

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

December 12, 2012

Bridge Housing Corporation 19200 Von Karman Avenue, Suite #600 Irvine, Ca. 92612

ATTN: Phillip Williams, Director of Development

PLN2012-00333 Council District 3

NOTICE OF DECISION 750, 770, 782-790 North Fair Oaks Avenue Application for Concept Design Review

RE: Demolition of Existing (non-historic) Structures and the New Construction of a Senior Citizen's Mixed-use Apartment Building (Heritage Square)

Dear Mr. Williams:

On December 10, 2012, at a public hearing at the Pasadena Permit Center, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Concept Design Review for the new construction of a senior complex with 70 units at 1203 at 750, 770, and 782-790 North Fair Oaks Avenue, consisting of approximately 57,521 square feet with surface parking for 44 cars.

The applicable design guidelines for this project include the Citywide Design Principles in the Land Use Element of the General Plan, and the Fair Oaks Orange Grove Specific Plan (FOOGSP) Design Guidelines.

In its decision, the Commission:

Environmental Determination

1. Find that on September 19, 2012, the Hearing Officer determined this project to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15331, Class 31, Historical Resource Restoration/Rehabilitation and 15332, Class 32, In-Fill Development Projects. In addition, the Hearing Officer approved a Minor Conditional Use Permit for reduced parking at this site.

Finding for Removal of or Injury to Landmark, Native, and Specimen Trees

 Acknowledge that on September 19, 2012, the Hearing Officer approved the removal of four trees that qualify for protection under the City's Tree Protection Ordinance; two Coast Live Oaks (Quercus agrifolia) and two Jelly Palms (Butia capitata) based on the finding of substantial hardship.

Findings of Concept Design Approval

- Find that the project complies with the City-wide Design Principles in the Land Use Element of the General Plan; the Purposes of Design Review in §17.92.010 of the Zoning Code; and the Fair Oaks Orange Grove Specific Plan (FOOGSP) Design Guidelines if modified to address the conditions listed below; and
- 2. Based on this finding, approve the application for Concept Design Review with the following conditions and recommendations and with the understanding that the Design Commission shall conduct final design review for this project and a close examination of all materials (including physical samples), details, specifications and the final landscape plan will be conducted in conjunction with the final review.

Conditions:

- 1. A 50% Advisory Review shall be conducted by a subcommittee comprised of three members of the Design Commission (Moreno, Byram and Hansen) and three members of the Northwest Commission (members to be determined). This advisory review will look more closely at the residential nature of the building, breaking down the massing to a more residential scale, better defining the base and refining the overall design. The architect and developer shall participate with the stakeholders and the newly formed subcommittee, as referenced above, to resolve the final design. This project shall return to the full Design Commission for Final Design Review.
- 2. During Final Design Review, careful attention will be paid to the quality of the building materiality, the landscaping and the amenities provided for the project. Special attention should continue to be paid to, possibly, upgrading from the colored inset fiber-cement panels on the façade to another quality material that will further add to the richness of the design aesthetic, such as tile, etc. In addition, continue to study the material specification for the sun screening element and the balcony railings to ensure the material selected is durable and will not cause further maintenance concerns for the project over time. Green screens could also be employed judiciously and in conjunction with the sun screening elements to help soften the building elevations and provide addition shading and sun screening.

Recommendations:

1. Recommend relocating as many trees proposed for removal as feasible and incorporating these trees within the proposed landscaping plan. Special consideration should be given to the Palm tree indicated for removal, as the success of their relocation could be more assured.

- 2. Further consideration of a pitched roof or other more traditional modification to the architectural style should be explored, including a study of the bold colors incorporated in the design.
- 3. Consideration should be given to height averaging or other feasible ways to achieve excellence in architecture.

Effective Date Call for Review Appeal

This decision becomes effective on **Friday, December 21, 2012.** Before the effective date, the City Council may call for a review of this decision. If the Council calls for a review of this decision, it 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, City Hall, 100 N. Garfield Avenue) along with an appeal fee of \$1521.04. The last day to file an appeal is **Thursday, December 20, 2012.** 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 reviewed anew.

This approval expires three years from the effective date. The approval may be renewed for a period not to exceed one 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 in the approved design** for the project, whether prior to construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes. Major changes, however, must be reviewed as part of a separate application for changes to the approved project (for which the filing fee is equal to one-half of the original fee).

As many as two applications for changes to the 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.

Sincerely,

Mark Odell

Senior Planner, Design & Historic Preservation Section

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cc: City Clerk; Address file; chronological file; Tidemark; City Council; Council Rep. District 3