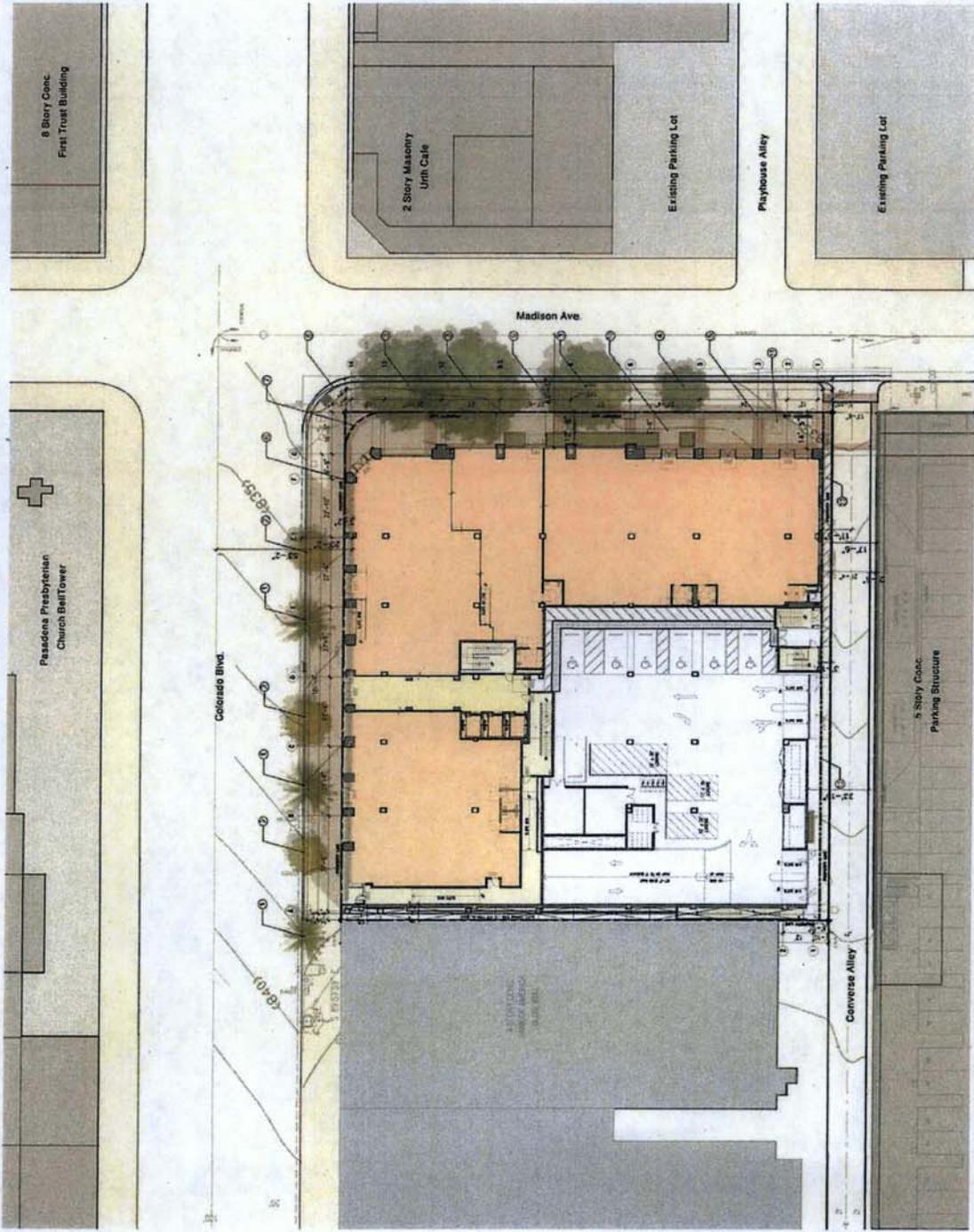


Charles Company

Crown City Medical Plaza
550 East Colorado Boulevard, Pasadena, California

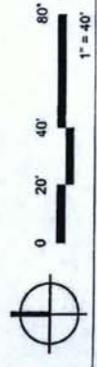
COLORADO & MADISON CORNER PERSPECTIVE

July 10, 2018 | Design Review



Legend

1. IEI Mexican Fan Palm to remain.
2. IEI Ginkgo Tree to remain.
3. IEI Camphor Tree to remain.
4. IEI Southern Magnolia to remain.
5. Enhanced paving.
6. Property Line.
7. Corner dedication.
8. Line of sidewalk.
9. Existing street lamps to remain.
10. Enhanced paving.
11. Proposed electrical vault below meters.
12. 7'-10" Setback from alley.
13. 3'-10" Wide dedication.

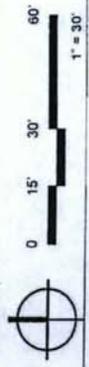
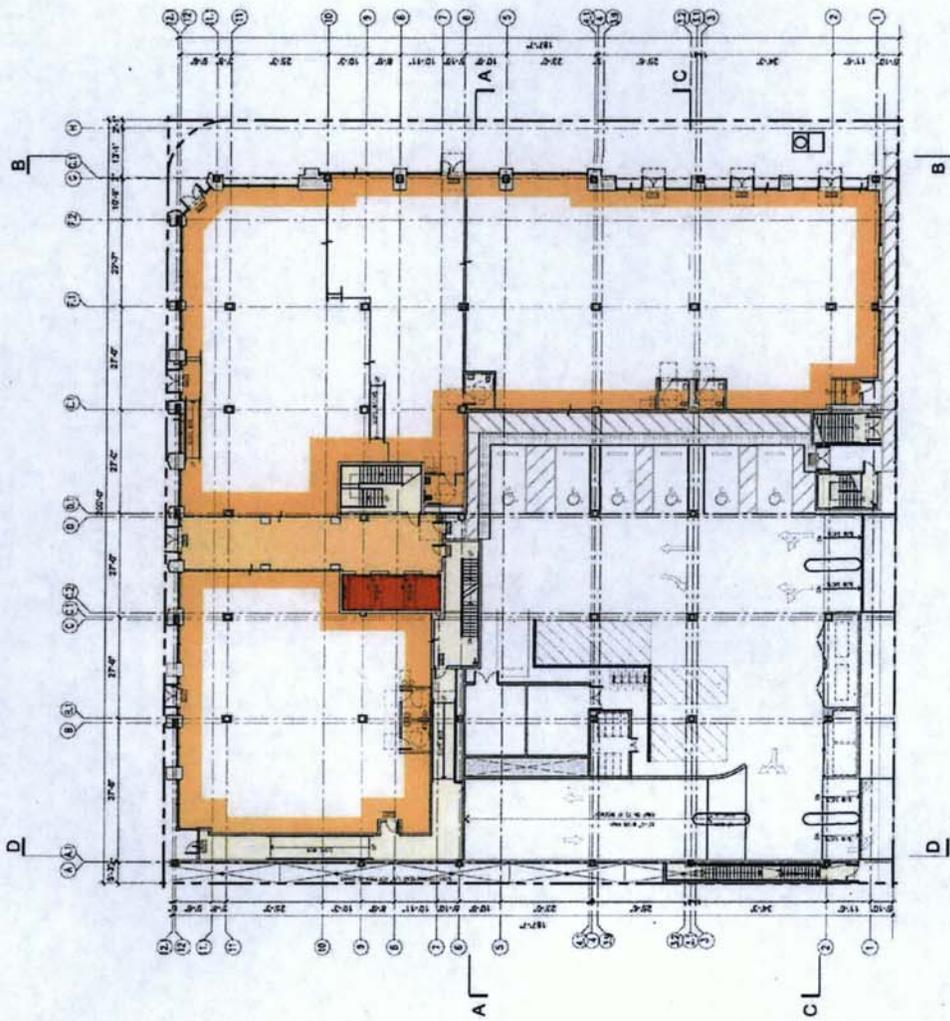


SITE PLAN

July 10, 2018 | Design Review

Crown City Medical Plaza
550 East Colorado Boulevard, Pasadena, California

Charles Company

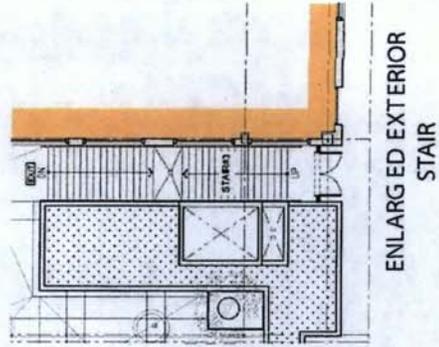
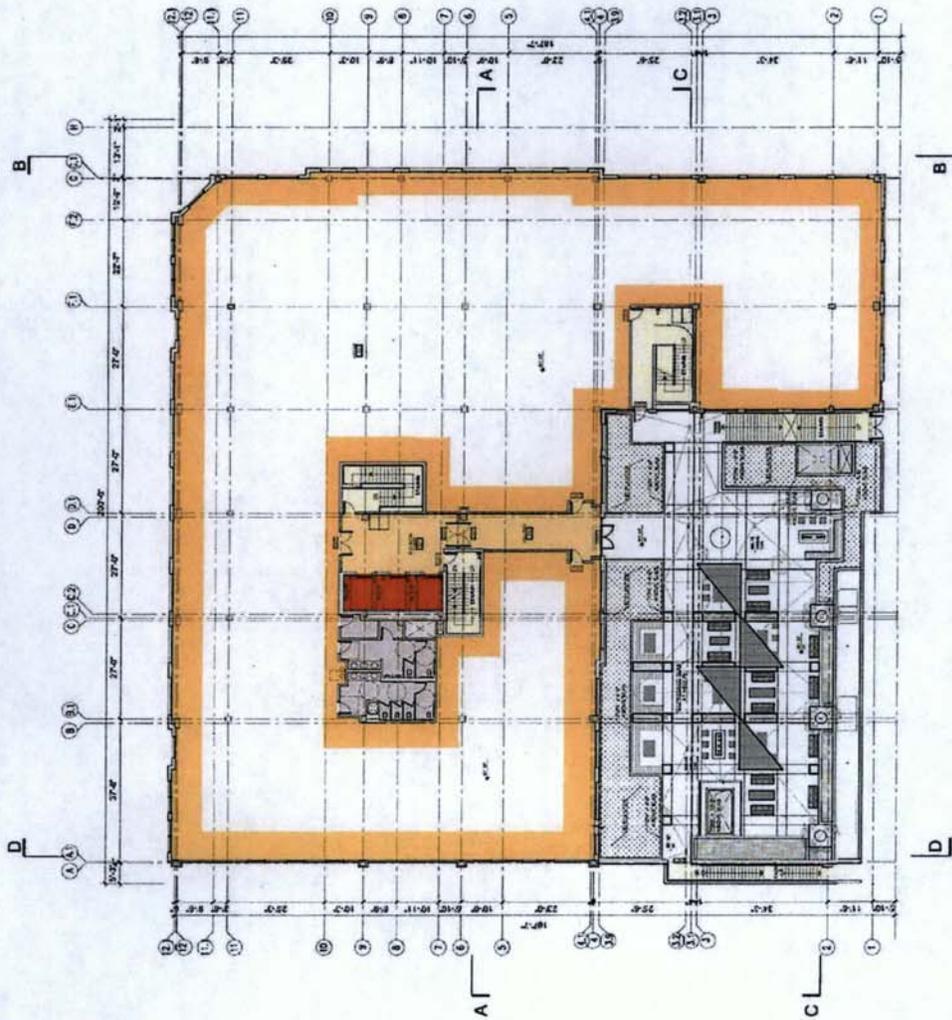


GROUND FLOOR

Crown City Medical Plaza
 550 East Colorado Boulevard, Pasadena, California

FLOOR PLANS

July 10, 2018 | Design Review



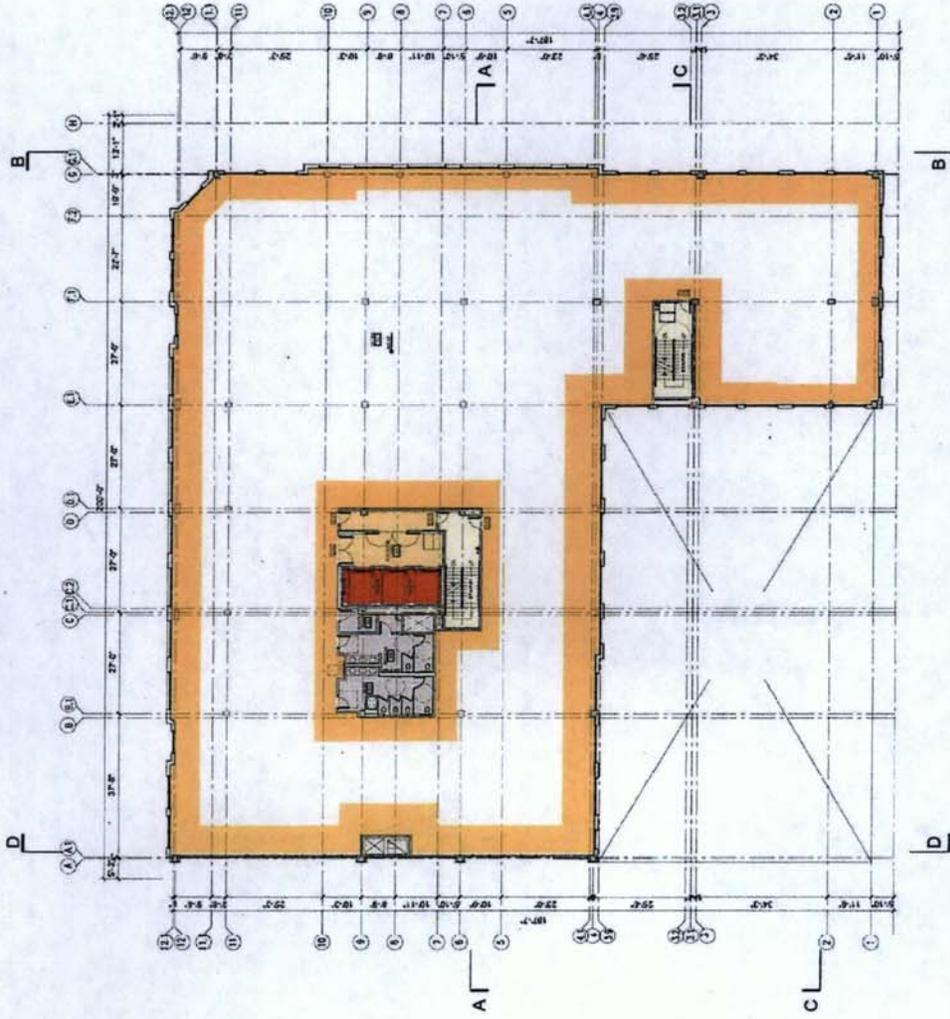
SECOND FLOOR

Crown City Medical Plaza
550 East Colorado Boulevard, Pasadena, California

Charles Company

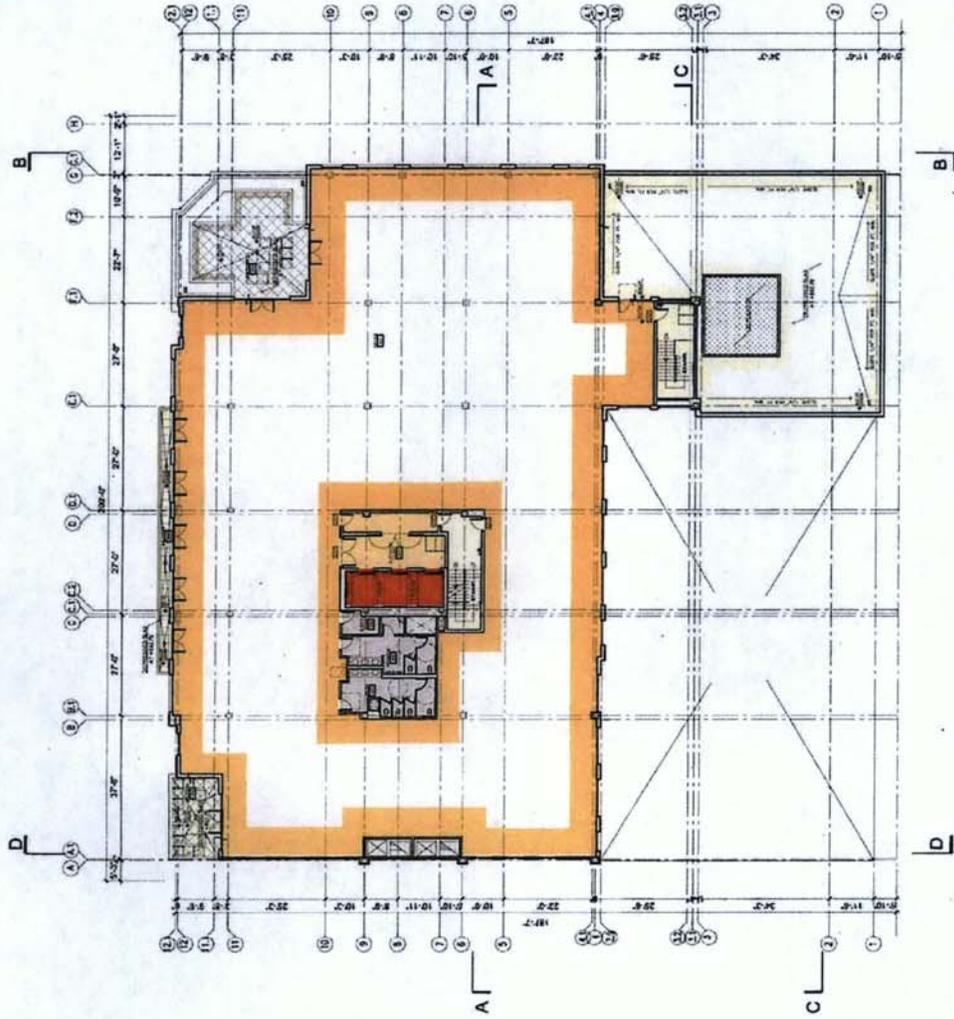
FLOOR PLANS

July 10, 2018 | Design Review



THIRD & FOURTH FLOORS

Crown City Medical Plaza
550 East Colorado Boulevard, Pasadena, California



FIFTH FLOOR

Crown City Medical Plaza
550 East Colorado Boulevard, Pasadena, California

Charles Company

FLOOR PLANS

July 10, 2018 | Design Review