

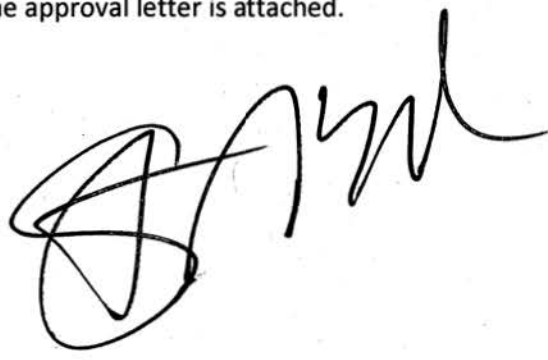
'18 MAY 2 03:07PM

CITY CLERK

Jomsky, Mark

From: Madison, Steve
Sent: Monday, May 21, 2018 2:36 PM
To: Jomsky, Mark
Cc: Suzuki, Takako
Subject: Call for Review: Desiderio restroom PLN2018-00034
Attachments: Arroyo Blvd_N10_051018_restrm_cons-cfr_dl.pdf

Please agendize for Council consideration a call for review of the Design Commission Decision/ Desiderio Restroom PLN2018-00034. A copy of the approval letter is attached.



'18 MAY 21 03:07PM

CITY CLERK



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

May 10, 2018

Tiffany Tran
City of Pasadena
Department of Public Works
100 N. Garfield Avenue, Room N306
Pasadena, CA 91101

NOTICE OF DECISION — CONSOLIDATED DESIGN REVIEW

New Construction of Restroom/Storage Facility
10 N. Arroyo Boulevard (Desiderio Neighborhood Park)

PLN2018-00034
Council District 6

Dear Ms. Tran:

On May 8, 2018, at a public hearing at Pasadena City Hall, the Design Commission, acting under the provisions of Section 17.61.030 and 17.72.060 of the Pasadena Municipal Code, reviewed a call for review of staff's approval of your application for Consolidated Design Review for construction of a new restroom and storage building for Desiderio Neighborhood Park at 10 N. Arroyo Boulevard. The controlling design guidelines applied to this review are the design related goals and policies in the General Plan Land Use Element.

In its decision, the Commission:

Environmental Determination

Found that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3 of the CEQA guidelines pertaining to construction of certain small structures including accessory structures such as the proposed restroom building, and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Findings for Compliance with the Tree Protection Ordinance

Acknowledged that no trees will be relocated or removed in conjunction with this project.

Findings for Consolidated Design Approval

1. Acknowledged that on October 27, 2014, the City Council approved PD33 which authorized development of Desiderio Neighborhood Park and included provisions in the PD for future construction of a restroom building.

2. Found that the project, upon implementation of the conditions of approval, will be consistent with the purposes of design review and the applicable design guidelines; and,
3. 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. Provide manufacturer's product literature and color specifications for the proposed hollow metal doors.
2. Provide details of the corners of the exterior fiber-cement shingle cladding. The proposed fiber-cement lap siding shall be removed and the building shall be clad in shingles only. Consider tapering the shingles where they adjoin the concrete base of the building.
3. Consider removing the step in the building footprint at the rear of the building.
4. Provide a landscape plan for the area immediately surrounding the building.
5. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
6. Remove the concrete pilasters and resolve the openings with the exterior cladding material turning the corner into the openings.
7. This project will be subject to a final inspection 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.
8. 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, May 22, 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 \$1,134.55. **The last day to file an appeal is Monday, May 21, 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. In addition, it should be noted that the original approval period for the original decision remains unchanged by the approval of this modification.

Tiffany Tran
10 N. Arroyo Blvd. (PLN2018-00034)
Page 3 of 3

This approval expires three years from the effective date. The approval may be renewed for an additional year by filing a written request with the Planning Director prior to the expiration 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.

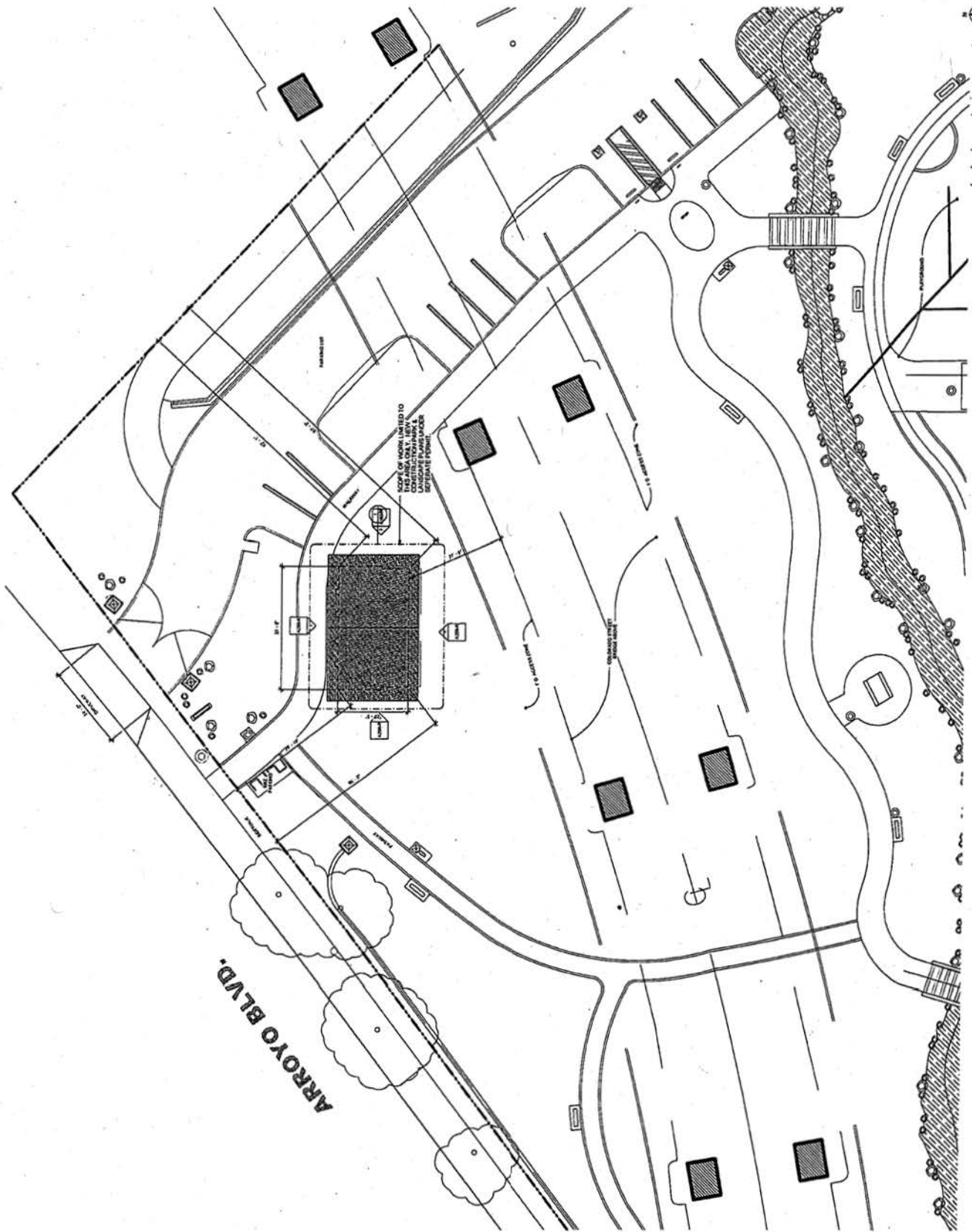
Sincerely,



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

Attachment: Plans and Elevations

Cc: Address File; Tidemark; City Clerk; City Council; City Council District 6 Liaison; Design Commission

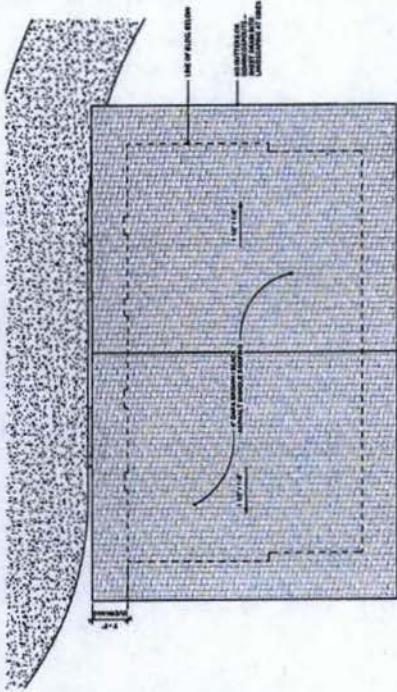


SEE ALSO: UNIFIED TO
 THE AREA ON THE
 CONSTRUCTION &
 INTERPRETATION
 REFERENCE POINT

ENLARGED SITE PLAN OPTION 6
 1" = 10' 0"

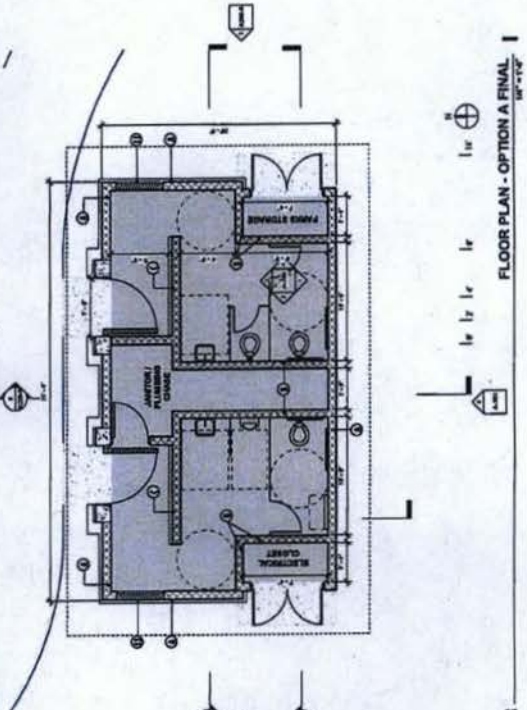


- NOTES:**
1. LINE OF LOW ROOF
 2. STAINLESS STEEL LAMPORES WITH AUTO-SENSOR FAUCETS
 3. STAINLESS STEEL URINALS
 4. STAINLESS STEEL TOILETS
 5. STAINLESS STEEL CHANGING TABLE
 6. TOILET PARTITIONS
 7. CLEARANCE AROUND WATER CLOSET SHALL BE AS SHOWN
 8. MINIMUM 80 RECESSED BY 48 RECESSED DEEP HANGING ROOF SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
 9. 3" MINIMUM GRASS BAY
 10. 4" MINIMUM GRASS BAY
 11. 6" 7.5" CLEARANCE
 12. 8" 9" CLEARANCE
 13. FINISH FOR NET LOCATIONS
 14. LOUVERS
 15. NOW CONCRETE REINFORCE. REFER TO DEPARTMENT OF PUBLIC WORKS STANDARD PLAN FOR CURB AND SIDEWALK ON SHEET A002.
 16. ELECTRIC HAND OVER. REFER TO SPECIFICATION SHEET A001
- NOTE: ALL VERTICAL SURFACES EXPOSED TO THE PUBLIC EXCLUDING WALLS SHALL BE FINISHED WITH AN ANTI-CORROSION ANTI-COMMITMENT FINISH. REFER TO SPECIFICATIONS FOR MORE INFO.
- CONTRACTOR SHALL BE RESPONSIBLE TO THE TRADE CONSULTANTS AS SET THROUGHOUT PLAN.

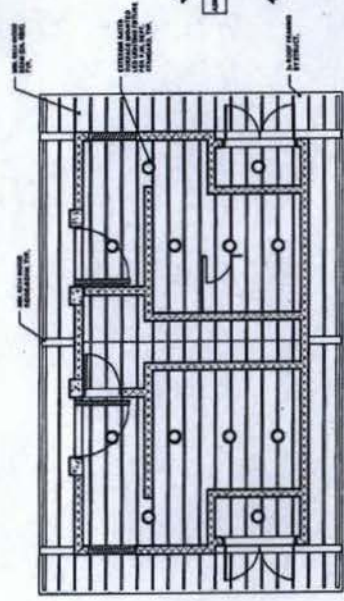


ROOF PLAN - OPTION 2
1/8" = 1'-0"

1	2	3	4	5	6
EXTERIOR WALL FINISH: CERAMIC TILE 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")	8" CMU	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING
EXTERIOR WALL FINISH: CERAMIC TILE 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")	8" CMU	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING
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EXTERIOR WALL FINISH: CERAMIC TILE 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")	8" CMU	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING
EXTERIOR WALL FINISH: CERAMIC TILE 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")	8" CMU	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING	8" CMU WITH 4" SPACING



FLOOR PLAN - OPTION A FINAL
1/8" = 1'-0"



REFLECTED CEILING PLAN - OPTION 3
1/8" = 1'-0"

