

Agenda Report

TO: CITY COUNCIL

DATE: JULY 13, 1998

FROM: CITY MANAGER

SUBJECT: APPEAL OF DESIGN COMMISSION DECISION REGARDING AN APPLICATION FOR MODIFICATIONS TO CONCEPT DESIGN APPROVAL AT 403 AND 421 SOUTH RAYMOND AVENUE (ROGERSON KRATOS)

CITY MANAGER'S RECOMMENDATION:

It is recommended that the City Council:

Find that the installation of the elongated canopy and awnings at 403 and 421 S. Raymond Avenue and the repainting of the buildings occurred without design approval (as required by § 17.92.030 of the Pasadena Municipal Code);

Find that the application for modifications to design approval—with conditions by the Design Commission—conforms with the City-wide Design Principles and Criteria, the Purposes of Design Review; and Design Guidelines for Signs and Awnings in the Central District; and

Affirm the decision of the Design Commission to approve the application for modifications to concept design with the following conditions:

403 South Raymond

1. The elongated bullnose awning (on a welded steel frame) across the entire parapet of the building is not approved because it does not comply with the City's Design Guidelines for Signs and Awnings in the Central District.

421 South Raymond

- a. The existing bullnose awning above the center entry door along Raymond Avenue is not approved because it does not comply with the City's Design Guidelines for Signs and Awnings in the Central District.
- b. The staff may review and approve the design of an alternative awning and canopy installation (which complies with the City's Design Guidelines for Signs and Awnings in the Central District).
- c. The existing yellow-and-gray paint colors on the building should be restudied.

Changes to Consolidated Design Review

Substantial alterations to “insignificant” and “significant” structures¹ in the CD-11 zoning district are subject to Planning Director review subject to “call for review” by the Design Commission. The buildings at 421 and 403 South Raymond Avenue are significant and insignificant respectively. The installation of the awnings with the full re-painting of the buildings in a new color scheme are considered substantial alterations.

1. Paint colors

The owners of the building lightened (yellow and gray) the previous colors of dark gray and light gray. The gray accents painted above the windows emphasize the window in both buildings. These accents were painted on the building to portray a two-dimensional representation of the molding proposed to be located above the window in the initial design application presented to the Design Commission on October 27, 1997. The molding was one of several design components proposed to be applied to this elevation.

2. Awnings

The owners of the building installed awnings on each of the two buildings. On the Raymond Avenue Self Storage building (421 S. Raymond Ave.) the awning was installed over the vehicular entrance and two adjacent windows. On the Rogerson Kratos building (403 S. Raymond Ave.) the awning was installed along the parapet of the east and north elevations. The awnings were not part of the initial design application presented to the Design Commission on October 27, 1997.

BACKGROUND

The two-story formed concrete building at 403 South Raymond (Rogerson Kratos) is extensively altered and not listed as architecturally significant. The adjacent concrete pier and spandrel factory building at 421 South Raymond (*Wickercraft Reed & Furniture Company Building, 1920, enlarged 1924; Austin Murphy Co., designers*) qualifies as a historically significant building, and the proposed alterations to this building are, therefore, subject to the Secretary of the Interior's Standards for Rehabilitation. The additional design guidelines applied to both buildings are: the Urban Design Plan, the Urban Design Guidelines, the Design Guidelines for Signs and Awnings and the Purposes of Design Review in the zoning code.

On October 27, 1997, the Design Commission granted concept approval to an application for new exterior cladding on two existing buildings subject to conditions (See Attachment A). During this review staff observed that painting of the building was in progress. The paint colors were not part of that approval since paint colors are reviewed at final design review. After the concept-level review, staff observed that a large boxed awning was being erected on the building at 403 South Raymond Avenue, and the City's Code Enforcement office issued a complaint because this work occurred without design approval. In response to the complaint, the applicant submitted an application for modification to concept design approval to review the awnings

¹ Based on listings in the City's historic resources inventories for the Central District

On April 6, 1998, Design & Historic Preservation staff approved the application for a modification to concept design approval with conditions (staff decision subject to a possible call for review by the Design Commission) for the exterior alterations to the two buildings. (See Attachment B). However, the installation of the awnings were not approved because they do not comply with the City's Design Guidelines for Signs and Awning in the Central District. The awning on the Rogerson Kratos building (403 S. Raymond Ave.) is inappropriate because it does not comply with the guidelines that states, "*Bullnose entrance canopies are inappropriate because of their exaggerated scale and projection*" and "*Awnings should be mounted in locations that respect the design of a building, including the arrangement of bays and openings.... Awnings should be designed to project over individual window and door openings and not be a continuous feature extending over masonry piers or arches.*" The awning on the Raymond Avenue Self-Storage building is inappropriate because it does not comply with the guideline which states "*Awnings should be mounted in locations that respect the design of a building, including the arrangement of bays and openings.... Awnings should be designed to project over individual window and door openings and not be a continuous feature extending over masonry piers or arches.*"

On April 13, 1998, the Design Commission called for review of the staff's decision. The Design Commission expressed concern with the colors of the building and the awnings.

On May 11, 1998, the Design Commission granted a approval of the modifications to concept design review with conditions (See Attachment C). The Commission also noted in its decision that the installation of the canopy and awning occurred without a building permit and design approval. The applicant stated that the awnings were installed and the building was painted to enhance the appearance of the building. The applicant informed the Commission that they didn't know they needed a permit to install the awnings and that the building had been painted to visually lighten the building in comparison to the existing monochromatic color scheme.

FISCAL IMPACT

There is no fiscal impact resulting from this recommended action. The applications for concept design approval and modifications to design approval are in the General Fee Schedule.

RESPECTFULLY SUBMITTED


CYNTHIA J. KURTZ
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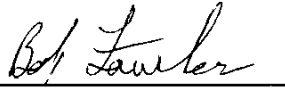
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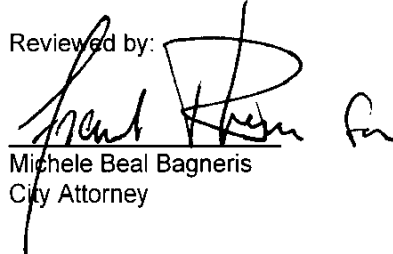
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