



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: JULY 28, 2020

TO: DESIGN COMMISSION

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

SUBJECT: APPLICATION FOR FINAL DESIGN REVIEW
NEW FIVE-STORY, MIXED-USE DEVELOPMENT WITH 2,500 SQUARE FEET
OF COMMERCIAL SPACE AND 49 RESIDENTIAL UNITS AT
127 NORTH MADISON AVENUE

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

1. Affirm that the application was subject to environmental review in the Categorical Exemption adopted by the City Council on September 16, 2019 for Affordable Housing Concession Permit (AHCP) #11879 and that there are no changed circumstances or new information, which would require additional environmental review.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that the City Council approved the removal of four protected trees (identified as trees #4, 8, 9, and 13) on private property.

Findings for Final Design Approval

1. Find that the project, upon implementation of the conditions of Final Design Review approval, will comply with the conditions of Concept Design Review;
2. Find that the project, upon implementation of the conditions of Final Design Review approval, will be consistent with the purposes of design review, the design-related goals and

policies in the Land Use Element of the General Plan, the Land Use Element of the General Plan, and the Private Realm Design Guidelines in the Central District Specific Plan; and

3. Based on these findings, approve the application for Final Design Review subject to the following conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

Conditions:

1. The end panels of bridge with the punched window openings shall be revised to floor to ceiling glazing.
2. The horizontal bands extending from bridge shall be omitted from the design.
3. The finish and color of the exposed metal finishes of the bridge and the bridge mullions (MT-2, MT-3, MT-6) shall be revised to a warmer neutral color that is more compatible with the adjacent cladding material.
4. The window mullions of the community room shall be revised to match the transom design of the office storefront glazing on the northern building volume. The pop out window frame at the ground floor to the north of the entrance shall be omitted or the framing shall continue to the ground.
5. The formed metal beltcourse shall be restudied or eliminated from the design.
6. The project shall comply with the conditions of approval associated with AHCP #11879, to the satisfaction of said departments.
7. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.
8. A copy of this decision letter shall be included in the plans submitted for building permit plan check.
9. Approval of a Master Sign Plan shall be required prior to installation of any project-identification, wayfinding or commercial signage on the building.
10. All exterior lighting metalwork to be the same dark bronze color, independent of the different manufacturers' color names.
11. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. The replacement lighting elements should be regulated by maintenance staff in the future.
12. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.

13. The plans submitted for building plan check shall include a detail for a standard “U” shaped bike rack with a dark metal finish for the outdoor bicycle racks adjacent to the community room.
14. Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the utility equipment shown on the plans are sufficient to meet the demands of the project and that the locations shown in the plans are approved.
15. Enlarged details and/or product specifications for all amenities, such as the fire rings/pits, site furniture, and planter pots shall be included in the plans submitted for building plan check for staff review and approval to ensure they are of high quality and compatible with the overall architectural design.
16. The removal and/or planting of street trees are not approved as part of this application review
17. This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.

EXECUTIVE SUMMARY:

The application presents design revisions in response to the conditions of approval from the previous Concept Design Review phase in addition to providing more detailed plans, elevations, sections and color and material information for the project. The current drawings are more fully detailed and present a palette of materials that is consistent with the design of the building. Upon reviewing the drawings in detail, staff recommends approval of the application with the conditions of approval outlined above and explained within this report.

BACKGROUND:

On March 10, 2020, the Design Commission approved an application for Concept Design Review for construction of a new five-story, mixed-use project at 127 North Madison Avenue. This application is for Final Design Review of the same project.

Project Overview

- General Plan Designation: Medium Mixed Use (0.0-2.25 FAR, 0-87 dwelling units/acre)
- Zoning: CD-3 (Central District Specific Plan, Walnut Housing Subdistrict)
- Design Guidelines: The applicable design guidelines are the design-related goals and policies in the Land Use Element of the General Plan and the Central District Design Guidelines for properties in the private realm.

- **Site:** The 32,000-square-foot project site is located on the west side of Madison Avenue between Walnut Street and Union Street and consists of two separate parcels. The site is rectangular, relatively flat in topography, and currently improved with an approximate 27,579 square-foot, three-story commercial office building (141 N. Madison Avenue) and surface parking lot (127 N. Madison Avenue).
- **Surroundings:** Surrounding developments include portions of the Fuller Theological Seminary to the North, the Scottish Rite Cathedral to the west, Ford Place Historic District to the west, and an empty parking lot recently entitled for a five-to-six story development directly to the south.
- **Project Description:** The proposed 72,000 square-foot, five-story, 59'11" tall mixed-use project would include 49 dwelling units and 2,500 square-feet of commercial space at the ground floor (office). Four protected mature trees have been approved to be removed to accommodate the project. The project also includes 87 parking spaces below grade. An existing three-story commercial building and surface parking lot would be demolished to accommodate the project.
- **Site Design:** The proposed "U" shaped five-story building occupies the majority of the site and rises around a central courtyard that is open to the sky and the street. A solid connecting bridge element at the fourth floor and open circulation at the second and third floors partially enclose the courtyard. Vehicular access to the subterranean parking is via a driveway entrance at the southwest corner of the site, off Madison Avenue.
- **Architectural Style:** Contemporary
- **Developer:** MBC Enterprises, LLC
- **Architect:** Hraztan Zeitlian, Struere Architecture
- **Landscape Architect:** Carter Romanek Landscape Architects, Inc.

ANALYSIS:

Conditions of Approval from Concept Design Review:

In the table below are the Commission's conditions of approval and recommendations from Concept Design Review for the project, as well as a summary of the architect's responses and staff's comments. See Attachment A for the complete set of revised plans, elevations, wall sections, architectural details, materials specifications and imagery. Attachment B includes an additional detailed narrative and design inspiration imagery as well as fully illustrated responses to the Concept Design Review conditions of approval.

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
1. The massing, materiality, and detailing of the connecting bridge shall be	...The massing of the bridge has been deepened and has been refined to provide for a stronger	The applicant has explained, at length, the design evolution

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
<p>revised to further detail the wood screens and to incorporate solid panels on the north and south ends to reinforce and provide additional visual continuity of the strong vertical elements below.</p>	<p>visual continuity between the vertical volumes of the building wings (see also our response to Recommendation 1).</p> <p>Regarding its materiality and detailing, the Bridge features floor to ceiling glazing on its east side. This makes sense as behind it is located a special 'loft unit' with operable walls that can open most of the space of the unit to unsurpassed views of the Pasadena Mountain and the City. Note our impetus is connecting the residents with the city at large.</p> <p>The East side glazing is also fully operable through the use of sliding glazed panels, allowing for an indoor-outdoor connection and a sense of liberating openness to the environment.</p> <p>Similar to the central Balustrade element of the Scottish Rite Building in its delicate rectangular coffered articulation, we conceive the Bridge element as a delicately articulated glass band with divisions in a rectangular rhythm.</p> <p>This is a true bridge replete with wooden Vierendeel truss spanning between the North and South wings of the building. The truss' vertical posts create the rhythm of the main rectangular divisions of the façade and would be visible behind the glass façade.</p> <p>The Eastern floor to ceiling glazing at the Bridge is made of all sliding floor to ceiling glass panels, further subdividing the rhythm created on the façade with the vertical posts of the bridge truss. A light cable guardrail ensures fall protection when the panels are slid open.</p>	<p>for the bridge and provided an enlarged bridge section detail.</p> <p>The applicant has revised the dimensions of the bridge and it is now 1'4" taller than before, which gives this architectural element a greater sense of substance and appropriately engages with the more substantial north and south building volumes, successfully connects these building volumes.</p> <p>Other changes related to the bridge that were introduced in the revised design are solid end panels with a punched operable windows at the north and south ends of the bridge, and horizontal metal bands on the north and south building volumes flanking the bridge to symbolically represent the bridge forces strapping the bridge onto the shear walls.</p> <p>However, due to changes in the fenestration below the bridge, the end panels with punched windows do not achieve the purpose of continuing the strong solid vertical elements below, and staff recommends a condition of approval that that they be eliminated and replaced with floor to ceiling glazing.</p> <p>Although the applicant has explained very thoroughly the intent behind the newly introduced horizontal bands flanking the bridge, they disrupt the sense of verticality that the design previously emphasized, creating visual tension between the horizontal and vertical elements of the design. Staff recommends a</p>

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
	<p>To allow for a special degree of sun protection exactly were desired within the loft unit by the residents, two sliding wood screen panels are located directly in front of the exterior glazing panels, as optimum sun control is provided outside of the glazing. The screen panel features painted steel subframe providing support to a bounding frame made of painted “L shaped” steel angles, infilled with vertical wood based Prodema 7/8” thick x 4” wide Slats with 2” wide gaps.</p> <p>Finally, we have deliberately incorporated solid panels on the north and south ends of the bridge to reinforce and provide additional visual continuity of the strong vertical elements below. Punched windows are located within these solid coined edges to allow for necessary daylighting to the inside spaces at these locations.</p>	<p>condition of approval that the horizontal bands be omitted from the design.</p> <p>Staff also recommends that the aluminum finish of the alucabond metal panels at the bridge be revised to a warmer neutral color that is compatible with the overall color palette.</p> <p>Upon implementation of the proposed conditions of approval, the condition of approval from Concept Design Review will be satisfactorily addressed.</p>
<p>2. The walls of the garage entrance shall be revised to appear more solid and appropriately ground this portion of the building.</p>	<p>The walls on either side of the vertical volumetric stack encompassing the garage entrance have been modified and revised to appear more solid and appropriately ground this portion of the building, as follows: The southern leg of the gate arch over the garage entrance has been thickened from 2’0” feet to 2’10” for a more solid configuration.</p> <p>The Northern leg of the gate arch over the garage entrance has also been thickened by replacing it with a ‘sister fin’ similar to the vertical anchor wall or vertical fin just north of the Loggia (see also our response to Recommendation 5). To further solidify this vertical volumetric stack encompassing the garage entrance a screen made of vertical members in a regimented pattern has been added within the gate arch over the garage entrance visually bringing the high of this opening down and thus making the scale of this opening</p>	<p>The width of the walls of the garage have been increased from 2’0” to 2’10” and the north wall has been replaced with a sister fin that extends up to the roofline. The garage entrance has also been treated with a drop down screen of painted vertical metal members, to soften the appearance of the opening as viewed from the pedestrian level. In addition, the garage door has been revised to a fold up painted metal door assembly, with substantially sized panels that appropriately respond to the overall solidity of the design.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
	smaller along the pedestrian sidewalk.	
<p>3. The plans submitted for Final Design Review shall show that the entry gates have an open design that maximizes visibility into the courtyard and that the gate will not obscure any visibility into the community room.</p>	<p>...In regards to the actual formal configuration of the Fences and Central Gate assembly, we developed a mostly open painted steel Fence and Gate panel system, featuring an array of vertical dual 1" square posts, 3" apart coined at their top with connecting decorative plates 9" on center. The array of vertical dual posts are secured to continuous top and bottom 1 1/2"X2" horizontal members, anchored to the ground with plates as necessary. The vertical dual posts with plates are reminiscent of Art deco fins, the connecting decorative plates are stepped in to refer to the top of art deco pilasters. At the passage, the central gates assembly features large glazed panels that enable maximum visibility into the courtyard, the vertical pattern of coined posts is replicated on the glazed panels as a sandblasted pattern for visual continuity with the fences as well as guardrails...</p>	<p>The details for the fence at gates at the entry passage show an open design that allows a significant amount of visibility into the courtyard and passageway.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>
<p>4. The plans submitted for Final Design Review shall clearly explain how the exterior materials shall reinforce the verticality of the design intent.</p>	<p>The Exterior materials reinforce the verticality of the design intent on two levels. First, the Building's exterior facing facades are broken down into a rhythm of vertical volumetric stacks, representing the different functions of the residential unit's interior rooms. Exterior materials on the different vertical stacks alternate to a significant degree, thus reinforcing the 'vertical' reading of the stacks.</p> <p>Second, the entire plethora of vertical pattern of window mullions, vertical stone cladding pattern, vertically oriented sun protection screen slats, fence and guardrail vertical muntins and down to the vertical grain direction of the metal cladding, all these elements are predominantly vertically oriented,</p>	<p>The applicant has explained in detail how the exterior materials are intended to reinforce the concept of verticality.</p> <p>However, staff recommends that the window mullions of the community room be revised to match the transom design of the office space on the northern building volume, which will help to reinforce the vertical emphasis of the glazing at this location and to omit the pop out window framing at the ground floor to the north of the entrance or carry it to the ground floor, again, to reinforce the vertical emphasis of the glazing at this location.</p>

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
	<p>significantly reinforcing, in unison, the verticality of the design intent.</p>	<p>Upon implementation of the proposed conditions of approval, the condition from Concept Design Review will be satisfactorily addressed.</p>
<p>5. The plans submitted for Final Design Review shall indicate that any manmade materials will not have faux finishes that mimic natural materials, such as a faux wood texture.</p>	<p>... in our Concept Review submittal we had preliminarily suggested we would be considering using formed metal paneling (at our vertical anchoring fin walls and at the Bridge Soffit) with an exterior baked on paint finish suggesting wood. We have since eliminated this finish at the vertical anchoring fin walls, and are using formed metal in bronze leaning colorations.</p> <p>We have specified of Prodema wood slats at the Sun protection Panels at the Bridge, as well as at the Bridge Soffit. Prodema is a true wood-based material used for the interior and exterior of buildings. It is made up of natural wood with a Bakelite core. Prodema is a composite panel faced with a natural wood veneer and coated with a proprietary coating based on synthetic resins and PVDF which protect the panel from the effects of sunlight, chemical attack (anti-graffiti) and the damage caused by atmospheric agents.</p>	<p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>
<p>6. The plans submitted for Final Design Review shall include a detailed exhibit that clearly explains how the architectural details of the balconies reference the nearby historic resources.</p>	<p>...In our current Balcony design, the stepped form in plan creating an articulated profile and avoiding brutal projections was kept. Again, this stepped profile refers to the art deco stepped geometries of the Scottish Rite Cathedral Building. For example, the top of the nave space at the center of the Scottish rite Cathedral building rises higher than the volumes of its southern and northern wings. In a similar manner, the outermost edge of our balconies has been stepped in in plan. Additionally, the Balconies provide a context-sensitive balustrade made of a combination of decorative wrought iron guardrails and solid guardrails</p>	<p>The applicant has reconsidered the prior floral motif inspired balcony designs that subtly referenced the Blinn House to the rear of the property and has decided to use a contemporary interpretation of the Art Deco architectural designs that are found on the Scottish Rite Cathedral across the street to the east.</p> <p>The applicant has provided illustrations that clearly demonstrate the relationship between the design and the historic structure and has</p>

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
	<p>throughout the building. The solid portions of the guardrails are located at the coined edges of stepped plan profile. Creating context-sensitive coined transitions.</p> <p>For Final Review we have revised the Balcony wrought iron guardrails. The wrought Iron guardrails decorative motif is now a consciously contemporary interpretation of the art deco balustrade and pilasters found on the Scottish Rite Cathedral West façade. The vertical pilasters and fins were interpreted into a series of dual 1" square posts, 3" apart coined at their top with connecting decorative plates 9" on center. The connecting decorative plates are stepped in to refer to the top of art deco pilasters. Thus, our guardrail assembly is in a configuration that alludes to the restrained Art Deco style of the Adjoining Scottish Rite Cathedral building.</p> <p>The variegated scale of the balcony spaces as a result of the stepped plan and the variations in the guardrail creates rich scale which is in tune with traditional architectural elements found in the surrounding buildings.</p>	<p>successfully demonstrated that the simplified design is more consistent with the overall architectural style.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>
<p>7. The plans submitted for Final Design Review shall include a revised landscape and hardscape scheme for the entry portal that will maximize visibility into the interior of the courtyard from the public realm by using low lying shrubs and ground covers.</p>	<p>The essence of our scheme is to open the inner Courtyard both to the sky and to the public realm. Thus, we have made sure there are no obstructions to the view into the Courtyard from the Street through the Passage. The 4 Sweet Shade Trees previously located at the center of the passage have been relocated to the Courtyard.</p> <p>The change of grade of over 2 feet up from the Street to the Courtyard actually makes the Courtyard more visible from the Street. This small elevation transition is handled through the placement of a stepped three level low planter, displaying</p>	<p>The landscape plan has been revised to shift the interior courtyard trees so that they do not block the visibility of the courtyard from the public realm.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
	<p>low lying shrubs and ground covers. The walls of the planters are inset at strategic locations to allow for integrated seating benches...Thus, we maximized visibility into the interior of the courtyard from the public realm.</p>	
<p>8. The plans submitted for Final Design Review shall include alternative amenities such as seating or lounge equipment in the courtyard or the stage shall be designed for multiple-uses to more successfully activate this space on a daily basis.</p>	<p>...Since Concept Review, we have further refined in particular the stage area, integrating the stage with a casual seating area nestled within planters and surrounding a fire pit. The stage is thus an area for casual seating when no performances are ongoing.</p> <p>Finally, wherever possible, the walls of the Courtyard planters are inset with integrated seating benches, or are interspersed with areas available for moveable seating arrangements to encourage lounging, relaxation, casual encounters and socializing for the Building's community of good neighbors.</p>	<p>The programming and amenities provided in the courtyard have been revised to allow for more regular and active use of the space, including the incorporation of more casual seating furniture, and the reconfiguration of the sit-on meadow in front of the stage into a seating area with a fire ring. The height of the stage has also been reconfigured to better integrate with the casual seating area.</p> <p>Because the courtyard is better programmed and may be utilized on a more regular basis, a privacy screen and buffer planter were introduced to allow for more privacy to unit 107 at the ground floor.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>
<p>9. The project shall comply with the conditions of approval associated with AHCP #11879, to the satisfaction of said departments.</p>	<p>The project will comply with the conditions of approval associated with AHCP #11879, to the satisfaction of said departments.</p>	<p>Staff recommends that this condition of approval continue to be included as part of the Final Design Review decision.</p>
<p>10. The plans submitted for Final Design Review shall include provide side by side street elevations that include the recently approved Olivewood Village project.</p>	<p>We had previously modeled the Olivewood Project massing in our project REVIT model, and we had already designed our project in contextual response to the Olivewood project as previously discussed in great detail during our Concept review Presentation (See our Concept Review Narratives). We are providing the side by side requested Elevation that includes the Olivewood Project.</p>	<p>The requested elevation has been provided in the plans and shows that the massing of the proposed project is generally compatible with the Olivewood Project. Other features, such as the height of the entry portal and garage entrance are also proportional.</p>

Concept Design Review Conditions, March 10, 2020:	Architect Responses	Staff Comment:
		The condition of approval from Concept Design Review has been satisfactorily addressed.

Concept Design Review Recommendations, March 10, 2020	Architect Responses	Staff Comment:
<p>1. Consider reducing the height of the courtyard entry portal at the street to be more proportional to adjacent and nearby developments.</p>	<p>Our building concept is to open up the Building’s residential community to the sky above, the gorgeous views and the urban realm. In order to allow for a connection to the Urban Realm for most residents, our building needed an opening to the City at the scale of the Building. We feel the size of the opening of the weather protected Loggia below the bridge, needs to be dramatic to fulfill this function, and to encourage visibility to the public realm from the units within the complex. Having said this, we have made an adjustment to lower its scale: we have lowered the soffit of the Bridge by 1’-4” and thus made the courtyard entry portal height smaller. We have achieved this by giving the bridge loft unit, true to its name, a very generous 11’-6” foot Ceiling.</p> <p>We feel we have struck the right balance regarding the scale of height of the Loggia above the Passage leading to the Courtyard within the complex. The Passage, with its dramatic Loggia functions an Urban Room, or an Anteroom to the Courtyard, creating richness of spaces. It functions well in creating scenography at the urban scale, very much akin to Renaissance urbanism. The Bridge forms a dramatic conceptual proscenium arch, framing the ‘theater of domestic life’ within the complex, so appropriate for a Building in the Playhouse district!</p>	<p>The applicant provided a detailed explanation of how the courtyard entry portal relates to the overall design and has agreed to lower the height of the courtyard entry portal.</p> <p>The recommendation from Concept Design Review has been satisfactorily addressed.</p>
<p>2. Refine the rooftop trellis facing the street so that it is better integrated with the proposed design language.</p>	<p>We have refined the Rooftop Trellis facing the street, eliminating the variation of supports between North and South side, made the double supporting piers larger and spaces</p>	<p>The materials and design of the trellis have been revised to be more consistent with the contemporary design of the project.</p>

Concept Design Review Recommendations, March 10, 2020	Architect Responses	Staff Comment:
	<p>further, we simplified the trellis to what it needs to be: a significant shading device to create opportunities for the Residents to come together on the roof to enjoy the mountain and city views while offering a modicum of protection from the sun.</p> <p>This Trellis has a symbolic function at the urban scale of the Fuller Seminary District to the West: this trellis will be covered with wisterias to refer to the landscaping of the pergolas of the Blinn House. Thus the Trellis will symbolically 'announce' through reference to this cherished element, the Blinn House itself from Madison Avenue. The raised planters for the trellis wisterias feature integrated built in seating at the base of the trellis.</p>	<p>The recommendation from Concept Design Review has been satisfactorily addressed</p>
<p>3. Consider making the office entrance visible from the interior courtyard entry portal instead of tucked away from the street.</p>	<p>We have reconfigured the entrance to the Offices to be from the Passage and to be highly visible from the Street, in lieu of the previous location opening solely to the Courtyard as previously presented during Concept Review. We believe this new configuration will also help better segregate the residential vertical stair circulation from the courtyard level from the office circulation, and in particular further activate the Street frontage and allow for a more urban building.</p>	<p>The location of the office entry has been revised and it now better integrates with the entry passage.</p> <p>The recommendation from Concept Design Review has been satisfactorily addressed.</p>
<p>4. Consider a change in materiality or wainscoting to further ground the building.</p>	<p>The building's exterior is articulated with a series of vertical stacks punctuated with deep niches populated by balconies that rise from the ground to the sky and reflect the organization of the Residential units. This strong verticality is balanced by the strong horizontal lines of the Fourth floor break, where the fifth floor mansard recesses on all sides, the strong third floor horizontal setback on the West side, and the strong horizontal line of the Fourth floor bridge on the East side.</p>	<p>The applicant took this recommendation into consideration and decided to introduce a formed metal band as a beltcourse on the east elevation, separating the ground floor from the second floor. The exterior cladding below the beltcourse is subtly revised from terra cotta tiles to terra cotta tiles with a vertical striped finish.</p>

Concept Design Review Recommendations, March 10, 2020	Architect Responses	Staff Comment:
	<p>We believe that the floor line of the Second floor where the transition is made between concrete construction and wood residential construction in the East side, is an appropriate location to introduce yet one more balancing horizontal line tracked along the entire façade. We believe this will create a wainscoting effect.</p> <p>The texture of the exterior terracotta cladding below this new wainscot line will be changed to an accent finish to further emphasize the wainscoting. Only the formed metal vertical anchoring fin walls will pierce through the wainscot band to strengthen the anchoring effect of these walls along the East façade.</p>	<p>The change in materiality at the ground floor of the east elevation combined with the addition of the southern vertical fin more significantly grounds the building. The metal beltcourse, which wraps around the entire building, also adds to this effect, but disrupts the verticality of the rest of the design.</p> <p>Staff recommends a condition of approval that the formed metal beltcourse be restudied or eliminated from the design.</p> <p>The recommendation from Concept Design Review has been satisfactorily addressed</p>
<p>5. Explore options for a “sister” vertical fin at the southern portion of the courtyard entry portal.</p>	<p>After our initial resistance to this idea when it was brought up during the Concept Review Hearing dialogue, due to our concern to avoid strict symmetry which we felt was not natural, we have come to embrace this idea put forth at the Commission Hearing, for the following reasons. First, the new ‘sister’ vertical anchoring Fin Wall on the South side solves the problem of strengthening the framing walls of the entrance to the garage.</p> <p>Second, by making the new ‘sister’ vertical anchoring Fin Wall shorter in height and by having it project less toward the street in relation to the Northern vertical Fin Wall, we have created a balanced composition that is not strictly symmetrical.</p> <p>The new ‘sister’ Fin Wall harmoniously frames the Loggia opening and bridge volume and helps anchor the composition of vertical and horizontal volumes along Madison Avenue.</p>	<p>The applicant reconsidered the suggestion of adding a sister vertical fin and decided that including this feature, in an asymmetrical fashion, would address several design issues. The inclusion of the fin does not disrupt the strong sense of asymmetry desired by the applicant but does bring about a stronger sense of balance to the project.</p> <p>The recommendation from Concept Design Review has been satisfactorily addressed</p>

Concept Design Review Recommendations, March 10, 2020	Architect Responses	Staff Comment:
<p>6. Explore additional options for the design/pattern of the balcony railings.</p>	<p>We have revised the wrought Iron guardrails decorative motif at the Balcony railings and moved away from our previous interpretation based on the Blinn House stained glass floral trceries, which we felt were very special, yet were interpreted during the Hearing as too 'Art Nouveau' to work on the East façade facing the Art Deco Scottish Rite Building.</p> <p>Per condition 6, we are to make a reference to contextual elements in the design of our balconies. We therefore pivoted away from the floral references of the Blinn House stained glass and have redesigned the balcony railings in a consciously contemporary interpretation of the art deco balustrade and pilasters found on the Scottish Rite Cathedral West façade.</p> <p>The vertical pilasters and fins were interpreted into a series of dual 1” square posts, 3” apart coined at their top with connecting decorative plates 9” on center. The connecting decorative plates are stepped in to refer to the top of art deco pilasters. Thus, our guardrail assembly is in a configuration that alludes to the restrained Art Deco style of the Adjoining Scottish Rite Cathedral building, yet retains a streamlined continuity and timelessness.</p>	<p>As discussed above the design of the balcony shape and railings was closely restudied and revised to better integrate with the Contemporary architectural style of the project.</p> <p>The recommendation from Concept Design Review has been satisfactorily addressed</p>

Materials & Colors:

The chosen color and materials palette is intended to reinforce the Contemporary architectural style and be compatible with the exterior cladding materials and warmer neutral tones found in the immediate vicinity as well as the greater Pasadena Playhouse Historic District and adjacent Ford Place Historic District. The color and material boards for this project are included in Attachment B, Sheets SK-74 through SK-76, with annotated color elevations in Attachment A, sheets A3.0 through A4.1, and perspective views on sheets A9.0 through A9.6. As depicted in the drawings, the primary exterior cladding materials are arranged on the facades to emphasize the vertical expression the various building volumes.

The exterior materials include two types of terra cotta tiles; 22"x12" panels of Boston Valley Terra Cotta tile in "Cream" with an exposed aggregate finish, and 22"x12" panels of Boston Valley Terra Cotta tile in "Cream" with an exposed aggregate and machine scores with an anti-graffiti coating. Exterior materials also include stucco cement plaster, La Habra Santa Barbara Mission finish, which is a steel trowel smooth finish, in either Sherwin Williams SW7012 Creamy, or SW 7039 Virtual Taupe. Secondary exterior materials include various types of metal paneling, including; formed metal panels at the bridge and first floor beltcourse/wainscot (Alucobond West Pewter Mica Cool, PVDF-2, gloss level 20), formed metal panels at the fin walls and balcony niches (Alucobond "The Natural Collection" Sierra Sand, and textured SKU-AB123), the formed metal panels at the corner expressions, with formed metal corner pieces (Alucobond "The Natural Collection" Bronze, textured SKU-AB008). Corrugated metal cladding is proposed for the top floor (AEP Span Flex Series 1.2FX10-12, with a Dura Tech 4000 Coating in SRI 36 Eternal Collection Sungold-LRV-14). This cladding would be 22 gauge at any area where it may come into contact with users, with all other areas to be 24 gauge. Other exterior metal components include painted steel at the bridge assembly (silver), painted mullions at the bridge (silver), and painted storefront mullions (Sierra Pacific Brown), painted steel guardrails, screen at the garage entry and fences (TNEMEC Paint, Brown Bronze with metallic Fluronar top coat). The roof top trellis will also be made of painted steel with terra cotta tile clad columns.

The door and window schedule for the project is included in Attachment A, Sheet A5.1 and shows the residential exterior windows and doors would be aluminum clad Sierra Pacific Industries with an exterior finish of a painted a dark brown color, depicted as MT-1 in the plans. The ground floor storefront would be aluminum Sierra Pacific Architectural Wall Systems, also painted MT-1. The garage door would be a fold up metal paneled door by Renlita (S-3000 folding overhead door) painted dark brown, depicted at MT-9 in the plans. The plans also indicate the glazing for the windows, storefronts, guardrails and gates will be clear glass with reflectivity that does not exceed 15%. As discussed previously above, the exterior wood soffit and exterior screen slats are proposed to be Prodema Prodex, a composite material with real wood veneers, in "Rustic Matt."

Staff has reviewed the materials and details provided and determined that they demonstrate the detailing of the building will be high-quality and consistent with the Contemporary architectural style of the building and compatible with the surrounding context. As noted previously, staff recommends a condition of approval that the color of the metal components of the bridge be revised from the aluminum finish to a neutral color, to be more consistent with the overall color palette. Finally, consistent with standard conditions of recent Final Design Review approvals, staff also recommends that a large-scale mock-up panel be provided for staff review during construction to ensure high-quality materials installation.

Mechanical Screening:

The site plan on Sheet A1.0 and roof plan on Sheet A1.6 of Attachment A includes roof plans that depict placement of the mechanical systems on the roofs of the building, with a screening system of a 42" tall raised screen wall of painted stucco. The first floor landscape plan on Sheet L1.1 depicts the location of a Fire Department Connection adjacent to the sidewalk located to the south of the driveway entrance. Behind the Fire Department Connection is an above-ground utility box, which will be screened by a hedge. The Gas service and meter locations are proposed to be located in a dedicated meter room on the south side of the building, behind a

bicycle storage room. Additional bike racks are proposed adjacent to the south side of the entry portal, in front of the community room. A detail for the exterior bicycle racks were not included in the plans. Therefore, staff recommends a condition of approval that a detail for the bicycle racks be included in the plans submitted for building plan check showing a standard “U” shape with a dark metal finish.

Mechanical vents are depicted on the elevations and show they are arranged in a clear pattern on the north, south and west elevations of the building. No vents face east (Madison Avenue), and all of the vents on this elevation will be routed through shafts. Sheet A5.1 includes a specification for the vents, which show a Greencheck rectilinear louvered metal vent painted to match the adjacent wall surface.

Details for the balconies are found on Sheets A7.2 and A7.3 of Attachment A, and show that balconies on the primary elevation will include integrated floor drains that route internally to the ground floor, with balconies on secondary elevations that will allow water to flow over the edges. The plans also show that the utilities and mechanical equipment are concealed to the greatest extent possible so that they do not detract from the architectural design of the project.

Landscaping:

Landscape and hardscape plans have been provided for the project and can be found in Attachment A, on Sheets L1.1 through L1.5. The proposed ground-level landscaping is extensive and includes a landscaped entry portal, courtyard and perimeter plantings. The landscape design includes decorative paving, a fire pit, bench seating, entertainment stage, and a landscaped amphitheater. The second and third floor feature a more limited amount of landscaping in planter boxes, which line portions of the outside edges of the circulation corridor overlooking the internal courtyard. The fourth floor features landscaped open terraces at the west side of the development as well as at an interior east elevation patio overlooking the interior courtyard below. The landscaping includes decorative paving, vines on the steel trellis structures, planters with integrated benches, tables, chairs, and two fire rings. The fifth floor also features common open space with landscaped open terraces with similar plantings and site amenities to the fourth floor, as well as private roof deck patios for the four penthouse units.

The chosen plant palette features a wide variety of colorful plants that are appropriate to the local Mediterranean climate and complement the architectural design. The plant palette includes multiple trees, including three 24-inch box *Acacia aneura*, Mulga, six, 36-inch box *Ginkgo biloba*, Maidenhair Tree, four, 36-inch box *Hymenosporum flavum*, Sweetshade Tree, three, 36-inch box *Podocarpus elongates* ‘Monmal’, Icee Blue Yellowwood, and one 36-inch box *Lophostemon confertus*, Brisbane Box. An extensive mix of large and small shrubs, vines and ground covers are also proposed. The plant selection for these plant types include: *Dracaena* ‘Colorama’, *Cassia splendens*, *Olea europaea* “Little Ollie,” *Pittosporum tenuifolium* “Silver Sheen,” *Yucca* ‘Gold Ribbons’ *Aeonium* ‘Sunrise,’ *Hardenbergia comptoniana*, *Wisteria sinensis*, *Carex divulsa*, and *Festuca glauca*.

The landscaped areas also include hardscaped paving. The paving for the ground floor includes Hero Flooring “Roger Collection” porcelain tile, edge band and cove base color “Iron”, Field 12” x 24” random mix running bond 50% color “Steel”, with 50% color “Silver”. Upper floors include Wausau Tectura “Riverside” pressed concrete paver 24” x 36” random mix

running bond, with 50% color HRS15, 50% color HRS 80.

The landscape design is consistent with the design of the building and provides for an extensive amount of usable outdoor amenity spaces for the project residents. However, the exact specifications for some of the site amenities, such as the fire rings/pits, site furniture, and planter pots were not provided, although the general manufacturers are noted. Staff has recommended a condition of approval requiring this information be provided during plan check for staff review and approval to ensure they are of high quality and compatible with the design. In addition, as the City has recently adopted a Model Water Efficient Landscape Ordinance, the planting plans will require review for compliance during plan check. It should also be noted that the ground-level landscape plan appears to indicate planting of new street trees; however, street trees are subject to review and approval by staff of the Public Works Department and by the Urban Forestry Advisory Committee and staff recommends inclusion of a condition of approval specifying that the street trees are not approved as part of this application review.

Lighting:

Lighting plans and fixture specifications for each floor are included in Attachment A on Sheets A6.1 and A6.2. Minimal lighting is proposed on the exterior, including downlight sconces at the exterior balconies (Pave 6" square wall mounts by Alcon Architectural lighting in Silver). At the unit entries and in the corridors, wall mounted downlights are also proposed (Alcon Architectural Lighting 4" square wall mounts, in Bronze). At the rooftop trellises, 86"-tall floor lamps are proposed (Tolomeo Mega outdoor ground LED diffused Floor Lamps, in Aluminum with white shades) and 4'0" long surface mounted downlights (Architectural area lighting in stainless steel) are proposed on the trellis overhead members. Under-mounted lights are to be incorporated into the permanent planters/bench seats located throughout the project. Recessed light bars are proposed in the bridge soffit (Lumenwerks Architectural Lighting). Additional landscape lighting is also proposed at the interior courtyard and primarily consists of step lights at the amphitheater.

The proposed lighting for the project is high quality and accents the distinct architectural features of the project. The amount of lighting proposed is also appropriate for a mixed use project with residential units and will not overwhelm the adjacent neighbors or context. However, staff recommends a condition of approval requiring all exterior lighting metalwork to be the same dark bronze color, independent of the different manufacturers' color names. Staff also recommends a standard condition regarding lighting temperature not rising above 3,000 Kelvin. The proposed lighting fixtures are of high quality and are consistent with the design of the building.

Signage:

Detailed signage plans are not provided for this review. The Zoning Code requires design review for signs on all new development projects. Therefore, staff recommends that this requirement be reinforced with a condition of approval requiring a Master Sign Plan.

Comments from Other Departments:

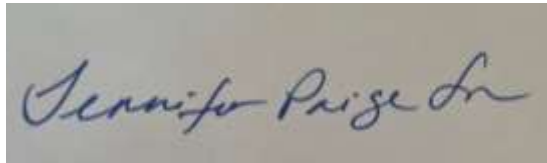
As part of that Affordable Housing Concession Permit process, comments from other departments, such as the Public Works, Transportation, Fire and Housing Departments, as well

as other divisions of the Planning & Community Development Department, were incorporated into the conditions of approval for the project. No additional conditions of approval from other departments are proposed as part of this review. As mentioned above, to reinforce that compliance with these conditions will continue to be required, staff recommends repeating this condition of Concept Design Review in this decision.

CONCLUSION:

Upon implementation of recommended conditions of approval, the project will comply with the conditions of Concept Design Review. The submitted drawings include materials specifications and architectural details that are high-quality and compatible with the overall building design. Staff recommends that the Commission approve the application for Final Design Review with the proposed conditions described in this report, which will be further reviewed by staff during building plan check.

Respectfully submitted,



David M. Reyes
Director of Planning & Community Development
Department

Prepared by:



Amanda Landry, AICP
Senior Planner

Reviewed by:



Leon E. White, Principal Planner

Attachments:

- A. Plans, elevations, details, materials
- B. Narrative Response to Concept Design Review from Applicant