



May 10, 2020

City of Pasadena Design Commission
Attn: Michi Takeda
Hale Building
175 N. Garfield Ave., 2nd Floor
Pasadena, CA 91101

RE: 274-282 N. Oakland Ave.

Dear Members of the Design Commission:

Pasadena Heritage does not object to this project's density, and we support that it provides truly affordable housing in a location that is close to jobs and transit. The neighborhood is a mix of two-to-six story multifamily buildings. Even though this building is somewhat stark, it does read as a more consistently and intentionally designed building than the nearby Chang Commons and Theo project.

We do believe that the project would benefit from further refinement as the staff recommendations indicate. We support the recommendations. In particular, we agree with staff's recommendation for studying alternative balcony materials and redesign of the rooftop sun shades. If the shades were pushed back another 6' from the front and rear, they would be less visually imposing from street level. As currently designed, they appear to loom over the building and accentuate its height. Alternatively, they could be shortened in height, or slightly angled to be less apparent. We also recommend more landscaping in the front forecourt, which seems rather sterile and bare. The adjacent mid-century multifamily buildings have a good collection of shade-tolerant shrubs and perennials. Adding some additional greenery would provide more visual interest and afford residents a bit more privacy.

We have urged the developer to relocate the existing older houses on the site and understand efforts are being made to accomplish that. We ask the Design Commission to join in requesting that the houses be saved and reused if at all possible. If not, an ample plan for architectural salvage should be devised.

Thank you for considering our concerns and recommendations.

Sincerely yours,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director