



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: JANUARY 25, 2022

TO: DESIGN COMMISSION

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

SUBJECT: APPLICATION FOR CONCEPT DESIGN REVIEW
NEW EIGHT-STORY, 335,560 SQUARE-FOOT, 375-ROOM HOTEL AT 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVENUE & 36-56 N. HOLLISTON AVENUE (NORTH PARCEL) &
A FIVE-STORY, 83,029 SQUARE FOOT, MIXED-USE PROJECT WITH 21,539 SQUARE FEET OF COMMERCIAL SPACE & 49 RESIDENTIAL UNITS AT 1336-1350 E. COLORADO BOULEVARD (SOUTH PARCEL)

RECOMMENDATION:

It is recommended that the Design Commission:

Environmental Determination

Find the application for Concept Design Review was subject to environmental review in the Final Environmental Impact Report certified by the City Council for a previously approved application for establishment of PD-35 for the same project on September 12, 2016, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that there are no private protected trees on the project sites.

Findings for Concept Design Approval

1. Find that the project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan, the Design Guidelines in the East Colorado Boulevard Specific Plan and

the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts;
and

2. Based on these findings, approve the application for Concept Design Review subject to the following conditions to be further reviewed during Final Design Review:

Conditions:

North building

1. Further study the southeast corner windows of the historic auto showroom building to create a more inviting appearance at the main vehicular entry to the hotel in a manner that is consistent with the Secretary of the Interior's Standards.
2. Further study the massing of the main southeast corner of the building, as well as the similar smaller volume at the northeast corner, to lighten the massing and emphasize verticality rather than horizontality. In particular, the continuous horizontal volume at the second and third floors at the southeast corner volume should be broken up and the corner tower element further emphasized.
3. Further study the roof cap element at the volume east of the main vehicular entry to better integrate it into the design or eliminate it to improve the logic of this volume with similarly designed volumes elsewhere on the building, which do not include this feature.
4. Further study the articulation of the top of the main central tower on the south elevation to ensure this feature is as prominent as possible in the design. If additional height is allowed at this location, consider increasing the height of the central portion of the tower to further increase its prominence.
5. Further study additional buffering landscaping along the north side of the north property.
6. The historic building to be retained shall be carefully reviewed by a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project. Any structural or exterior cosmetic damage that is identified shall be repaired and any missing or altered exterior features shall be restored in conjunction with the project. In particular, the existing large sloping awnings shall be removed. Provide a rehabilitation plan for the building for review during Final Design Review.
7. The light fixture that is a contributing feature to the historic building shall be placed in a location on the site where it is as visible as possible to the general public, in a similar manner to its current location, and within the historic building or adjacent associated spaces. The plans submitted for Final Design Review shall specify the proposed location and any rehabilitation or restoration work that is proposed to ensure it continues to reflect its historical appearance and its operation is restored.

South building

8. The drawings submitted for Final Design Review shall clearly indicate that the pergola support posts are located at the edges of the terraces and not engaged with the building wall.
9. Further articulate the wall at the north end of the east elevation with openings or other treatments or landscape to avoid publicly visible blank wall conditions.
10. The base of the south building shall be a high-quality, durable material other than stucco.
11. Provide revised landscape plans depicting the landscape design described in the narrative and shown in the renderings including small potted trees into the building entry areas at the northwest, northeast and southwest corners of the south building and plantings in the setback area along the southern portion of the west elevation.

General Project Conditions

12. The project shall comply with all applicable requirements of the Zoning Code and PD-35. In particular, the proposed office use at the south parcel is not permitted and the lot coverage proposed is slightly over the maximum allowable lot coverage of 75% of the site.
13. The proposal to remove existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager and the review process shall be completed prior to submitting an application for Final Design Review. If the request is not approved, and changes to the approved concept design are required to accommodate the protection of the existing trees, an application for Changes to an Approved Project shall be required to be reviewed prior to submittal of an application for Final Design Review.

BACKGROUND:

On July 27, 2021, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed an application for Concept Design Review for construction of a new eight-story, 335,560 square-foot hotel building with subterranean parking. The scope of work includes the retention of an existing historic building, at the properties located at 1347-1365 E. Colorado Blvd, 35-39 N. Hill Ave. & 36-56 N. Holliston Ave. (“north parcel/building”) and an 83,029 square-foot, 5-story mixed-use building with 21,539 square feet of commercial space and 49 residential units on the property at 1336-1350 E. Colorado Blvd (“south parcel/building”).

The Commission provided comments on the design and continued the public hearing to allow the applicant to revise the design to address the comments provided, including the possibility of meeting with the appointed project subcommittee for progress review prior to presenting the revised project to the full Commission. In responding to the Commission’s comments, the applicant has not changed the previously proposed scope of the project.

Project Overview

- General Plan Designation: Median Mixed Use (0 – 2.25 FAR, 0 – 87 DU/Acre)
- Zoning: PD-35 (Colorado Hill Planned Development)
- 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 East Colorado Boulevard Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts.
- Site: The project site consists of five lots totaling 128,328 square feet (2.95 acre) at the northwest corner of E. Colorado Boulevard & N. Hill Avenue, also with frontage on N. Holliston Avenue (“north parcel/building”) and four adjoining lots totaling 30,851 square feet (0.7 acre) at the southeast corner of E. Colorado Boulevard & S. Holliston Avenue (“south parcel/building”). The north parcel is roughly rectangular in shape, with some irregularities and the south parcel is fully rectangular in shape. Both sites are currently developed with one-story automotive sales and repair structures and large surface parking lots. The main showroom building at 1355 E. Colorado Blvd. (1947, Sylvanus Marston) has been deemed a historic resource. The south parcel also has frontage along Giddings Alley along its south side. A tree inventory provided with the application identifies one non-protected tree on the north parcel and six street trees along its frontages and two street trees along the frontages of the south parcel.
- Surroundings: Surrounding properties include one- to-two-story commercial, industrial, and institutional buildings and surface parking lots along East Colorado Boulevard and N. Hill Avenue, as well as a newer four-story mixed-use building and surface parking lots along S. Holliston Avenue near the south parcel and one-to-two-story single- and multi-family residential uses along N. Holliston Avenue near the north parcel. Nearby designated historic resources include:
 - Holliston Avenue Methodist Church (1900, John C. Austin & Bennett & Haskell) at 1305 E. Colorado Boulevard
 - Howard Motor Company (1927, Austin Co. of California) at 1283 E. Colorado Boulevard
 - Kindel Building (1928, Bennett & Haskell) at 1095 E. Colorado Boulevard
 - Foothill Boulevard Milestone within the public right-of-way in front of 1304 E. Colorado Boulevard
 - Burns Eastman Building (1926, Glenn Elwood Smith) at 1275 E. Green Street
 - Former gas station and garage buildings (1929, Pacific Steel Building Company) at 1271 E. Green Street
 - Hill Avenue Library (1925, Marston, Van Pelt & Maybury) at 55 S. Hill Avenue
 - Historic Signs at 1155 & 1060 E. Colorado Boulevard
- Project Description: The project involves construction of a new eight-story, 335,560 square-foot hotel building with subterranean parking, including retention of an existing historic building, at the properties located at 1347-1365 E. Colorado Blvd, 35-39 N. Hill Ave. & 36-56 N. Holliston Ave. (“north parcel/building”) and an 83,029 square-foot, 5-story mixed-use

building with 21,539 square feet of commercial space and 49 residential units on the property at 1336-1350 E. Colorado Blvd (“south parcel/building”).

- Site Design: At the north parcel, the proposed hotel building would cover the majority of the site, with minimal setbacks from its three street frontages. The building would be chamfered at the corner of Colorado Boulevard and Hill Avenue, creating a forecourt with an elevated terrace flanked by raised planters leading to a loggia and one of the hotel’s pedestrian entries. A second hotel entrance along Hill Avenue would be deeply recessed within the building, flanked by two small setbacks from the street edge. A shallow covered loggia is proposed at the northernmost building edge along Hill Avenue. Along Colorado Boulevard, the building has no setback except for recessed entrances to retail spaces and the chamfered corner previously described. The main vehicular entry court and drop-off zone is proposed approximately mid-block along Colorado Boulevard, adjacent to the historic building to be retained. The building has a five-foot setback along Holliston Avenue and a varying setback from the north property line. This setback area provides an additional vehicular access and drop-off zone as well as loading space, a ramp to the subterranean parking garage and trash/recycling space.

Similarly, at the south parcel, the building is also proposed to cover the majority of the property with minimal setbacks. Covered loggias are proposed at the northwest and southwest corners of the building and a 7’3” setback is proposed at the northeast corner at the lobby entrance. A small setback of approximately five feet, enlarging to 8’10” at the southernmost end, is proposed. Vehicular access to the subterranean parking structure is proposed to be taken from Giddings Alley at the southeast corner of the site, with loading and service spaces adjacent to the west.

- Architectural Style: Contemporary with references to Art Deco (north parcel) and Mediterranean (south parcel)
- Developer: J & K Plus Investments, LLC (Jason Chen)
- Architect: ACRM Architects + Interiors
- Landscape Architect: L.A. Group Design Works

ANALYSIS:

Design Commission Comments from July 27, 2021 Concept Design Review Hearing

On July 27, 2021, the Design Commission reviewed an application for Concept Design Review for this project. The Commission continued the public hearing to give the applicant an opportunity to respond to the comments below (the architect’s and staff’s responses are detailed in the chart below and the full revised plans and elevations are in Attachment A). Note that the applicant also presented the revised drawings to the subcommittee of the Design Commission that was appointed for this project, which was generally supportive of the revised design, and has made some refinements since that review, particularly at the south building.

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
<p><i>North building comment:</i> 1. Continue to study and refine the Art Deco detailing of the design to ensure a clear logic and hierarchy of detailing; a simple, elegant and contemporary interpretation of the style and ensure that the project exhibits design excellence. Issues that should be addressed include the following:</p>	<p>See responses to specific items below...</p>	<p>See responses to specific items below...</p>
<p>a. Articulation of the street façade as compared to the tower element.</p>	<p>“The lower buildings in front of the main tower have been revised to better reflect the articulation and design of the tower behind with more glazing on the ground level hotel common areas along with retail/dining areas to activate the streetscape.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The lower-scaled volumes of the building along the street have been revised to strengthen the ground-floor commercial expression of the building and better relate the upper levels to the taller portions of the building behind them. Staff finds that this comment has been satisfactorily addressed.</p>
<p>b. Transition from the historic building to the motor court entry.</p>	<p>“The historic auto dealership shall be restored and maintained in its current configuration, transitioning to the hotel inside the motor court. The intent is to preserve and restore the existing “Pasadena” sign on the east façade of the dealership building and treat both the dealership building and its neighbor directly on the corner of E. Colorado Blvd. and N. Holliston Ave. as foreground buildings, each with their own unique style, giving the impression the hotel has grown up around them while maintaining the historic fabric of Route 66.”</p>	<p><i>Comment to be addressed with a condition of approval.</i></p> <p>At the previous hearing, the Commission suggested further study of the possibility of enlarging the low storefront windows at the southeast corner of the historic building to create a more inviting corner at the main vehicular entrance. Staff finds that while these low windows relate to the former office space within the showroom building, enlargement of the windows would not have a detrimental effect on the historic building, provided the expanded window areas are compatible with but differentiated from the historic windows as required by the Secretary of the Interior’s Standards. As such, staff recommends a condition of approval requiring the</p>

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
		applicant to further study this for review during Final Design Review.
c. Further define apparent rustication on portions of the façade and ensure it is used with a clear design logic.	"The horizontal banding or "rustication" shown relates to the stone base material – the specifics on the material are yet to be finalized and determined prior to final design review."	<p><i>Comment satisfactorily addressed.</i></p> <p>The applicant has stated the proposed rustication at the base is intended to be a stone material. As a matter of course, during Final Design Review, materials specifications and details will be required to be submitted for review.</p>
d. Connection and logic between different components of the building elevations.	"The intent of this design is to unify the overall design to more of a Grand Hospitality statement. The building elevations are designed on localized symmetries that provide a meaningful street presence that reinforces the overall image. Each local symmetry takes its place in the building hierarchy and culminates with the main entry. The design wraps the corner at North Hill Ave. & East Colorado Blvd. and provides a strong foreground visual street presence that leads to the vehicular courtyard and Main South Entrance."	<p><i>Comment to be addressed with a condition of approval.</i></p> <p>The hierarchy of the varying building masses has been clarified in the revised design and, overall, has been improved. In reviewing the revised renderings, which were not provided for the subcommittee review, staff finds that the massing of the main southeast corner of the building, as well as a similar smaller volume at the northeast corner, should be further studied to lighten the massing and emphasize verticality rather than horizontality. In particular, the continuous horizontal volume at the second and third floors at the southeast corner volume should be broken up and the corner tower element further emphasized. Staff has recommended a condition to this effect. In addition, the roof cap element at the volume east of the main vehicular entry should be better integrated into the design or eliminated to improve the logic of this volume with similar volumes elsewhere on the building, which do not include this feature.</p>

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
<p>e. Refine the proportions of the tower element and ensure it is easily identified as the climax element to the design.</p>	<p>“The overall design has been refined to further emphasize the classic order of base middle or shaft and top or crown with an order brought to the fenestration from the previous random placement of small punched opening to larger vertical windows emphasizing the verticality of the design prevalent in the art deco style.”</p>	<p><i>Comment to be addressed with a condition of approval.</i></p> <p>The overall proportions of the central tower element at the main vehicular entry have been improved by integration of the base with the upper portion as well as modification of the fenestration to more clearly differentiate this area from the rest of the building. In reviewing the renderings provided for this review, staff finds that further articulation of the top of the tower should be studied in an effort to further define the tower as a prominent feature of the design. If additional height is allowed at this location, the central portion of the tower should be increased in height to give it additional prominence and differentiation from the rest of the building. Staff has recommended a condition to this effect.</p>
<p>f. The corner courtyard entry should be refined to be an elegant design element that is inviting to pedestrians. In addition, further study the interplay of elements at this location and the relatively unarticulated side walls.</p>	<p>“The design of the angled corner element has been refined to play a major visual element approaching the building down Colorado Boulevard from the east.”</p>	<p><i>Comment to be addressed with a condition of approval.</i></p> <p>As noted above, staff has recommended a condition requiring further study of the massing at the southeast corner of the building. In addition, the plans indicate the elimination of a pilaster that was previously shown on the floor plans centered within the main entrance opening, which makes the entrance more open and inviting to pedestrians.</p>
<p>g. Expression of symmetry inherent in traditional Art Deco designs</p>	<p>“The main tower of the hotel expresses symmetry with the façade mirrored between the central entry focal feature with the front lower buildings while reflecting the design of the tower beyond, is broken down in scale reflecting the smaller varied blocks inherent along Colorado Boulevard,</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>Staff finds that the revised design creates a greater sense of symmetry and logic to the building overall, while also responding to the unique conditions of the site and the historic building to remain.</p>

Design Commission

Concept Design Review – 1347-1365 E. Colorado Blvd., 35-39 N. Hill Ave. & 36-56 N. Holliston Ave. & 1336-1350 E. Colorado Blvd.

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	particularly in old Pasadena.”	
2. The pedestrian connections to and paths of travel through the building and motor court should be further defined and integrated. In general, the building should be more welcoming to pedestrians, especially at the southeast corner.	“The storefront façades and arcades running along the street have been greatly opened up for greater interior/exterior interaction, creating a lively streetscape.”	<i>Comment satisfactorily addressed.</i> As noted above, the removal of the central pilaster at the southeast corner has improved the pedestrian connection to the main hotel entry at that location. The east and west lobbies have also been improved and made more prominent by architectural enhancements made to the tower elements at those locations. Enlargement of commercial storefronts at the base have also improved the building's pedestrian engagement.
3. In the next submittal and presentation, provide clearer, larger-scale elevations as well as conceptual wall sections and typical details to demonstrate the proportions and extensive details of the building.	“All of this will be fully developed and provided at the next preliminary DRC Hearing after the subcommittee agrees with the design direction presented in conceptual sketch format.”	<i>Comment satisfactorily addressed.</i> Larger elevations and renderings have been provided for review. Wall sections and details are not required to be provided at the Concept Design Review stage and staff finds that the drawings submitted adequately depict the overall conceptual design and building articulation. For Final Design Review, wall sections and large-scale architectural details will be required to be submitted for the Commission's review as a matter of course.
4. Further study the design to create a clearer relationship to the historic building to be retained at that location. In addition, consider how the building responds to the adjacent historic building at the southwest corner of the site.	“The buildings are to be treated as contextual Pasadena Historic structures and appears to have been enveloped and carefully restored (the auto dealership) to become jewel boxes along historic Route 66.”	<i>Comment to be addressed with a condition of approval.</i> As noted previously, staff has recommended a condition requiring the southeast corner of the historic building to be studied for potential enlargement of storefront windows to better relate to the main hotel entry at that location. The larger storefronts and continuous projecting canopies at the ground level also strongly relate to these same features of the historic showroom building.
5. Review the massing to simplify areas that	“Completed – particularly along Holliston Avenue and	<i>Comment satisfactorily addressed.</i>

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
appear unnecessarily complex.	at the prominent corner at Colorado Boulevard and Hill Street. The desire is for these sections to appear as a single building with a unified design, rather than a series of disjointed step-backs and terraces.”	Staff finds that the massing overall has been simplified in response to the Commission's comment, subject to the conditions noted previously regarding further refinement of the southeast and northeast corners.
<p><i>South building comments</i></p> <p>6. Further refine the four-story expression and scale at the northwest corner. Study the possibility of treating the top floor as a loft with one-story arched windows on the west and north sides and a differentiating molding carried across at the parapet height.</p>	“Arched windows have been added to add visual interest based on the inspiration of a more romantic Spanish Revival style (i.e. the apartment building at 455 North Raymond).”	<p><i>Comment satisfactorily addressed.</i></p> <p>The northwest corner tower element has been substantially improved. The base has been more clearly articulated and separated from the floors above and the tower form has been modified to a flat roof with a roofline pergola feature and rectangular, rather than arched, windows. The size, proportions and articulation are a strong improvement to the design overall.</p>
<p>7. Further study the engagement of the fourth-floor balconies with the third-floor terrace pergolas to either provide greater physical separation between them, to integrate them with similar materials and design features or to remove them entirely in the locations where they engage with the pergolas.</p>	“The balconies have been removed over the pergolas and reorganized throughout to reflect a more varied style.”	<p><i>Comment satisfactorily addressed.</i></p> <p>The removal of the fourth floor balconies improves the prominence of the pergolas as a unifying feature of the design. The drawings should clearly indicate that the pergola support posts are placed at the outer edges of the terraces rather than being engaged with the building wall, as appears to be shown in the rendering.</p>

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
8. Further articulate the recessed solid wall panels at the second floor at the northwest corner tower and the entire west-facing wall adjacent to it to lighten the mass and improve the response to the street corner location.	“The northwest corner tower is further expressed down to the street by recessing the northern half of the arcade with the remaining southern portion relating to the geometry of the tower to create a base element. The recessed portions are framed in a decorative GFRC cast molding, picture-framing retail signage. Further enhancing the two-story elements on the north and west, GFRC molding has been added to the perimeter of the balcony French doors, reminiscent of the molding added in other ground floor locations.”	<i>Comment satisfactorily addressed.</i> The wall areas above the arched openings at the base of the northwest corner tower have been simplified as an area for signage and the west-facing wall adjacent to the tower has been articulated with windows and balconies at the northern end. Staff finds that this level of articulation is consistent with the style and an improvement overall.
9. Further define and refine the graphic elements shown at the east-facing tower element.	“The tower element on the north east corner has been modified to add a distinctive hip-roof with long sloping eaves to further emphasize the “romantic” style.”	<i>Comment satisfactorily addressed.</i> The revised gable-roof element at the northeast corner of the building better integrates with the overall design and creates a distinctive feature to counterbalance the flat-roofed tower at the northwest corner. The residential lobby entry at the base of this element has also been further refined and emphasized. The graphic elements previously shown at the east-facing wall have been removed and, at the upper-most floor, windows are shown. These modifications are a strong improvement to the design overall.
10. The base of the south building should be a high-quality, durable material other than stucco.	“Concur, dark-colored stone or precast stone is proposed at this time (see the proposed conceptual materials/color board), the actual specification is yet to be finalized and the final selection will be presented at final design review.”	<i>Comment to be fully addressed with a condition of approval.</i> The applicant's indication of the intent to use a solid base material addresses this comment; however, as this is not clearly specified in the drawings, staff recommends that it be included as a condition of approval.

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
<p>11. Further study the solid-to-void proportion at the second floor on the north and west elevations, as well as the placement and design of balcony railings to ensure a logic to their placement and a simple, elegant design.</p>	<p>“The openings are consistent with classic Mediterranean style residential building in various configurations around the building. The balconies have been eliminated directly above the pergolas and organized into a focal pattern centered on the four-story façade.”</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The solid-to-void proportions of the building have been improved overall, including at the locations specified in the comment, as well as the balcony placement and design. Rather than the previous rigorous repetition of openings and balconies, the design now has a mix of opening sizes and placement that is more consistent with traditional examples of Mediterranean Revival architecture. The design of the balconies is also more simple and elegant.</p>
<p>12. Provide additional fenestration or other means of articulation to soften publicly visible blank wall conditions at the west end of the south elevation and the north end of the east elevation. These facades shall be integrated into the overall design of the buildings to ensure a high-quality and contextual presentation. False fenestration should not be used and any fenestration or other articulation that is incorporated into the design may be more playful and reflective of the use of the associated interior spaces, consistent with traditional examples of the Mediterranean style in Pasadena. The Mission Inn in Riverside is also a good example of the style that could be</p>	<p>“Recessed panels have been added in place of windows where windows are not internally functional or not allowed by code due to the proximity to an internal property line (east elevation). A mural is proposed at the larger blank wall at the north east corner as no openings are allowed on this wall.”</p>	<p><i>Comment to be fully addressed with a condition of approval.</i></p> <p>The lower volumes at the north end of the east elevation remain blank and unarticulated on the east side and, since this will be prominently visible from Colorado Boulevard, staff recommends a condition requiring further articulation of this wall with openings or other treatments or landscape to avoid publicly visible blank wall conditions. The south elevation fenestration has been improved and is appropriately balanced.</p>

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
studied for its fenestration and massing characteristics that may inform the design of the building.		
13. Provide revised landscape plans depicting the revised landscape design described in the narrative including small potted trees into the building entry areas at the northwest, northeast and southwest corners of the south building and plantings in the setback area along the southern portion of the west elevation	“Decorative Mediterranean style planters with bright, colorful seasonal plantings have been shown at the proposed locations, to be irrigated with drip-irrigation.”	<p><i>Comment to be fully addressed with a condition of approval.</i></p> <p>The landscape drawings do not show the landscape components described; therefore, staff recommends a condition of approval requiring this to be provided for Final Design Review. Landscaping is indicated in the renderings provided and appears appropriate for the urban condition of the buildings.</p>
<p><i>Comment on both buildings:</i></p> <p>14. Further explain the rationale for the choice of the two different architectural styles for the north and south buildings.</p>	<p>“Both buildings were selected from styles popular and prevalent in the early part of the twentieth century with the style selected based on similar contextual buildings throughout Pasadena and the rest of Southern California. The north block hotel building is proposed in a contemporary Art Deco style, reflecting the Art Deco/Federalist style evident throughout the Pasadena Community College campus and reflects the more commercial, institutional use of a first-class full-service hotel. Whereas, the south block apartment building was designed in a simpler contemporary version of a classic Mediterranean style, prevalent in residential buildings throughout the region and reflects the more</p>	<p><i>Comment satisfactorily addressed.</i></p> <p>The applicant has provided further explanation and rationale for the two building designs for the Commission’s consideration. Staff is comfortable with the proposal for the use of two different architectural styles given the differing uses and geographic locations on opposite sides of Colorado Boulevard.</p>

Commission Comment, July 27, 2021	Excerpts from Architect's Response	Staff Comments
	residential use of the building.”	

Previous Staff-Recommended Conditions

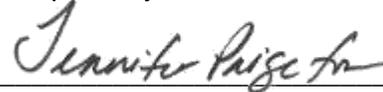
The majority of staff’s previously recommended conditions have been discussed in the table above and have been modified to reflect the current design. For the north building, previously recommended conditions related to the historic building and landscaping are retained in this report as these issues were not of primary concern during the previous reviews and can be easily addressed during Final Design Review. As such, staff recommends that they be retained to ensure they are addressed going forward.

The previous staff report also included two general project conditions regarding Zoning/PD compliance and removal of public trees. Current Planning staff has not reviewed the revised plans; therefore, retaining a condition of approval regarding Zoning/PD compliance is necessary. In addition, no additional information regarding public tree removals has been provided in this submittal; therefore, staff recommends that this condition also be retained in this review.

CONCLUSION:

The issues identified at the previous hearing have largely been addressed in the revised plans and written responses provided. Staff recommends that the Commission approve the application for Concept Design Review with conditions described above.

Respectfully submitted,



David M. Reyes
 Director of Planning and
 Community Development

Prepared by:



Kevin Johnson
 Principal Planner

Reviewed by:



Luis Rocha
 Planning Manager

Attachments:

- A. Current plans and elevations