

**ATTACHMENT B**  
**PRELIMINARY CONSULTATION DESIGN REVIEW COMMENTS**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

October 16, 2020

Jessica Ferree  
HHP-Walnut, LLC  
608 N. Fair Oaks Ave., #126  
Pasadena, CA 91103

Via email: [jessica@hhphousing.org](mailto:jessica@hhphousing.org)

**NOTICE OF DESIGN COMMISSION COMMENTS**

**Application for Preliminary Consultation**

**1870-1890 E. Walnut St., 170 N. Parkwood Ave. & 175 N. Greenwood Ave.**

Case #: DHP2020-10036

Council District 2

Dear Ms. Ferree,

On October 13, 2020, at a public meeting held virtually, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation of a proposed new 58-unit multi-family residential project. 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 for Neighborhood Commercial and Multi-family Residential Districts. The Commission generally agreed with the comments in the staff report, which are reiterated below, and provided additional comments on the preliminary design, also listed below:

1. Further consider the pedestrian scale of the project, including softening entrances and ensuring adequate transparency, further articulating the building massing, lowering the community room volume to better engage the street grade, improving visibility into courtyards and considering an open space/plaza element along Walnut Street.
2. Further explore the connection between the community room and the courtyards.
3. The raked roof at the southwest corner is the beginning of an idea that could be more developed and reflected on other building elevations.
4. Consider moving the bicycle storage room to the first floor.
5. Consider replacing trellises and shade sails with box-metal canopies to improve consistency with the chosen architectural style.
6. While the design incorporates height averaging to achieve much of its massing and roofline articulation, this is not authorized by the Zoning Code, which limits use of height

averaging to certain areas of the Central District Specific Plan. However, additional height up to 12 feet over no more than 60% of the proposed building footprint may be allowed as a concession for providing required on-site affordable housing pursuant to Zoning Code Section 17.43.055.B. If this option is being pursued, and in light of the fact that only approximately 20% of the proposed building footprint is proposed to exceed the 45-foot height limit of the CG Zoning District, consider whether additional areas of increased height at the northern portion of the site would further improve the massing and roofline articulation of the project.

7. The building is appropriately sited to frame and be oriented toward the public streets onto which it fronts, including appropriate fenestration and frontage elements for direct pedestrian access. However, pursuant to comments provided by staff of the Current Planning Section, the property at 170 N. Parkwood Avenue, which is within the RM-16 Zoning District, is not sited to comply with the development standards of this district (such as including a required main garden). Staff understands that the applicant may pursue Variances or an Affordable Housing Concession Permit to allow the site design as proposed; however, any changes to the design that may be made in the future may require a second Preliminary Consultation review.
8. Consider incorporation of additional articulation or fenestration on the rear/south façade and avoid unbalanced blank wall conditions on this façade to the greatest extent feasible in the areas that would be most visible to the public, while also ensuring adequate privacy of the adjoining existing residential properties.
9. Further consider differentiated design/programming elements for the two courtyards to provide alternative open space areas for different purposes. Ensure that courtyards include amenities to promote their active use, such as seating, water features, shade, and outdoor cooking and eating facilities. In addition, consider reducing or eliminating private open space encroachments into the relatively small communal courtyard spaces, while providing direct pedestrian access to units that adjoin them.
10. In future submittals, ensure that the location and approximate canopy size of the protected tree proposed to be retained is shown on all floor plans and elevations to ensure adequate protection of the tree during and after construction.

## **NEXT STEPS**

This completes the Preliminary Consultation process. As your project moves forward to Concept Design Review, the new building design should endeavor to address and respond, in writing and/or graphically, to the comments above. If the comments are not satisfactorily addressed, revisions to the submitted plans may be required and the approval process for your project may be delayed.

Jessica Ferree  
1870-1890 E. Walnut St., 170 N. Parkwood Ave. & 175 N. Greenwood Ave. (DHP2020-10036)  
Page 3 of 3

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Johnson', with a long horizontal stroke extending to the right.

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

cc: Energov; Address file