



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: AUGUST 10, 2021

TO: DESIGN COMMISSION

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

SUBJECT: APPLICATION FOR CONCEPT DESIGN REVIEW
NEW FOUR STORY MEDICAL OFFICE BUILDING WITH SUBTERRANEAN PARKING
590 SOUTH FAIR OAKS AVENUE

RECOMMENDATION:

It is recommended that the Design Commission:

Environmental Determination

Find that the application for Concept Design Review was subject to environmental review in the Errata to the Addendum to the Certified Environmental Impact Report certified by the City Council for Conditional Use Permit #6831, which became effective on March 8, 2021, and that 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 or the time the Addendum was considered 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 MND.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that there are no protected trees on the project site.

Conditions

1. The exterior façade treatments including the glazing specifications, metal architectural ribbon details, and publicly visible interior features shall be revised to better reflect the original design intent presented at Preliminary Consultation.
2. All future submittals shall include accurate elevations, renderings, and landscape plans that

are internally consistent with each other and contain enlarged details for all exterior features, including but not limited to the canopies, glazing, metal paneling, landscape/hardscape design.

3. A discussion of and enlarged details or illustrations for all publicly visible interior aspects of the project, including interior lighting, partition or cubicle walls, demising walls, structural columns, glazing patterns, alternative window treatments, etc. shall be included in the Final Design Review submittal.
4. The submittal for Final Design Review shall include enlarged details for all landscaping and site features, including the ground level paseos, the fourth floor terrace, and the exterior treatment for the equipment enclosure, stairwells planters and outdoor furniture at the southerly paseo.
5. The mechanical equipment screening on the fourth floor of the east elevation shall be revised to be more consistent with the rest of the design of the building.
6. The project shall comply with all of the conditions of approval from CUP No. 6831, to the satisfaction of the respective reviewing departments or divisions.
7. The applicant shall include a separate written response to each condition of approval associated with Concept Design Review. Written responses shall be accompanied by diagrams.

BACKGROUND:

Project Overview

- General Plan Designation: High Mixed-Use (0.0-3.0 FAR, 0-87 dwelling units per acre)
- Zoning: IG-SP-2 (Industrial General, South Fair Oaks Specific Plan)
- 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 in the South Fair Oaks Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts.
- Site: The project site is located at the southeast corner of the intersection of California Boulevard and Fair Oaks Avenue, with Edmonson Alley directly adjacent to the site to the east. The site is currently developed with a one-story non-historic commercial structure and a surface parking lot. No protected trees have been identified on the property.
- Surroundings: The surrounding context is in transition, with the immediate built environment consisting of surface parking lots, older non-historic, one and two story commercial buildings, and newer three-to-four story medical office buildings, including the Huntington ambulatory surgery center, the HMRI building, and the Shriners for Children Medical Center. A fast food restaurant is directly to the south of the project site on the adjacent property. The Metro light rail line Fillmore Station is also located to the southeast of the project site. There are no historic resources within a four-block radius of the project site. However, there are

other historic resources found within the South Fair Oaks Specific Plan area, including the former Southern California Cooperative Wind Tunnel at 950 South Raymond, the Glenarm Power Plant at 72 East Glenarm Street, and the former Pacific Electric Railroad Substation at 1154 S. Fair Oaks Avenue.

- Project Description: The project involves construction of a 99,946, square-foot, four-story medical office building with subterranean parking
- Site Design: The proposed building is situated at the northwesterly corner of the site, closest to the intersection. The building is four-stories in height, with the tallest point at the northwest corner. At the easterly end of the site, the building is set back from Edmonson Alley and a landscaped buffer, passenger drop-off area and pedestrian lobby are located on the east elevation, facing the alleyway. An east-west oriented pedestrian paseo is located to the south of the building and connects the easterly lobby to a mid-block crossing that connects Edmondson Alley to Fair Oaks Avenue. A large pedestrian oriented building entrance is located on the west elevation, facing Fair Oaks Avenue. The vehicular entrance and exit ramp to the subterranean parking is located at the southwest corner of the site, accessible from Fair Oaks Avenue. A large equipment/service enclosure is located at the southwesterly corner of the site.
- Architectural Style: Contemporary
- Developer: 590 Fair Oaks Development, LLC
- Architects: Smith Group
- Landscape Architect: Smith Group

ANALYSIS:

Design Commission Comments from Preliminary Consultation

On May 25, 2021, the Design Commission reviewed an application for Preliminary Consultation for this project. The Commission’s comments from that meeting, with excerpts from the design team’s responses, and staff’s comments, are detailed in the chart below. The design team’s full response are incorporated into the set of plans and narrative response included in Attachment A.

Commissioner Comments, May 25, 2021	Excerpt from Design Team Response	Staff Comments
1. The architectural “ribbon” concept is a visually striking component of the design, and future submittals shall include details and information to show	Realistic representation and eye level views - Page 37 The Design Concept submission has included a wide range of building renderings from distant, close up and eye level views with a focus on a realistic depiction	The submittal package includes multiple renderings of the proposed building from various vantage points including ground level views of the building. Additional details and preliminary glazing details indicate that the former metal louver system was replaced with an

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<p>how the glazing and metal louver system are detailed and appropriately articulated from the ribbon so that it retains its visual prominence and effectively provides texture and movement to an otherwise solid cubic mass. Details for the lower level canopies and upper floor terraces should also be provided. The submittal for Concept design review shall include more realistic renderings accurately depicting the glazing, and include renderings from the pedestrian level. Multiple renderings of the northeast corner from various vantage points shall be included.</p>	<p>of the building design and its materiality. The “ribbon” has been thickened slightly to give more emphasis on how it works to give scale, order and interest to the building. We have integrated a vertical frit pattern that uses stripes in a gradient to give the glass box a texture. This pattern will help unify the exterior expression throughout the façade and integrate the different interior conditions. The canopies have been extended on 3 facades to emphasize the entrances and pathways around the building. They are designed with solid sections above the doors with aluminum fins along the rest of the length of the canopy. This will give additional interest and shadow texture at the pedestrian level. Included in the submission are additional renderings from many pedestrian and vehicular points around the project.</p>	<p>unspecified fritted and/or spandrel glass, which may be extensively used on all elevations. An exterior wall section and an enlarged typical detail of a partition aligned with an exterior mullion were also included on Page 51 of the submittal. However, other than the renderings and elevations, no other details for the fourth floor terrace, the prominent screening for the mechanical room on the east elevation of the fourth level, or the ground floor canopies were provided to clarify how these features engage with or enhance the overall design.</p> <p>The renderings submitted are not consistent with the elevation drawings. The building design has transitioned away from the original light and airy appearance, with the organic flow of architectural ribbon being the prominent design feature.</p> <p>Rather, the submittal appears to indicate that the design has developed into a more ordered building with a greater sense of vertical rigidity, emphasized by the changes in the proportions of the floor heights/glazing, alignment of the vertically oriented fritted glass, the placement of the spandrel glass, the vertical seams in the metal cladding for the ribbon, the alignment of the window mullions and the visibility of the large vertical structural columns within the building. The ribbon has also changed orientation on several elevations and no longer appears as a free flowing organic component of the design, especially when viewed from the west.</p> <p>The overall effect is that the building has become something</p>

Commissioner Comments, May 25, 2021	Excerpt from Design Team Response	Staff Comments
		<p>much more contemporary and more similar in character and appearance to a standard office building.</p> <p>While the comment from Preliminary Consultation has been addressed, the inconsistencies in the plans and lack of detail make it difficult to make any definitive conclusions about the success of maintaining the original vision of the architectural ribbon. The information in the plans generally appears to depict that the result of the design evolution is a building that has shifted into a more standard, contemporary office building.</p> <p>Staff recommends a condition of approval that the exterior treatment of the glazing, metal architectural ribbon, and publicly visible interior features be revised to better reflect the original design intent presented at Preliminary Consultation. Staff also recommends that all subsequent submittals include accurate elevations, renderings, and landscape plans that are consistent with each other and that the submittal contain enlarged details for all exterior features, including but not limited to the canopies, glazing, metal paneling, landscape/hardscape design and that these details be accurately depicted on the elevations. Further, staff also recommends that the renderings and elevations be ordered in the submittal so that they can be viewed sequentially, in order to facilitate a more thorough review of the project.</p>
2. Clear glazing is a significant component of the design on all	Interior Planning representation - Pages 32 and 38 through 43e	The proposed building is a shell and core development and the future tenants (not currently

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<p>levels. Future submittals shall include more developed preliminary interior floor plans and a through discussion of how the interior programming may appear through the glazing to ensure the design concept is effectively executed. The proportions and specifications for the glazing will be critical to ensure the success of the proposed design and success of the “ribbon” concept and future submittals shall consistently depict the imagery and proportions of this concept to the greatest extent possible. If a future tenant has not yet been identified, multiple options for various uses and how they may impact the exterior, as well as a discussion of how ownership will intend to accommodate the floor plan needs of future tenants shall be provided.</p>	<p>As part of the Concept Design submission, the design team has provided a preliminary zoning diagram for each floor plan. These diagrams indicate one possible planning scenario among others that will be explored but illustrates a general intention of use. Color coding depicts cellular occupied space, open public circulation, vertical circulation and utility space.</p> <p>The image in page 33 illustrates four strategies that may be employed in response to interior privacy needs. Solid glass spandrels may be used where interior functionality requires no exterior windows. Clear glazing may be used in occupied spaces that require no privacy to the exterior. Fritted glass may be used in occupied spaces that require some degree of privacy to the interior. The exact frit pattern and density will be studied in future design development. A combination of fritted glass over solid spandrel glass may be used on upper floor levels where interior functionality requires no exterior windows but exterior consistency is desired.</p> <p>All of the renderings of the building included within the Concept Design submission such as the one in page 34 reflect a possible interior planning scenario from multiple points of view. The visuals illustrate areas of :1. solid wall 2. open floor areas 3. cellular office areas 4. clear highly visible</p>	<p>identified) will have purview over the interior design and floor plans.</p> <p>Given this, the applicant has attempted to convey how the interior programming may appear from the exterior, to the best of their availability. However, it is still unclear how the various possible interior configurations and treatments may impact the exterior appearance of the building, particularly at night when the building is illuminated.</p> <p>Various glazing options, including clear glass, fritted glass and spandrel glass have been identified as possible exterior treatments to provide privacy to interior spaces. However, these elevations are speculative and it is unclear where or how these glazing options will be utilized, which would have an impact on the exterior design.</p> <p>Because the exterior design may be impacted by the interior uses, staff recommends a condition of approval requiring a more thorough discussion of, and enlarged details or illustrations for all publicly visible interior aspects of the project, including interior lighting, partition or cubicle walls, demising walls, structural columns alternative window treatments, and glazing patterns etc.. be included in the Final Design Review submittal.</p>

Commissioner Comments, May 25, 2021	Excerpt from Design Team Response	Staff Comments
	<p>public space. The extent of these areas will adjust with further development but the design expression and relationship of the ribbon and the body of the building will remain consistent.</p> <p>Internal planning strategies aim to locate public space on the perimeter of the floorplate where full height glazing, natural light and views to outside are maximized. Exterior solar control reduces glare and increases interior user comfort while well designed internal stairs with doors on hold open encourage daily use and exercise. A central feature of the building is the exterior garden terrace on the fourth floor (see page 35) of the building which acts as a fully accessible amenity to the entire building. The garden terrace provides a visually and physically connected reprieve to interior uses and users of the building of all ages and abilities and responds to the Committee's interest in visually activating the corner of California and Fair Oaks.</p>	
<p>3. The location of the vehicular access ramp from Fair Oaks Avenue should be restudied to determine if it can be better coordinated with the passenger drop off area at Edmondson Alley. Consider directing all vehicular access from Edmondson Alley, or only provide ingress from Fair Oaks</p>	<p>Parking access from Edmondson - Page 30 The design team is faced with a number of necessary functional requirements along the length of Edmondson Alley. Each component requires a portion of the available real estate. The addition of a parking access ramp would force the reduction of the entry plaza width by a minimum of 24'-0" and reduce the width of the generous public space.</p>	<p>The comment from Preliminary Consultation has been satisfactorily addressed.</p>

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<p>Avenue with egress to Edmondson Alley.</p>	<p>The design team believes the current proposed entry / exit to Fair Oaks Avenue is the most functional solution and provides the most generous space for the public realm. Vehicular circulation - Page 36 The diagram in page 36 depicts anticipated vehicular circulation around the perimeter of the site and access points into the site.</p>	
<p>4. Clarify in future submittals how the corner engages with the intersection and acknowledges this highly visible, and heavily trafficked, intersection. As the interior floor plan is further developed, consider relocating the terraces on other levels and elevations in order to provide level of visual emphasis that the corner should have.</p>	<p>As part of the Concept Design submission, the design team has provided a preliminary zoning diagram for each floor plan. These diagrams indicate one possible planning scenario among others that will be explored but illustrates a general intention of use. Color coding depicts cellular occupied space, open public circulation, vertical circulation and utility space.</p> <p>The Design Commission encouraged the design team to continue the pursuit of wellness strategies in the design of the building. Wellness is at the core of the mission for the function and design of the building. As a medical office building, the anticipated use is health and wellness care for citizens of Pasadena. Internal planning strategies aim to locate public space on the perimeter of the floorplate where full height glazing, natural light and views to outside are maximized. Exterior solar control reduces glare and increases interior user comfort while well designed internal stairs with doors on hold open encourage daily use and exercise. A central feature of</p>	<p>The applicant has revised the design in a few significant ways that have affected how the building engages with the corner. The overall height was reduced and the heights of the glazing on each floor were also revised so that the second level is now more visually prominent, rather than the ground floor. In addition, the locations of the solid areas of metal panel cladding has been revised, the terraces relocated to the fourth floor now run the length of the west elevation, the entry portal on the west elevation has been revised to be integrated into a canopy that extends to the northwest corner of the building, and the proposed green screen to the south of the westerly entry has been omitted.</p> <p>In general, it appears that the corner has been revised and includes additional design strategies in an effort to engage with the public realm and that the comment from Preliminary Consultation has been satisfactorily addressed.</p>

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	<p>the building is the exterior garden terrace on the fourth floor (see page 35) of the building which acts as a fully accessible amenity to the entire building. The garden terrace provides a visually and physically connected reprieve to interior uses and users of the building of all ages and abilities and responds to the Committee’s interest in visually activating the corner of California and Fair Oaks.</p>	
<p>5. The location and detailing of the proposed paseo and the above ground mechanical enclosure should be further studied to ensure the paseo can develop intimate pedestrian oriented spaces that are also safe and comfortable and that the enclosure effectively coordinates with the design of the building and paseo.</p> <p>NOTE: This comment is similar to a Condition of Approval #11 added by the City Council to Conditional Use Permit No. 6831 which specifies:</p> <p><i>“The Design Commission in its review, shall pay particular attention to the configuration of the open space area and its relationship to the vehicular parking ramp.”</i></p>	<p>The width of the service building was reduced by relocating the transformer to a below grade utility vault.</p> <p>The loading area was relocated to the south corner of the property which enlarged the public drop off plaza and provides greater separation between public and loading functions</p> <p>A temporary drop off pick up area was created in lieu of 90 degree parking stalls which increased the depth of the east entry plaza.</p> <p>An area of approximately 800 s.f. has been dedicated to a publicly accessible open space sized to accommodate shade trees and seating. Surrounded by generous landscaping, this space provides a quiet and shaded amenity that also anticipates an important connection to a potential future project to the south. The view also depicts the pedestrian circulation around all 4 sides of the building.</p>	<p>Additional narrative and illustrative drawings were provided that clarify that the passenger drop off area and east/west paseo will be landscaped, and the landscape plan indicates the general areas of planting throughout the site.</p> <p>However, the submittal does not show specific details for the types of plants, the vines that are depicted as growing on the fourth floor terrace, planter dimensions or materials, treatments of the walls flanking the vehicular entrance, the equipment enclosure, the green screens, or how the design elements such as the canopy at the ground floor of the northwest corner may interfere with the identified new street trees, nor do the plans reference any site features such as permanent seating.</p> <p>Further, the renderings are not consistent with the site features noted on the landscape plan, including the sign/planter area at the northeast corner of the site.</p> <p>However, as landscaping is typically reviewed in greater detail at the Final Design Review phase, staff recommends a condition of</p>

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		approval that the submittal for Final Design Review include enlarged details for all landscaping and site features, including the ground level paseos and fourth floor terrace, and that the exterior treatment for the equipment enclosure, stairwells planters and outdoor furniture at the southerly paseo.

Programming and Circulation

The proposed building is situated at the northwesterly corner of the site, closest to the intersection. The building is four-stories in height, with the tallest point at the northwest corner. At the easterly end of the site, the building is set back from Edmonson Alley. A landscaped buffer, passenger drop-off area and pedestrian lobby are located on the east elevation, facing the alleyway. An east-west oriented pedestrian paseo is located to the south of the building and connects the easterly lobby to a mid-block crossing that connects Edmondson Alley to Fair Oaks Avenue. A large pedestrian oriented building entrance is located on the west elevation, facing Fair Oaks Avenue. The vehicular entrance and exit ramp to the subterranean parking is located at the southwest corner of the site, accessible from Fair Oaks Avenue and a larger vehicle drop off area and pedestrian lobby is located within the subterranean parking area.

The building is a shell and core development and the exact floor plans have not been fully developed. However, the applicants have included typical floor plans and a diagrammatic layout of areas of different potential uses within the building, which shows that the vertical circulation cores are centered within the building. The waiting areas and general circulation are located along the perimeter of the west elevation, with meeting rooms lining the perimeter of the north, east and south elevations. The more private patient exam rooms or procedure areas are located toward the center of the building.

Based on the available information, the programming of the building and site appears to be consistent with the applicable design guidelines and accommodates pedestrians, vehicles, and rideshare users.

Orientation

The proposed four story building has a commanding presence on the southeast corner of the intersection of South Fair Oaks Avenue and California Boulevard and is strongly oriented toward the northwest (of the site) by the fourth floor terrace on the west elevation and a pedestrian entry at the ground floor of the same elevation. The building is also strongly oriented toward the east via a ground floor pedestrian lobby and rideshare drop off area facing the alleyway. Additionally, the building has an extensive amount of exterior glazing on all elevations, which will provide views to the occupants of the mountains to the northeast and of the city on all other elevations.

Upon review of the submitted materials, the design appears to be appropriately oriented toward significant sites and features of the surrounding context.

Height, Massing and Modulation

The proposed building is proposed to be four stories, with an overall height of 62' to the top of the roof and 74' to the top of the roof mounted equipment enclosure, which is consistent with the applicable design guidelines and development standards for the proposed building established by the City Council as part of Conditional Use Permit No. 6831. In addition, the proposed four-story height is compatible with the existing built environment in the immediate context.

The elevations and section details show that the ground floor and second floor have heights of 17'- 6" while the third and fourth floor have heights of 13'- 6". However, the ground floor of northwest corner of the building is partially subterranean and the overall height of the glazing at this corner is significantly lower. This difference in height is further accentuated by the ground floor planters and the dimension of the second level curtain wall system at the corner, which includes spandrel/fritted glass panels at the base and top of the curtain wall, which makes the second floor appear significantly larger than the other floors. In addition, the canopy at the northerly end of the west elevation, which begins at the entrance and extends north, does not align with the horizontal architectural ribbon as it wraps around the southwest corner toward the north, resulting in an offset alignment. The visual effect of the offset alignment calls attention to a change in the elevation that was previously concealed by the former ribbon strategy, which created an entry portal with two distinct end panels and an overhead canopy.

Aside from height, the proposed building has a generally solid rectangular mass, which is modulated by several deliberate design strategies to introduce a sense of depth and articulation to the overall mass and the individual facades. The building mass is most significantly modulated by the expansion of the fourth floor terrace along the entire length of the west elevation, and to a lesser extent by the metal architectural ribbon of the design which is proud from the glazing, and then by the ground level canopies over the ground floor entry ways on the east and west elevations and over the southern paseo.

As discussed in the table above, the modulation of the facades has been impacted by the changes to the architectural ribbon, the details for the glazing, the relocation of the solid aluminum composite panels, the large horizontally oriented mechanical screen at the east elevation of the fourth floor, and the alignment of the various columns, mullions, and seams in the metal paneling, all of which introduce a very distinct sense of rigidity and verticality that emphasizes the appearance of height for the building and reduces the original vision and impact of the architectural ribbon. In response, staff is recommending a condition of approval that the exterior treatments be reevaluated and simplified to better represent the original design intent.

Architectural Style and Detailing

The site plan, massing, and circulation for the proposed development are relatively simple for new development of this size and a close review of the exterior detailing is typically deferred to Final Design Review, where staff and the Commission analyze the specifications and details of the proposed new materials. However, because the fundamental concept for the building is so simple, additional detail was requested by the Design Commission to be included as part of this review to ensure that the overall concept is feasible and will be properly executed as the final

design details are determined. As noted in the table above the submittal does not include all of the detail necessary and some the renderings and elevations are inconsistent, so the design evolution cannot be fully understood.

The prior concept represented a unique modern design with horizontal emphasis with a strong reliance on the flowing, almost serpentine, metal clad architectural ribbon with delicate glazing and exterior screens, elevated above the street with a light and airy appearing ground first floor so that the upper floors appeared lifted above the ground floor. The proposed design strategies and architectural treatments, such the fritted and spandrel glass, alignment of window mullions, the seams/joints in the “architectural ribbon,” visible large interior structural columns, revisions to the flow of the “architectural ribbon” and placement of solid metal paneled areas contributes to a revised image that now primarily reads of rigidity and solidity that is more commonly found in typical institutional design rather than the prior horizontal emphasis and organic flow of the architectural ribbon.

As noted in the table above staff recommends that the exterior design strategy be revised to simplify the vertical emphasis and return the focus of the design on the horizontality of the project and the pure expression of the architectural ribbon.

Aside from the exterior treatments, as noted above, the building is proposed as a shell and core development and the exact floor plans were not provided, although, typical floor plans and a diagrammatic exhibit were provided to indicate potential layouts and areas of specific uses. However, given the potential impact that interior programming and detailing can have on the exterior appearance of the building, staff recommends a condition of approval that more detailed floor plans, or standard plans for interior treatments such as demising walls, cubicle partitions, window treatments, etc...be included in the submittal for Final Design Review.

Staff also recommends that the east elevation of the fourth floor, which is detailed as louvered horizontal metal paneling, be revised to be more consistent with the rest of the design of the building. The horizontal emphasis would have been consistent with the original design intent, but is inconsistent with the revised emphasis on verticality.

Compatibility

The height, massing, setbacks, site design, basic circulation and proposed materials of the proposed building is compatible with its immediate surroundings. Although several aspects of the proposed building are auto oriented, such as the subterranean vehicular drop-off and rideshare drop-off area, the design also incorporates significant aspects of pedestrian friendly design, including two pedestrian entrances of which one is oriented toward and engages with the alley to the west. The building also provides a pedestrian paseo to provide access to South Fair Oaks Avenue from the alley, which is consistent with the applicable design guidelines.

Conceptual Landscape Design

The conceptual landscape plans depicts a modest program of landscaping around the perimeter of the building, the vehicular drop off area and pedestrian paseo and at the fourth floor terrace. The provided landscape plan provides an adequate understanding of the proposed plantings for this phase of the review process and conveys that the landscaping is intended to soften the existing streetscape and enhance the network of pathways and open spaces within the project

site, consistent with the applicable guidelines. Additional details for the planter designs, hardscape and plant specifications will reviewed in greater detail during the Final Design Review phase. As discussed in the table above, staff recommended a condition of approval that the submittal for Final Design Review include enlarged details for all landscaping and site features, including the ground level paseos and fourth floor terrace, and include details for the exterior treatment for the equipment enclosure, stairwells planters and outdoor furniture at the southerly paseo.

COMMENTS FROM OTHER DEPARTMENTS:

During the review process for Conditional Use Permit No. 6831, the project was routed to other City departments such as Public Works, Transportation, Fire and Housing Departments, and other divisions of the Planning & Community Development Department, including the Building, Current Planning and Cultural Affairs division. Conditions of approval from that review are attached to this report as Attachment B and staff recommends a condition of approval to reinforce that those conditions must be satisfied, to the satisfaction of the respective reviewers.

ENVIRONMENTAL ANALYSIS:

The application for Concept Design Review was subject to environmental review in the Addendum to the Certified EIR adopted by resolution by the City Council for Conditional Use Permit #6831 which became effective on March 8, 2021. The submitted plans show that the project applicant is requesting approval of a reduction in total square footage on the fourth floor to be replaced below grade, which would displace approved parking, which in turn is proposed to be replaced in a new third level of subterranean parking. An Errata to the Addendum of the certified EIR was prepared (Attachment C) to address the environmental consequences of the revised Project and has been prepared by the City of Pasadena to fulfill its responsibility as the lead agency, pursuant to CEQA. Pursuant to Sections 15162 and 15164 of the State CEQA Guidelines, the Errata was prepared and documents the changes and additions to the Addendum to the certified EIR for the Project and explains the Lead Agency's decision not to prepare a subsequent or supplemental EIR or MND. The Errata explains that revisions were analyzed by a qualified professional and it was determined 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 or the time the Addendum was considered 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 MND.

CONCLUSION:

Staff recommends approval of the application for Concept Design Review for the project with conditions pertaining to the execution of the exterior detailing. As conditioned, the project design will satisfactorily address the comments provided during Preliminary Consultation and is consistent with the design guidelines in the South Fair Oaks Specific Plan and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts.

Respectfully Submitted,



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Director of Planning and
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Prepared by:



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Reviewed by:



Leon E. White
Principal Planner

Attachments:

- A. Current plans & elevations
- B. Conditions of Approval from Conditional Use Permit #6831
- C. Errata to the Addendum of the certified EIR associated with Conditional Use Permit #6831