



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: MARCH 23, 2021

TO: DESIGN COMMISSION

FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: APPLICATION FOR CONCEPT DESIGN REVIEW
NEW CONSTRUCTION OF A THREE-STORY 80,000 SQUARE FOOT LABORATORY BUILDING
RESNIK SUSTAINABILITY CENTER
1200 E. CALIFORNIA BOULEVARD (CALIFORNIA INSTITUTE OF TECHNOLOGY)

RECOMMENDATION:

It is recommended that the Design Commission:

Environmental Determination

Pursuant to State CEQA Guidelines Sections 15162 and 15164, consider the Addendum to the previously certified FSEIR prepared for the subject project (Attachment A) and find that no subsequent EIR or other environmental document is required for this project.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that a tree inventory (Attachment B) identifies removal of five protected trees.
2. Find that the removal of five protected trees meets finding 6 of the Tree Protection Ordinance (PMC Section 8.52.075.A): *"the project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines;"* and, therefore,
3. Approve the removal of five protected trees.

Findings for Concept Design Approval

1. Find that the project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan and the Design Guidelines in the Caltech Master Plan; and
2. Based on these findings, approve the application for Concept Design Review subject to the following conditions to be further reviewed during Final Design Review:

Conditions

1. Provide an entry canopy at the westerly building entry similar to the proposed canopy at the northerly entry.
2. The landscape plans provided for Final Design Review shall provide details of the improvements to Beckman Lawn that are proposed to be implemented in conjunction with this project, with the goal of ensuring consistency with the proposed building and appropriate treatment as an entry portal to the campus.
3. Provide drawings and details of walls within the building interior that may be publicly visible through the exterior curtain wall, which shall be designed to be articulated as exterior walls.
4. A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for Final Design Review and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment E). The trees, which will be protected, are tree numbers 1546, 1560, 1561, 1567, 1582-1585, 2780, 2788, 2779, 2797, 2801 3223 & 3545 as shown in the submitted tree inventory.
5. The landscape plans submitted for Final Design Review shall clearly identify the tree numbers of all existing trees proposed to remain, as listed in the submitted tree inventory, and, if any additional protected trees are identified for removal, submit additional applications for Private Tree Removal in conjunction with the application for Final Design Review.
6. The project shall comply with the development standards in the Caltech Master Plan, including those requirements listed in Attachment B. If changes to the current design are required to ensure compliance with the Master Plan, an application for Changes to an Approved Project may be required, either separately from or in conjunction with Final Design Review.
7. Comply with the conditions provided by the Departments of Public Works and Transportation listed in Attachment C, to the satisfaction of said departments.

BACKGROUND:

Project Overview

- General Plan Designation: Institutional (0 – 3.00 FAR)
- Zoning: PS (Public and Semi-Public)
- Design Guidelines: The applicable design guidelines are the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines in the Caltech Master Plan.
- Site: The site is comprised of a 17-acre lot on the east side of S. Wilson Avenue between E. California Boulevard and San Pasqual Street. Its shape is rectangular and is currently developed with 14 buildings including Braun Laboratories, Mead Laboratory, Noyes Laboratory, Beckman Laboratory, Baxter Hall, Beckman Auditorium, Beckman Institute, Broad Center, and a few smaller support buildings. There is a surface parking lot west of Mead Laboratory and another one north of Beckman Auditorium. A tree inventory provided with the application identifies 55 trees in the vicinity of the project site, 12 of which are protected specimen trees and eight of which are protected native trees.
- Surroundings: The buildings listed above on the project site are north, south and east of the proposed new building. To the west, across S. Wilson Avenue from the project site are two large multi-story parking structure as well as two single-family residences. Nearby designated historic resources include Villa San Pasqual (1953, Lionel V. Mayell) at 1000 San Pasqual Street, Wilson Court, 1031 San Pasqual Street (1923, Whitescarver and Picton and S. Russell Johnson), Whispering Waters (1961, Lionel V. Mayell) at 1000 Cordova Street, Mentor Court (1923, Delux Building Company) at 937 E. California Boulevard and Bullocks South Lake (1947, Wurdeman & Beckett) at 401 S. Lake Avenue.
- Project Description: The project involves demolition of the Mead Laboratory building, removal of 16 trees, five of which are protected specimen trees, and construction of a three-story plus basement, approximately 80,000 sf building to house the Resnick Sustainability Center. No new parking is proposed to be constructed as part of the project.
- Site Design: The building is proposed to be placed in the same location as the existing Mead Laboratory building and to have a 90-foot setback from S. Wilson Avenue to align with Braun Laboratory, as required in the Caltech Master Plan. A new landscape design is proposed to be implemented in the setback area along with the retention of a significant mature tree and creation of a new access driveway from S. Wilson Avenue at the southern end of the site. On the north side, the building would align with the edge of the existing sidewalk along the existing service drive that is proposed to be retained. On the east side of the building, a setback of approximately 10 feet from the Noyes Laboratory building would be retained at the northern end of the building, which would reduce to approximately 3 feet at the southern end of the building. On the south side, an approximate 10-foot setback would be retained adjacent to the Braun Laboratory building. Landscape and hardscape improvements, including an amphitheater and shade structure, are also proposed south of the building.

- Architectural Style: Contemporary
- Developer: California Institute of Technology
- Architect: CannonDesign
- Landscape Architect: AHBE | MIG

ANALYSIS:

Design Commission Comments from Preliminary Consultation

On October 27, 2020, the Design Commission reviewed an application for Preliminary Consultation for this project. The Commission’s comments from that meeting, with the design team’s responses, and staff’s comments, are detailed in the chart below.

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
<p>1. Continue to study ways to further accentuate the building entries. In particular, the north-south connection appears underdeveloped and the idea of a breezeway connection at that location should be further explored and celebrated in the design. In addition, the entrance visible from the street may be hidden by the existing front yard mounding condition and should be studied further to ensure it is fully developed and visible.</p>	<p>“The attached Concept Design drawings include a fully exterior breezeway at the east of the site, allowing the existing north-south pedestrian walkway to connect through it from San Pasqual walk to the new Chen Neuroscience building at the north edge of campus. The breezeway is envisioned as a shaded outdoor social space with seating and meeting areas. The east wall of the breezeway is being studied as a location for public art. The west building entrance has been highlighted with a prominent pedestrian connection from Wilson Avenue: combining a stair and a curving walkway, it opens the view from the corner of Wilson and the north service drive to make the entrance clear.”</p>	<p><i>Comment partially addressed.</i></p> <p>The base of the breezeway has been raised to expose the full height of glazing along the first floor entries and a projecting canopy has been incorporated into the northerly entry. This canopy can be seen most clearly on the east elevation on sheet A0302. A similar canopy feature should be incorporated into the westerly entry to accentuate the entry and ensure a consistent logic to the expression of building entries. Staff has recommended a condition of approval to this effect.</p>
<p>2. Explore ways to unify the building with the character of surrounding buildings, while retaining the unique expression and sustainability features</p>	<p>“We have extended the undulating expression of the curtain wall to the west façade. The position and size of the RSC have been adjusted relative to the</p>	<p><i>Comment partially addressed.</i></p> <p>The modifications made to the west and north facades as described in the design team response and demonstrated in the drawings have</p>

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
<p>that relate to the activities that will take place within it. Incorporation of movement in the west façade curtain-wall, similar to the north façade treatment, and studying the proportions of these movements to respond to surrounding buildings, could be an effective means of achieving this goal. Provide diagrams and studies to demonstrate how the design responds to the surrounding context.</p>	<p>setback line established by the west façade of Braun Labs, as noted in the Caltech Master Plan. However, the undulations of the west façade push forward of that line, like the roof form of Braun. Similarly, on the north, the opaque plaster façade at the east stair matches the appearance and alignment of the adjacent Noyes Lab, while the glass façade fronting the atrium billows out.”</p>	<p>not only extended the undulation of the façade to both of the publicly visible sides of the building but have also addressed the master plan guideline requiring new buildings to respond to the character of surrounding buildings. Upon discussing the proposed projection with staff of the Community Planning Section, it has been determined that this area may project up to 7’6” into the front setback based on the Master Plan allowances for 5% setback tolerance (4’6”) and 3’ projections into setbacks. Staff has recommended a condition requiring compliance with the Master Plan, which will be reviewed further during Final Design Review.</p>
<p>3. Continue to refine the loading/receiving area treatment to ensure it is visually screened from street view and as integrated as possible into the overall design character of the building.</p>	<p>“In the attached Concept Design drawings, the west service entrance is screened by a berm planted with sycamores; it is accessed by a curved driveway that further conceals it from view from the street. The layout has been developed to conceal the service entrance while maintaining the visibility of the adjacent high-bay translational science lab, which Caltech identifies as an important feature to make visible to the public.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The west elevation on sheet A0301 depicts the loading/receiving area being clad in a metal panel material that is also utilized seamlessly on the overhead door providing access to the loading/receiving area on the interior of the building. The landscape design, which is reflected in the rendered west elevation on sheet A0305 also reflects the screening of this area with a berm and trees as described in the design team’s response. These features visually integrate the loading area into the building design and ensure that this area will not be visually obtrusive.</p>
<p>4. For Concept Design Review, provide a tree inventory that accurately and clearly indicates the species and size of all trees in the vicinity of the construction site. Private Tree Removal permits may be required if any trees proposed to be removed are protected by the Tree Protection</p>	<p>“A revised tree inventory labeling the species and size of all trees in the vicinity and noting which are to be removed has been submitted in support of this Concept Design package. For clarity, the same four-digit tree codes used in the tree inventory have been added to the trees to remain</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The applicant has provided a tree inventory and plan that clearly provides the species and size of all trees in the vicinity of the project. A total of five protected specimen trees are proposed to be removed and seven protected specimen trees and eight protected native trees are proposed to be retained. See further</p>

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
Ordinance. Any protected trees proposed to be retained in the vicinity of the construction site will also require a Tree Protection Plan to identify protection measures to be installed prior to and during construction and ensure compliance with the City's tree protection requirements.	on the architectural landscape plan.”	discussion of the proposed tree removals elsewhere in this report.
5. Consider whether the extent of the curtain wall feature should be reduced in scope along the west elevation based on the floor plan and program of the building. Further, consider whether or not this feature should extend over the elevator/stair tower at the northeast corner. The design may be stronger if the curtain-wall feature ended at the elevator/stair towers at the northeast and southwest corners.	“The extent of the curtain wall has been revised so that it aligns with the occupied areas on the north, west, and south facades of the building. We believe this arrangement serves both the building occupants and the urban goals of the building well. We have stopped the glass façade at the exit stairs at the northwest and southeast, allowing those taller forms to anchor the designs at the corners.”	<i>Comment satisfactorily addressed.</i> The revised design depicts the curtain wall feature terminating at the northeast and southwest corner stair/elevator towers, allowing those features to remain expressed as recommended by the Commission.
6. Further explore the ideas of sustainability both technically and architecturally and ensure the building design reflects and honors these ideas.	“The RSC will make use of a variety of innovative sustainability features. Architecturally, the building showcases mass timber framing in the construction of the atrium and the grid shell of the undulating glass curtain wall to reduce its embodied energy and carbon. The glazing is treated contextually, with the depth and orientation of shading fins providing increased protection from late-afternoon sun on the west and northwest faces. We are studying building mechanical systems that	<i>Comment satisfactorily addressed.</i> As outlined in the design team's response, the building will feature multiple sustainability features in its design and systems.

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
	<p>would use significantly less energy than comparable lab buildings. Condenser water from the cooling system will be recycled for use elsewhere on campus. Interior finishes will have low embodied carbon and be very-low-VOC to promote a healthy interior environment.”</p>	
<p>7. Consider whether there may be opportunities to selectively puncture through the proposed building envelope.</p>	<p>“As the design has developed, we have treated the glass curtain wall of the RSC less as an envelope that encloses the building and more like a wrapper that drapes lightly over the occupied areas, maximizing their connection to the exterior. In the Concept Design, we have refined the extent of that wrapper, strategically revealing core walls and building entrances where the wrapper stops, differentiating them from the occupied spaces. We are concerned that puncturing through the envelope would degrade that idea of it as a wrapper.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>As outlined in the design team’s response, the idea of puncturing the curtain wall was considered but rejected to maintain the integrity of the overall concept of the curtain wall as a building wrapper.</p>
<p>8. Further explore how the proposed organic design relates to the human in terms of entries, hierarchy and organization to ensure that it is welcoming and relates to its surroundings including Wilson Avenue and the adjacent walkway.</p>	<p>“The RSC has two primary facades—north and west—each with a primary building entrance. Since the Preliminary Consultation design, the west entrance has been refined with an enhanced walkway to make a clear connection to the sidewalk along Wilson. That connection is made through both a stair and a sloped walkway that runs through an ornamental sycamore grove. The entry portal has been enlarged and raised (along with the rest of the first floor) to make it more</p>	<p><i>Comment partially addressed.</i></p> <p>As discussed in the response to comment #1 above, the curtain wall feature has been raised at the first floor areas to provide a more human scale and an entry canopy added at the northerly entry. Staff has recommended a condition of approval requiring a similar canopy at the western entry to ensure a welcoming appearance facing Wilson Avenue.</p>

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
	visually prominent. The north entry portal has been enhanced with a projecting canopy.”	
<p>9. Thought should be given to the idea of this building creating a new major portal of entry to the campus and, as a result, reflecting the mission of the campus and the building.</p>	<p>“The Concept Design has evolved to meet the opportunity for the RSC to be a portal to the Caltech campus. As part of this project, Beckman Lawn will be improved and its relationship to the adjacent streets and building clarified, articulating it and the surrounding Broad, Beckman, and RSC buildings as a formal quad fronting on Wilson Avenue. As noted above, the breezeway will facilitate a major new north-south pathway across the west side of the Caltech campus. Leading to that pathway from Wilson Avenue, the north service drive will be provided with a new sidewalk that gives it a more pedestrian character, enhanced by low-level pedestrian lighting and plantings. The west entrance of the RSC may further announce the building and the campus with prominent low-level signage—this will be studied in a later submission.”</p>	<p><i>Comment partially addressed.</i></p> <p>The design team’s response describes improvements to Beckman Lawn that are proposed in conjunction with this project, but which are not included in the submitted landscape plans. For Final Design Review, the landscape plans should outline the scope of work that is proposed at the Beckman Lawn to ensure that the improvements are compatible with the proposed new building. Staff has recommended a condition of approval to this effect.</p>

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
<p>10. The building is about perhaps the most important challenge facing humanity – how we lead sustainable lives and continue as a species on this planet. Consequently, there is an opportunity to make a statement with the building. The EUI should reflect the processes that happen within the institution and this should be brought into the personality of the building. The proposed use of mass timber is one example of this. Explore landscape materials that can sequester carbon and other design features that express the ideas of sustainability.</p>	<p>“The design team is working to develop a mechanical system for the RSC that could potentially reduce the EUI of the building by 20% or more. From the standpoint of embodied energy and carbon, the design will use mass timber structural elements to reduce both. Interior finishes will prioritize rapidly-renewable materials and low-embodied-carbon materials. The landscape will add between 40 and 50 trees to the site to sequester atmospheric carbon. Landscape plantings will be native and climate-adapted to minimize water use.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>As described in the design team’s response, the applicant has continued to study the sustainable features of the building to ensure that it reflects best practices in sustainable construction.</p>
<p>11. Wellness is an important aspect of Caltech campus lifestyle and should be built upon in this project as part of the total idea of sustainability.</p>	<p>“The wellness of the building occupants are a significant concern of Caltech and the design team. Interior finishes will have low embodied carbon and be very-low-VOC to promote a healthy interior environment. Natural materials will be used extensively as an expression of biophilia, and many of those are expected to be rapidly renewable materials as well. Organizationally, the building prioritizes walking through generous and well-placed public stairs that connect directly to the campus pedestrian network (which it enhances through the addition of a breezeway) and the public sidewalk. The façade provides generous access to natural light in both public spaces and</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>As described in the design team’s response, the applicant has continued to study the wellness features of the building to ensure that it reflects best practices.</p>

Commissioner Comments, October 27, 2020	Excerpt from Design Team Response	Staff Comments
	major gathering spaces, such as the ground floor conference rooms, second floor classrooms, and—through borrowed light—the laboratories. The extension of the atrium and strategically-located light wells also bring daylight to the basement.”	

Programming and Circulation

The project proposes siting of the new building at the current location of the Mead Laboratory, with an approximate 90’ setback from S. Wilson Avenue, which would bring the west façade in line with the adjacent Braun Laboratory. The undulating portion at the center of the façade, which is designed to reference the projecting element of the Braun Laboratory façade to the south, projects a maximum 10’ into this setback, which will be required to be reduced to 7’6” to ensure Master Plan compliance. Pedestrian entrances are proposed at the north end of the west façade and slightly east of center on the north façade. In addition, a covered breezeway is proposed at the east end of the building with openings at the northern and southern ends and a third building entrance at the southern end of the east-facing breezeway façade. Vertical circulation is proposed via a stair at the northeast corner of the building and a stair and elevator at the southwest corner. An open communicating stair is also proposed within an open area at the north end of the building; a second elevator is also proposed east of this stair. A loading/shipping/receiving area is proposed at the southwest corner of the building.

The ground floor of the building is programmed with open interactive learning hub areas at the northern end, two large gathering rooms at the center surrounded by smaller meeting rooms and offices accessed by a circulation corridor. At the outer edges on the south and east sides are service rooms including restrooms, mechanical shafts and storage spaces. Along the west elevation is a space that is open to view to the basement level below. The upper levels are similarly organized with open learning hubs at the north end, large meeting and gathering spaces in the center with smaller laboratories and offices adjoining them and service spaces at the south and east edges. The roof is programmed with a solar testing laboratory at the west end and mechanical equipment elsewhere on the roof.

The proposed organization of the building program is appropriate to allow for the larger meeting spaces and open learning hubs along the more publicly visible north and west sides of the building and utilitarian spaces at the south and east ends where the building is less visible to the public. The proposed circulation also ensures multiple means of entering the building via established campus circulation patterns.

Orientation

The proposed new building is designed to provide the most significant architectural expression along the most visible north and west elevations. The east and south elevations are largely blocked from public view by existing buildings; however, the portion of the south elevation that incorporates the breezeway is also designed in a manner consistent with the more visible north and west elevations. This orientation is appropriate and consistent with applicable design guidelines.

Height, Massing and Modulation

The height limit at this location is 50', measured from natural or finished grade to the top plate at the uppermost floor (note that this measurement of building height in the Caltech Master Plan is different from the Zoning Code definition, which measures height from existing grade to the top of the parapet). The drawings submitted show the maximum height of the top plate at the third floor to be 50'. However, Community Planning staff has identified concerns with respect to the solar roof testing lab at the rooftop possibly exceeding this height, as well as the percentage of the roof area covered by appurtenances exceeding the area limit and the allowable appurtenance height. As such, staff was unable to determine whether the project complies with the height limit and a condition of approval is recommended to ensure that this is adequately demonstrated in the drawings submitted for Final Design Review. In general, the height proposed is compatible with existing development surrounding the site.

The elevation drawings depict the building masses being modulated by the undulations within the proposed outer glass-curtain wall feature. It appears that floor plates and walls within the interior of the building would be visible behind the outer curtain wall; however, the character of those walls, particularly on the west side of the building, is unclear. As such, staff has recommended a condition of approval requiring additional information to be provided during Final Design Review to demonstrate this and ensure that these walls are articulated as exterior walls. As noted previously, the design of the front, west-facing façade has been modified as recommended during Preliminary Consultation to incorporate an additional undulating component, which is located roughly in the center of the façade and designed to reference the central projecting volume on the Braun Laboratory façade to the south.

Architectural Style and Detailing

The proposed new building is of a contemporary design. It has a flat roof, an angled and undulating glass-curtain wall façade terminating horizontally at two solid, windowless elevator/stair towers proposed to be coated in stucco. The glass-curtain wall extends to the ground in some locations and lifts above the ground to expose the ground floor in other areas where metal-framed storefront windows and doors are proposed. An area of metal cladding is proposed at the southern end of the west elevation at the location of the loading area, with a roll-up door clad in the same material to provide a seamless appearance. The building is a complex design system with a relatively simple outer expression that is contemporary while providing subtle references to the adjacent Braun and Noyes Laboratory buildings. Detailing of the edges and soffits of the curtain-wall system and its transitions to the corner tower elements will be particularly important to review during Final Design Review.

Compatibility

The proposed new buildings are generally compatible with their immediate surroundings, particularly recently completed and anticipated future development, in terms of height, massing, setbacks and architectural design. The revised design submitted for this review provides subtle references to adjacent existing buildings while retaining the proposed building's unique and contemporary identity.

Conceptual Landscape Design

The landscape plans provided outline an extensive program of landscaping, paving and amenities to be installed in conjunction with the proposed project. In front of the building along Wilson Avenue, existing mounded terrain is proposed to remain and new integral color concrete pathways and paving are proposed to follow the natural slope of the land as closely as possible, mostly along the north edge of the building. An oval-shaped pathway would surround an existing protected and iconic specimen tree within the front yard area and would connect to the main entrance at the northwest corner of the building. A semi-circular seating area would be created south of the entrance and, south of that, permeable pavers would be used to create a new access drive to service the loading/receiving area and an associated trash enclosure. The remaining portion of the front yard would consist of a grove of new 48-inch box Western Sycamore trees (18 are shown on the plan). An undulating planter is proposed along the north façade, terminating at the entry near the eastern end of the north façade. The plans also show a system of pathways extending from the south end of the easterly breezeway to connect to adjacent buildings and also a new amphitheater and shade structure and new plantings. The landscape design proposed is compatible with the building design and surrounding campus. More specific details of the proposed landscape and paving materials and amenities will be reviewed during Final Design Review.

Protected Tree Removals

The application includes a tree inventory that identifies removal of five protected specimen trees, as follows:

Tree Number	Tree Species (Common Name)	Tree Type	Diameter at Breast Height (Inches)	Tree Height (Feet)	Tree Canopy Spread (Feet)	Location
2782	Sequoia sempervirens (Coast Redwood)	Protected Specimen Tree	26	60+	20	Between Noyes and Braun Laboratories
2786	Sequoia sempervirens (Coast Redwood)	Protected Specimen Tree	26	45-60	24	Between Mead and Braun Laboratories
2787	Liquidamber styraciflua (American Sweet Gum)	Protected Specimen Tree	24	45-60	22	West of Mead Laboratory

2789	Sequoia sempervirens (Coast Redwood)	Protected Specimen Tree	35	45-60	14	West of Mead Laboratory
2790	Sequoia sempervirens (Coast Redwood)	Protected Specimen Tree	27	60+	14	West of Mead Laboratory

The applications for removal of these trees state that Redwood trees on the campus are generally drought-stressed due to climate change; however, the primary reason for the removal of all five trees is related to conflicts with the proposed new building construction. As such, Tree Protection Ordinance finding #6 would be the most appropriate finding to evaluate, to potentially allow their removal. This finding states, “the project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines.”

Based on the adopted tree replacement matrix, a total of 40 24-inch box or 20 36-inch box trees of species on either the native or the specimen tree lists would be required to be planted in order to meet this finding. The submitted landscape plan depicts planting of 18 new 48-inch box *Platanus racemose* (Western Sycamore) trees within the front yard of the proposed new building as well as an additional 19 of these trees in the proposed amphitheater area south of the building. Based on this plan, the project far exceeds the tree replacement matrix requirements and, therefore, this finding can be made to allow removal of the proposed five protected trees.

In addition to the above, the tree inventory identifies 15 protected trees that are in close proximity to the construction site (including the amphitheater/shade structure area to the south of the building) and are proposed to remain. As such, protection of these trees during construction will be required and staff has recommended a condition of approval requiring a tree protection plan to be submitted for review during Final Design Review. The trees to be protected during construction are the following numbers: 1546, 1560, 1561, 1567, 1582-1585, 2780, 2788, 2779, 2797, 2801 3223 & 3545. Although the tree inventory shows all of these trees being retained, the submitted landscape plan does not clearly indicate the tree numbers for all of these trees and, as such, it is unclear whether they are or are not proposed to remain.

Staff has recommended an additional condition of approval requiring the landscape plans submitted for Final Design Review to clearly identify the tree numbers of all existing trees proposed to remain and, if any additional protected trees are identified for removal, to submit additional applications for Private Tree Removal to allow for the evaluation of the removal of those trees for consistency with the tree removal findings in the Tree Protection Ordinance.

COMMENTS FROM OTHER DEPARTMENTS:

Staff routed the project for comment to several City departments, as well as other divisions of the Planning & Community Development Department, including the Public Works, Transportation and Fire Departments and the Building, Community Planning and Cultural Affairs Divisions of the Planning & Community Development Department. Community Planning staff identified potential issues related to compliance with height, rooftop appurtenances and setback

requirements in the Caltech Master Plan (Attachment B). These comments have been provided to the applicant, who is working with staff to address them. As these issues are not fully addressed at the time of the writing of this report, staff recommends a condition of approval requiring compliance with the development standards in the Caltech Master Plan and requiring review of an application for Changes to an Approved Project if the project design substantially changes in conjunction with modifications that may be made to the project plans to ensure compliance with the Master Plan. Cultural Affairs staff indicated that the project is subject to the public art requirement. The applicant has not specified whether they plan to install a public art project or pay the in-lieu fee. Recommended conditions from the Departments of Public Works and Transportation are included in Attachment C.

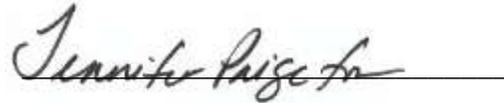
ENVIRONMENTAL ANALYSIS:

In 2006, the City Council certified a Subsequent Final Environmental Report (SFEIR) for the Caltech Master Development Plan Amendment Project, which included a proposed new building of similar size in the same location as the currently proposed project. As such, it was determined that an addendum to the certified SFEIR was the appropriate environmental document for this project and the addendum that has been drafted is in Attachment A. The addendum finds that there are no substantial changes to the project, no substantial changes in the circumstances under which the project is being undertaken, and no new information of substantial importance that was not known to the Lead Agency at the time the EIR was certified that trigger any of the conditions identified in Public Resources Code Section 21166 or State CEQA Guidelines Section 15162 which would require a subsequent or supplemental EIR or negative declaration. As such, staff recommends that, pursuant to State CEQA Guidelines Sections 15162 and 15164, the Commission consider the Addendum to the previously certified FSEIR prepared for the subject project and find that no subsequent EIR or other environmental document is required for this project.

CONCLUSION:

The project design satisfactorily addressed the comments provided during Preliminary Consultation, subject to a few conditions of approval, and is consistent with the design-related goals and policies in the Land Use Element of the General Plan and the design guidelines in the Caltech Master Plan. Staff recommends approval of the application for Concept Design Review for the project with the conditions of approval outlined and described in this report.

Respectfully Submitted,



David M. Reyes
Director of Planning and
Community Development

Prepared by:



Kevin Johnson
Senior Planner

Reviewed by:



Leon E. White
Principal Planner

Attachments:

- A. Addendum to the previously certified FSEIR for Caltech Master Plan
- B. Comments from Community Planning Section
- C. Recommended conditions from Departments of Public Works and Transportation
- D. Tree inventory and Private Tree Removal applications
- E. Pasadena Tree Protection Guidelines
- F. Current plans & elevations