

Molinar, Tess

From: Takeda, Michi
Sent: Thursday, December 17, 2020 1:45 PM
To: Molinar, Tess
Subject: FW: Planning Commission - 740-770 E Green St
Attachments: 740 E Green St - Design Commission - PH - with attachment.pdf

From: Andrew Salimian <asalimian@pasadenaheritage.org>
Sent: Thursday, December 17, 2020 12:38 PM
To: Takeda, Michi <mtakeda@cityofpasadena.net>
Cc: Sue Mossman <smossman@pasadenaheritage.org>; Richard McDonald <rmcdonald@carlsonnicholas.com>
Subject: Planning Commission - 740-770 E Green St

Hello Michi,

I understand the project at 740 E Green Street is going to Planning Commission this evening for a study session. I would like to resubmit Pasadena Heritage's comments from the Design Commission for their reference. I also wanted to support the Design Commission's recommendations and briefly address the environmental report. Could you pass along this brief email to the Commission as well?

Pasadena Heritage supports the recommendations made by the Design Commission. The massing and site organization has improved, but what is missing now is a compelling design treatment. We support Commissioner Rao's recommendation to reintroduce some "charm" into the facades. We also would like the pocket park more properly engaged with the building, either by enlarging it or by finding a way to connect it to the main courtyard. We also support the suggestion to allow for mid-block access along Green Street into the interior courtyard. The central lobby area could be reconfigured to allow direct access into the courtyard.

Finally, Pasadena Heritage has a brief question regarding the traffic study that we hope can be addressed. The report shows that VT/capita exceeds the threshold of significance and therefore mitigations are needed. However, the metric included in the report used the outdated threshold. The City Council voted in December to adopt lower thresholds. Would this project need to comply with the new metrics? Any reduction in traffic would be an improvement, but we are glad to see that impacts will at least need to be mitigated.

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CORONAVIRUS POLICY: Out of an abundance of caution, Pasadena Heritage staff may be working from home. I still have access to email, but you can additionally be reached on my personal cell.





Advocacy Committee Meeting
Feedback to Development Proposal at 740-770 E. Green St.
Thursday May 2nd, 2019

The project is BIG... especially compared to the adjacent context, which is very concerning. With a maximum height of 85' in the middle of the project, we find the project to be overscaled. We recommend trying to reduce the overall height, and making sure the highest points are set back enough so as to not impose on the surrounding neighborhood. Is the parking fully subterranean? Can it be pushed further down to lessen height?

Break up the massing. Much of Green Street in Pasadena is very walkable with a neighborhood feel. This effect is aided by the collection of small to mid-sized buildings along the street. Larger buildings, and especially those that take up a whole block, run the risk of becoming too monumental, and break up this pleasant "rhythm of the street" for pedestrians. More can be done to make sections of the building seem independent of each other along Green Street, so as to make the building seem less monolithic from the street level.

More sight line studies from the street. While two renderings from approximate street level were presented, a rendering from each corner at the pedestrian level is really needed to make sure the additional height of the building is adequately set back.

Protect existing trees... including the trees on Oak Knoll, and make sure the building envelope does not pose risks to the Ficus trees on Green Street. A 5' setback from the building line will not accommodate the root system nor canopies of these protected street trees, so pulling back around the trees is important.

Choose high quality materials. The exterior "wood-like material" and the boxy white façade finish on the commercial base were discussed. Faux wood is not recommended as an exterior finish. On the commercial base, we suggest exploring the use of stone or cast-stone, which are appropriate, durable materials and would further differentiate the commercial exterior from that of the residential.

Window depth creates more elegant shadow lines. We recommend a depth of at least 6".

Reorient the single loaded corridor on the upper floor. As it is currently planned, the open-air corridor faces northward, and the apartments have a southern exposure to the courtyard. This arrangement could be flipped, with the apartments getting northern views of the mountains and downtown Pasadena, while the corridor opens up to the interior courtyard. This has a positive benefit on energy efficiency and provides apartments with preferred north-facing natural light and mountain views.

Increase overhangs... in keeping with a Pasadenan tradition. Overhanging roofs are common on historic buildings in Pasadena. Overhangs can additionally be sized so that they provide shade in the summer while allowing sunlight in the winter, reducing energy costs. In conjunction with this, further lighten the top floor apartment units, providing larger windows to differentiate the top of the building.