



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** JANUARY 26, 2020

**TO:** DESIGN COMMISSION

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

**SUBJECT:** APPLICATION FOR FINAL DESIGN REVIEW  
NEW FOUR STORY DEVELOPMENT WITH GROUND FLOOR CHARITABLE INSTITUTIONAL SPACE AND 68 DWELLING UNITS  
1000 E. WALNUT STREET

---

#### **RECOMMENDATION:**

The staff recommends that the Commission:

#### **Environmental Determination**

Find that the application for Final Design Review was subject to environmental review in the Statutory Exemption adopted by the Hearing Officer on July 15, 2020 for Conditional Use Permit (CUP) #6815 and that there are no changed circumstances or new information that would require further environmental review.

#### **Findings for Compliance with the Tree Protection Ordinance**

Acknowledge that there are no protected trees on the site.

#### **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 and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts; 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 cornice on the east and south elevations shall be contiguous along the entire length of the parapet/roof edge.
2. The plant selections for the planters underneath the managers units facing the east shall include an appropriate shade tree as well as hardy, durable plants so as to deter people from loitering in this area.
3. The dimensions of stucco clad molded foam cornice shall be revised so that they appear more substantial and proportional to the rest of the building.
4. The detailing of the columns shall be revised so that the columns are proud of the volumes above and that the column capitals shall align with the horizontal span of the bottom plate of the second floor above and wrap around the corners, similar to the imagery in the upper left hand corner of Sheet A811.
5. The location and detailing of the lower belt course shall be re-studied and if it intersects with any recessed opening it shall be detailed to return into the recessed opening. This detail may also be omitted entirely.
6. The proposed alternative green color scheme shall be implemented for this project.
7. The project shall comply with the conditions of approval of CUP #6815, to the satisfaction of said departments
8. All metalwork, including fences, windows, exterior light fixtures, flashing, etc. shall be a consistent color, independent of manufacturers' color names.
9. The location of all utility meters shall be clearly depicted in the plans submitted for building plan check, and shall be screened from public view to the extent allowed.
10. Details for overflow drainage for the decks and balconies shall be incorporated into the plans submitted for plan check and shall show that scuppers carefully integrated into the design of the building and are high quality.
11. Any proposed new street trees are not approved as part of this review. Separate review by the Urban Forestry Advisory Committee and action by the City Manager is required for replacement of public trees.
12. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required in order to comply shall be reviewed and approved by staff prior to issuance of a building permit.

13. A copy of this decision letter, including written responses to each condition indicating how and where they are addressed in the plan set shall be included in the plans submitted for building permit plan check.
14. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
15. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
16. A Master Sign Plan shall be obtained prior to the permitting or installation of any exterior signage.
17. 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.
18. 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 July 28, 2020, the Design Commission approved an application for Concept Design Review for construction of a new four-story development with ground floor charitable institution use and 68 residential units. This application is for Final Design Review of the same project.

#### **Project Overview**

- General Plan Designation: Low Commercial (0 – 1.00 FAR)
- Zoning: CG (Commercial General)

- Design Guidelines: The applicable design guidelines are the design-related goals and policies in the Land Use Element of the General Plan, the Design Guidelines and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts.
- Site: The 27,095 square-foot site is located at the southwest corner of East Walnut Street and North Catalina Avenue. The site is currently improved with an existing two-story, 20,295 square-foot, commercial building that is currently utilized by a Charitable Institution (The Salvation Army) use and offices. The site has surface parking. All existing improvements would be demolished with the proposed project.
- Surroundings: Surrounding properties include religious facilities and office uses to the north, two-to-three story multi-family residential developments to the south, commercial and multi-family residential to the east and religious facilities and multi-family developments owned by the Salvation Army to the west.
- Project Description: The project involves construction of a new 55-foot tall, four-story 51,694 square-foot building with ground floor Charitable Institution use and 68 dwelling units above, with 15 surface parking spaces.
- Site Design: The proposed rectangular building footprint occupies the northern half of the site, with the southern half utilized for surface parking and loading. The building is constructed with a zero setback at the northern property line, and an eight-foot setback from the eastern property line. The two-way vehicular access is located at the southeast corner of the site, from Catalina Avenue. The primary pedestrian entrance to the site is at the north elevation, from Walnut Street. A secondary pedestrian entrance dedicated to residential access only is located on the east elevation, facing Catalina Avenue.
- Architectural Style: Contemporary
- Developer: The Salvation Army
- Architects: Scott Carde (CARDE-TEN Architects)
- Landscape Architect: LRM Associates

**ANALYSIS:**

**Conditions of Concept Design Review:**

Below are the Commission’s conditions of approval and recommendations from Concept Design Review for the project, as well as the architect’s responses and staff’s comments. See Attachment B for the complete set of revised plans, elevations, wall sections, architectural details and materials specifications and imagery.

Concept Design Review Conditions, July 28, 2020:	Architect Responses	Staff Comment:
1. Provide consistent architectural treatments on all elevations, including the	There are several recurring features that regularly occur on the elevations: glazing, architectural	The design of the proposed building has been refined so that each façade has been

<b>Concept Design Review Conditions, July 28, 2020:</b>	<b>Architect Responses</b>	<b>Staff Comment:</b>
<p>west and south elevations, to maintain design consistency</p>	<p>moldings, recesses, shade devices, etc. While each elevation differs slightly, collectively, these elements provide the consistency to the entire building. For the western elevation, we have added small windows to match the equivalent windows on the corresponding east elevation. On the south and east elevations, we adjusted the proportions by breaking the cornice and reducing the mass of the building.</p>	<p>provided with appropriate architectural treatments that are consistent with the classically inspired contemporary design. However, on the south and east elevations, there are two locations where the roof treatment/cornice is not contiguous, which is inconsistent with the roof edge treatment on the north elevation. The submittal does not explain the purpose of this design choice and the break in the roof edge on this elevation is not consistent with apparent logic that applies to the north or east elevations. Therefore, staff recommends a condition of approval that the cornice on the east and south elevation be contiguous along the entire length of the parapet/roof edge.</p>
<p>2. The design of the shade devices shall be further studied and revised to ensure they are more consistent with the design of the building.</p>	<p>Sustainability is a major part of the design and the shade structures are consistent with that theme both with aesthetics and conservation. The sun shades are simple and modern, mitigating summer sun heat gain while allowing low winter sun to reduce energy bills. They are part of the larger sustainability goals that include cool roofs, reduced heat island effects, and energy and water conservation.</p>	<p>The overall design for the building has been refined to a simple, classically inspired, contemporary design and the shade devices on the south and east elevations are simply designed metal awnings that appropriately integrate into the overall design.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>
<p>3. The ground floor and storefront details of the north and east elevations, and to a lesser extent the south elevation, shall continue to be refined to be consistent with and reflect</p>	<p>We have added horizontal reveals between storefront windows to 'bundle' them together so they act as a consistent horizontal unit...just as the upper floor windows are grouped in the vertical recessed walls.</p>	<p>The proposed reveals unify the ground floor window groupings and create the appearance of a more refined base condition that references the traditional storefront bulkhead or stem</p>

Concept Design Review Conditions, July 28, 2020:	Architect Responses	Staff Comment:
<p>the same level of detail and attention as the upper floors</p>		<p>wall configuration. Further, the storefronts and windows incorporate mullions in such a way as to reference traditional transom configurations, which also contributes to a greater sense of design quality and permanence.</p> <p>The condition of approval from Concept design review has been satisfactorily addressed.</p>
<p>4. The east entryway detailing shall continue to be refined to better reflect its purpose as a residential entryway, and the landscaping to the south of the entryway shall be further enhanced to appropriately buffer the residential units within from the public realm</p>	<p>The Catalina entry is a purposeful sequence of spaces that take the residents from a busy and public street/sidewalk... to an exterior entry patio that is covered and raised up from the sidewalk...through a door into a private entry lobby. This procession from public space to private spaces continues through the building all the way to individual living units. The building is set back 9' from the sidewalk with a landscape area to keep pedestrians from approaching the units. Further, the finish floor of the units is 5' above the sidewalk...and the window sill is another 3' above the floor. At 8' above the sidewalk, the tenants can enjoy privacy and access to views and light without pedestrians peering into the units.</p>	<p>The east entryway has been refined and simplified to provide for a more streamlined ADA access ramp from the north elevation and an appropriate stair from the east. Although the entryway could be programmed with benches or other inviting residential amenities, the applicant has indicated that such programming would be problematic with respect to future maintenance and access control for the building. The area directly south of the entryway is programmed with a landscape planter and bike racks. Staff recommends a condition of approval that the plant selections for this specific planter include an appropriate shade tree as well as hardy, durable plants so as to deter people from loitering in this area, which is directly underneath a managers unit.</p> <p>As conditioned, the condition of approval from Concept design review will be satisfactorily addressed.</p>

Concept Design Review Conditions, July 28, 2020:	Architect Responses	Staff Comment:
<p>5. The column/pilaster detailing, cornice, belt course application, exterior stair details, solar shades, and landscaping shall be further refined and the plans submitted for Final Design Review shall clearly depict these features as fully-integrated design details on the elevations. Separate enlarged details for all exterior architectural features shall also be included in the Final Design Review submittal</p>	<p>Response 5A:            Stucco Detailing:            a. Parapet / Cornice Detail: This shows a reinforced cornice / parapet detail necessary to support the weight required by safety tie backs.            b. Belt Moldings: A simpler detail that wraps around the building and helps separate the building's base from the middle course and the middle course from the cornice.            c. Column Details: The flutes, capitals, and base are illustrated here. These details contribute to a sense of weight and support appropriate to a solid ground level. Each and all of these details contribute to the intended three tier building organization.</p> <p>Response 5B: Solar Shades: The solar shades are sustainable features. We show both plan and section views to illustrate their intended purpose. We also believe these shades provide some three dimensional variety.</p> <p>Response 5C:            Catalina Residential Entry Stairs:            Again, these steps help separate the residential use from the commercial uses along Walnut.</p> <p>Response 5D:            Unit Windows: These windows are recessed in from the exterior wall providing depth and shading. Recesses are a continuing theme in the design and occur on all four elevations, albeit slightly different in each case depending on the orientation and interior activities.</p>	<p>The applicant has provided revised plans and a narrative response that includes appropriately revised and simplified architectural details that reflect a greater sense of quality and timelessness and overall enhances what is an otherwise very simple building mass and design.</p> <p>Although the designs of these details are appropriate, staff recommends a condition of approval that the dimensions of the stucco clad molded foam cornice be revised so that they appear more substantial and proportional to the rest of the building. Further, staff also recommends a condition of approval that the stucco detailing of the columns be revised so that the columns are proud of the volumes above and that the column capitals align with the horizontal span of the bottom plate of the second floor above and wrap around the corners, similar to the imagery in the upper left hand corner of Sheet A811.</p> <p>Staff also recommends a condition of approval that the location and detailing of the lower belt course be re-studied and that if it intersects with any recessed opening that it be detailed to return into the recessed opening, or be removed entirely.</p> <p>As conditioned, the condition of approval from</p>

Concept Design Review Conditions, July 28, 2020:	Architect Responses	Staff Comment:
		Concept design review will be satisfactorily addressed.
<p>6. The use of slightly darker shades of the primary building color shall be studied for use on the accent details, such as the column capitals, belt course, cornice and window trim</p>	<p>The building uses color to accentuate the recesses from the white exterior façade. We believe the stucco details on the exterior façade gently provide small shadows that serve as a subtle ‘extra’ color...and those shadows will sufficiently emphasize the band. We prefer not to decorate the exterior plane details</p>	<p>The applicant has explained their approach to the use of color in their narrative response and has also provided two color study options for review, a tan option and a green option. The proposed use of color is very restrained and generally limited to the recessed portions of the façade.</p> <p>The explanation provided by the applicant is logical and staff recommends a condition of approval that the green color option be utilized for this project, as there have been several other developments in the nearby vicinity with tan/yellow based color schemes that ultimately did not positively contribute to the built environment.</p>
<p>7. Appropriate landscaping that is consistent with the overall landscape plan shall be provided along the southern and eastern property line to adequately screen and shade the surface parking lot</p>	<p>The southern property line will have trees that cast shadows onto the parking lot. The eastern property line has three existing palm trees that will remain per Pasadena requirements. However, trees and tall plants on the eastern property line would potentially block the view angle for vehicles exiting the to the sidewalk and street and creating a dangerous condition for pedestrians. The Transportation Department’s rule is to limit walls and plants to 30” above the sidewalk elevation. That said, this project is concerned about the heat island effect. Hence, all the paving will be light colored concrete (no asphalt) and the roof will be bright white with high reflectance and emissivity.</p>	<p>The proposed development is not required to have an extensive landscape program. Aside from parking lot landscaping and minor perimeter landscaping on the north and east elevations, no other landscaping is proposed. However, the parking lot landscaping includes several trees and shrubs which will adequately shade and soften the appearance of the parking lot.</p> <p>The condition of approval from Concept Design Review has been satisfactorily addressed.</p>
<p>8. The project shall comply with the conditions of</p>	<p>Ok.</p>	<p>Staff recommends that this condition of approval be</p>



Concept Design Review Conditions, July 28, 2020:	Architect Responses	Staff Comment:
approval of CUP #6815, to the satisfaction of said departments		carried over as part of the decision for Final Design Review.
9. Provide enlarged details of the wall vents and clearly depict them on the elevation drawings. Pursue options to utilize the vents as decorative “medallions” and incorporate them into the architectural design	We will utilize preformed grilles to cover the exhaust pipes. We prefer simple designs of metal with white or almond powder-coated finishes.	<p>The applicant has selected a pre-formed commercially available vent cover with a decorative design. The vents would be flush mounted so that they blend into the facades and would be painted to match the adjacent wall surface. The proposed detailing would appropriately conceal the vents.</p> <p>The condition of approval from Concept design review has been satisfactorily addressed.</p>

Concept Design Review Recommendations, July 28, 2020:	Architect Responses	Staff Comment:
A. Explore further refining the proportions and details as described by Commissioner Chiao and Rao during the public hearing.	We have incorporated Commissioner Chiao’s suggestion to change the proportions of the building’s elevations. So we have adjusted the proportions of the other elevations with more recesses and an interrupted cornice. For example, on the east elevation, we recessed the end-of-hallway openings which also differentiates these openings from the unit windows. Similarly, on the southern elevation, we highlighted the smaller open decks and broken the cornice above.	The applicant has revised the design to incorporate the various design suggestions provided by the Design Commission. The additional recesses have positively contributed to the design by providing additional shadow lines and adding to greater sense of substance and permanence. However, the interrupted cornice does not appear to be as successful on the south and east elevations as it is on the north elevation due to the narrower proportions of the breaks. As discussed in the response above, staff recommends a condition of approval requiring continuous uninterrupted cornices on the south and east elevations.
B. Further study coordination of colors and material and	Response: We offer two alternatives color schemes: green and tan. We	The color selection and material choices are

Concept Design Review Recommendations, July 28, 2020:	Architect Responses	Staff Comment:
<p>present several alternatives for consideration in the submittal for Final Design Review.</p>	<p>have chosen to use color where the exterior façade is broken to create recesses for windows, for openings, and for views into the building while keeping the exterior skin white. And in each case, we have placed the darker tones on the ground floor recessed wall and the base of the columns. The upper floors recesses (windows and decks) use a lighter shade. Where the cornice is recessed and ‘broken’, we use the lighter shade as well, but otherwise, the formal cornice remains part of the exterior skin and, therefore, white. The commercial storefront windows on the first level will be silver; the upper floor windows will be white. The occasional metal railing and the shade devices will be painted the color of the adjacent stucco. A word about color. Any color in a digital format will appear differently in each computer. Even our renderings vary in shade. This variance is magnified by applying sun orientation and time of day / year. And any shading will further change the hue.</p>	<p>discussed in the responses above. As previously noted above, staff recommends a condition of approval that the green color scheme be utilized for this project.</p>
<p>C. Consider mid-span column(s) at open balconies facing Walnut, consistent with overall architectural vocabulary</p>	<p>The ground level entry is wide as appropriate for a commercial entry. The upper decks are similarly wide, introducing natural light and fresh air to the interior of the residential common areas. But the widths of the decks are not arbitrary. Rather, they are precisely equivalent to two residential units, suggesting recognizable proportions. The units are for individuals; the decks are for group activities. So the widths reflect the uses inside. (See section and Walnut elevation) Finally, because each upper deck is more deeply recessed than the one above, any column that continues from the ground up will sit awkwardly in these ‘outside’ rooms. (See section)</p>	<p>The applicant has satisfactorily explained the intent behind the design of the balconies.</p>

Concept Design Review Recommendations, July 28, 2020:	Architect Responses	Staff Comment:
D. Consider recessing stair tower from south façade, so cornice molding turns in and terminates into the tower	Done	The applicant has incorporated this recommendation into the design.
E. Consider incorporating a roof cover element over the Walnut Street entry where building signage is indicated on the elevation drawings	This section illustrates how each successive floor plane extends further out to the street, creating an 8' overhang.	The applicant has provided a thoughtful, satisfactory response to this recommendation.
F. Explore acoustical treatment on the ceilings where the interior is open to Walnut Street	Response: The interior will have acoustical treatments in the open, common areas of the upper floors	The applicant has incorporated this recommendation into the design.
G. Consider larger windows within the individual rooms	Response: Whereas most of the unit windows were 4'x5', we have significantly increased most of the windows to 6'x7'. As a result, most of the unit windows increase from 20 sf to 43 sf...over double the original size.	The applicant has incorporated this recommendation into the design.
H. Explore vertical vs horizontal proportions of the Yoga Room windows on the second floor overlooking the Walnut Street entry	We have changed the three horizontal windows to four vertical windows.	The applicant has incorporated this recommendation into the design.
I. Consider using the Manager Unit on the east façade as an opportunity to break the regularity of the façade, while respecting and emphasizing the overall symmetry and architectural vocabulary	As part of adjusting the façade proportions, we installed 4 windows in the Manager's Unit that are different than the tenant windows. This is a further distinction of the internal uses without losing the consistency of the elements that collectively define the four elevations.	The applicant has incorporated this recommendation into the design.

**Materials & Colors:**

The primary building material is a fine textured stucco. As noted in the table above, two different color schemes, a tan/beige scheme and a green scheme, were provided. The schemes are detailed in Attachment A and on sheets A301 and A302 and in Attachments C.1 and C.2. The recommended green color scheme consists of Sherwin Williams SW 6185 Escape Gray, Sherwin Williams SW 7651, La Habra "Agate", La Habra Southern Moss, and La Habra Glacier White (primary building color). As noted in the elevation drawings and in the enlarged ground floor details on sheet A.602-A.604, at the ground floor, metal AFG451T Series storefronts with an aluminum finish by Arcadia are proposed. The design of the ground floors windows and storefronts incorporates mullions and transoms, which is consistent with the

architectural style. On the upper floors, white vinyl windows by Alpine are proposed and would have a contemporary mullion pattern, which is also consistent with the chosen architectural style. The upper portions of the proposed windows are operable, while the lower halves would be fixed. The classically inspired contemporary design also features the restrained use of a limited number of architectural details. As noted in the response table above, details for the decorative cornice, belt course, and column capitals and vertical grooves are provided in the narrative response in Attachment A, as well as on sheets A501, A811 and A812. Staff has recommended several conditions of approval related to these details in the table above. The plans also show that for each open deck and balcony, in addition to a solid balcony wall, a shorter clear glass railing is also proposed. This detail can be found on A811. The glass railing appears to be extraneous, but is detailed so as to be minimally visible.

Staff has reviewed the specifications for the proposed materials and details and finds that they appropriately reinforce the chosen classically influenced contemporary architectural style. As described in the responses above, and as conditioned, the materials and details will reflect design details that positively contribute to the surrounding context. In addition to the proposed conditions of approval noted in the table above, staff also recommends that a large-scale mock-up panel be provided for staff review during construction to ensure high-quality materials installation with standard conditions of recent Final Design Review approvals for projects of this scale. A standard condition requiring consistent metalwork colors for fences, railings, and light fixtures, independent of manufacturers' color names, is also recommended

### **Mechanical Screening:**

The roof plan on Sheet A.205 depicts placement of mechanical systems and drainage on the flat roof of the building, which would be screened by a parapet wall. The site plan on sheet A101 depicts the locations of an electrical room at the rear of the building, an underground electrical transformer in the landscaped planter area along the eastern property line, a trash enclosure at the south building at the northwest corner of the building. The Fire Department connection and Gas service and meter locations are not shown however there are several areas on the site where these features can be installed and adequately screened.

Although some vents appear to be directed through the roof, the design includes many through-the-wall penetrations for various mechanical vents, which are depicted in the elevations on Sheets A301 and A302. As shown on the elevations, the vents are arranged in a clear pattern on the building and, as noted in the table above, the specifications for vent caps are included in Attachment A which shows a flush mounted prefabricated decorative vent cover, which would be powder-coated to match the adjacent wall surface.

Overflow drainage for the decks and balconies may be needed to comply with Building Code requirements and staff recommends a condition of approval requiring careful design of this feature to ensure that it is integrated into the design of the building and avoids placement of scuppers, or careful integration of them, within the stucco façade.

### **Landscaping:**

The proposed project is not required to have an extensive amount of landscaping. However, landscaping plans have been provided for the project and can be found on sheets L101 through

L202. The landscape plans show that a modest amount of ground level landscaping is proposed in small planters along the north and east street facing elevations, as well as in the surface parking lot at the southern edge of the site. Five 24-inch box *Pistacia chinensis* (Chinese Pistache Tree) are proposed with other low lying ground shrubs. The plant schedule also indicates that four 24-inch box *Plantanus acerfolia* 'columbia' (London Plane Tree) are proposed but are not depicted on the planting plans. The landscaping plans also show a very simple fence design for the parking lot, consisting of metal pickets with top and bottom rails, allowing for a great deal of visual permeability into the parking lot.

As conditioned, the landscape plans are appropriate and will provide an adequate shade canopy for the parking lot and will serve as a modest landscaped accent for the building. As noted above, staff recommended a condition of approval with respect to the types of plants to be included in the planters on the east elevation below the managers unit. In addition, as the City has adopted a Model Water Efficient Landscape Ordinance, the planting plans will require review for compliance during plan check and staff has included a condition of approval that if the plans need to be revised to comply with the Ordinance, these changes can be reviewed and approved by staff through the plan check process. It should also be noted that the landscape plan appears to indicate planting of new street trees; which do not fall under the purview of staff or the Design Commission, and staff recommends a condition of approval specifying that the street trees are not approved as part of this application review.

#### **Lighting:**

Exterior lighting is depicted in the elevations on sheets A301 and A302 and product specifications are included in Attachment D. As shown in the plans, minimal lighting is proposed on the exterior and consists of modest down lights and wall sconces. As previously stated, staff recommends a condition of approval requiring all metalwork to be the same color, independent of the different manufacturers' color names. Staff also recommend the standard condition regarding lighting temperature not rising above 3,000 Kelvin. As conditioned, the lighting fixtures proposed are high quality and consistent with the design of the building.

#### **Signage:**

Detailed signage plans are not provided as part of this review. Although this project will most likely not need a significant amount of signage, the Zoning Code does require design review for signage for all new development projects, and staff recommends that this requirement be reinforced with a condition of approval requiring a Master Sign Plan.

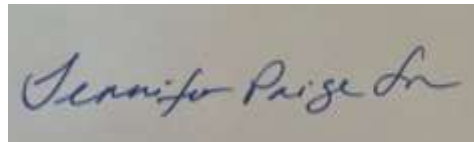
#### **Comments from Other Departments:**

As part of the CUP process for this project, the Departments of Transportation and Public Works, the Fire Department and the Cultural Affairs Division of the Planning & Community Development Department provided a series of recommended conditions which were incorporated into that previous approval. As noted 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 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 White, Principal Planner

Attachments:

- A. Narrative response
- B. Plans, elevations, details, materials
- C. Alternative color schemes
- D. Light fixture details