

**ATTACHMENT B**

**Preliminary Consultation Design Review Comments (January 11, 2022)**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

January 12, 2022

Burke Farrar  
c/o: Odyssey Development Services  
141 S. Lake Avenue, Suite 105  
Pasadena, CA 91101

Via email: [bfarrar@odysseypasadena.com](mailto:bfarrar@odysseypasadena.com)

**NOTICE OF DESIGN COMMISSION COMMENTS**

**Application for Preliminary Consultation: New 80-Unit SRO Residential Development  
1501, 1515, 1525 E. Walnut Street (Commercial General Zone – CG)**

Case #: DHP2021-00345

Council District 2

Dear Mr. Farrar,

On January 11, 2022, at a virtually-held public hearing, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation of the demolition of three non-residential buildings and the construction of a new four-story, 41,756 square foot, 80-unit SRO residential development with one added caretaker's unit, located on a project site consisting of five adjacent parcels listed under the above 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 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 develop the simplicity of the project's form and massing and provide a clear design rationale to support the project's simplicity.
2. The proposed design concept should be applied to the entirety of the project including the surface parking, and outdoor amenities. Consider alternatives to surface parking to allow for provision of a sizable outdoor space for the residents to use and enjoy throughout the year and a more accommodating outdoor pool area. Also consider ways to improve the design of linkages and sequence of travel from one amenity space to another such as to the proposed dog run in the far western corner of the property.
3. Consider utilizing the existing slope and the property's seven-foot change in grade to the advantage of providing partially subterranean parking and open up the rear yard for more outdoor garden and amenity spaces. Also consider the need for two drive-through garage openings and study reducing to one vehicular entrance and exit.

4. Consider retaining and/or relocating as many of the existing on-site trees as possible. It is encouraged that the design of the structure, and site planning, revolve around existing natural elements such as protected trees. The tree inventory indicates a potential total of three protected trees that, if removed, will require a planting replacement of 12 trees at 36-inch box, or 24 at 24-inch box.
5. Consider design elements that can further enhance the pedestrian experience through appropriately-scaled architectural features such as shading elements, façade softening through landscape, carefully applied expansion joints, an applied wainscoting, or belt course, particularly along the south elevation. Also, look at solutions to alleviate potentially large expanses of blank wall planes at the corner massing along the street edge.
6. Study the addition of windows at the opposing ends of the interior circulation corridor to increase the articulation along the exterior façade, and allow for access to daylight in the interior spaces.
7. Consider providing larger balconies for the units, particularly along the south façade, to provide usable outdoor space and improve the reduction in solar heat gains.
8. As the landscape design is developed, consider the use of alternative pavement materials that are permeable, and that reduce solar heat gains as further sustainability enhancements to the project.
9. The building is largely mirrored on front and back and east and west. Consider applying the same design consideration to the rear façade as was applied to the front, particularly at the ground level. Look at accentuating the amenity spaces, and making them have a logical presence with clear connectivity to the outdoors. Also, consider providing a clear sight line through the main lobby, from the street, to the rear yard amenity spaces.
10. As the design progresses and the material palette is further developed, consider the use of smooth cement plaster to provide a purity of form at the corner massings and make apparent the intention of their design. Regardless, carefully consider the expansion joints of the stucco or plaster finish and how that relates to the overall building design and how it affects the pedestrian interaction at ground-level.
11. Carefully study the detailing and finish of the proposed stucco and how its application will accentuate and strengthen the simplicity of the building form.

## **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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Edwar Sissi', with a stylized flourish at the end.

Edwar Sissi | Associate Planner  
Design and Historic Preservation Section  
626-744-6738 | [esissi@cityofpasadena.net](mailto:esissi@cityofpasadena.net)

cc: Energov; Address file