



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: FEBRUARY 22, 2022

TO: DESIGN COMMISSION

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

SUBJECT: APPLICATION FOR FINAL DESIGN REVIEW
NEW CONSTRUCTION OF A THREE-STORY MIXED-USE DEVELOPMENT WITH 70 AFFORDABLE SUPPORTIVE HOUSING UNITS FOR SENIORS AND 2,200 SQUARE FEET OF COMMERCIAL SPACE WITH 37 AT-GRADE PARKING SPACES
710-738 N. FAIR OAKS AVE. & 19-25 E. ORANGE GROVE BLVD.

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the application for Final Design Review was subject to environmental review in the Categorical Exemption adopted by the City Council for the approval of the Key Business Terms of Development, Loan and Lease Agreement with BRIDGE Housing, Inc., on May 18, 2020, and that there are no changed circumstances, or new information that would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledges that a tree inventory and arborist report identify the removal of one (1) protected native tree, and the removal of three (3) mature trees;
2. Finds that the removal of one (1) protected native tree (*Quercus agrifolia*/Coast Live Oak) meets Finding #2 of the Tree Protection Ordinance (PMC Section 9.52.075.A): "The present condition of the tree is such that it is not reasonably likely to survive," and;
3. Finds that the removal of three (3) mature trees (one *Ailanthus altissima*/Tree of Heaven and two *Fraxinus udhei*/Evergreen Ash) meets Finding #6 of the Tree Protection Ordinance: "The project as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the longer term by adhering

to the Replacement Matrix prepared by the City Manager and included in the associated Administrative Guidelines;" and

4. Acknowledges that the proposed landscape plan indicates a total of 24 new tree plantings at 36" box size, a total of two new tree plantings at 60" box size, a total of one tree at 84" box size, and a total of 10 new tree plantings at 24" box size, where, pursuant to the Tree Replacement Matrix for Mature Trees, only 12 replacement trees at 24" box size or six replacement trees at 36" box size are required; and, therefore,
5. Approves the removal of one (1) protected native tree (*Quercus agrifolia*/Coast Live Oak), and the removal of three (3) mature trees: (1) *Ailanthus altissima*/Tree of Heaven, and (2) *Fraxinus udhei*/Evergreen Ash.

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, the Design Guidelines in the Fair Oaks/Orange Grove Specific 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. A clear construction-level planting plan shall be provided indicating the locations of all proposed plantings, including the clear demarcating of all proposed tree locations by species.
2. The proposed brick cladding shall be detailed as a masonry bearing wall, and the mortar joints shall be struck.
3. The proposed stucco finishes shall be specified to have a fine sand finish.
4. Manufacturer and model information shall be provided and specified as Premier Grade, or approved equal, for the proposed vinyl windows. These specifications shall be incorporated into the construction documents. The windows shall also be specified as bronze throughout the project, or a clear rationale shall be provided to use the proposed two colors of white and bronze for the windows.
5. The specifications of the storefront systems shall be provided and specified to be either black or bronze in color to reflect the colors of the residential unit windows.

6. A fencing and wall plan shall be incorporated into the construction documents to clearly identify the location of all fencing and walls, their heights, their materials, and their length of run. If applicable, all CMU site walls shall be clad in a stucco finish to match the building, or the white brick that is proposed to clad portions of the building. The metal fencing shall be painted black or grey to be consistent with the details of the ground-floor.
7. Provide a detail and specifications of the stucco reglets. Their overall patterning shall be consistent with the approved plans and renderings.
8. The material and color of exposed soffits and balconies shall match the adjoining fascia to be consistent with the level of detailing in the awnings and roof overhangs proposed for the building, and to provide visual distinction of architectural elements and form. The fasciae shall be detailed to prevent water seepage onto the soffit areas.
9. To the greatest extent feasible, mechanical and/or plumbing vents shall not be located along the street-facing or garden-facing façade planes. If it is not feasible to have these systems hidden from primary facades planes, a thorough analysis of the reasoning for their locations shall be provided for staff review and approval. In the event that the ventilation systems must be located on primary facades, they shall be fully integrated with the design of the building in terms of location, detailing, material, and color.
10. Scuppers and other water channeling devices shall be specified in detail and location in plan and elevation. These drainage features shall be integrated into the overall design of the building.
11. A paving and hardscape plan shall be provided indicated enhance paving areas with material specifications, colors and patterning.
12. All proposed wall sconces shall be the specified model as indicated in the landscape plans, Sheet 9, and shall be specified to have a finish of black or silver grey, or combination of these two colors.
13. Provide a simplified lighting plan with only the types of fixtures located. All fixtures shall be fully integrated with the rhythm and sequence of façade patterns.
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. Approval of a Master Sign Plan shall be required prior to installation of any commercial or project identification signage on the building.
16. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and, shall be reviewed and approved by staff prior to construction and installation.
17. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.

18. A copy of this decision letter, including written responses to each condition indicating how and where they are addressed, shall be included in the plans submitted for building permit plan check.
19. All ground-mounted utilities shall be placed in locations that are as hidden as possible from public view and the main garden and shall be screened. In particular, the electrical vault shall be relocated to a less conspicuous location. Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the locations of utility equipment shown on the plans are approved.
20. The project shall comply with the conditions of approval from the Department of Public Works and the Department of Transportation listed in Attachment D.
21. 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.
22. To ensure the long-term health and sustained growth of the proposed 84-inch box and 60-inch box trees, a Certified Arborist shall be retained for the proposed development prior to issuance of a building permit, and for a minimum of three years after project completion, to provide:
 - a. A report, prior to the issuance of a building permit, on the required specifications of the soil growing conditions, the recommended watering schedules, and the topsoil conditions of the proposed tree locations. These specifications shall be incorporated into the permitted landscape plans. If the conditions are not suitable for the proposed tree size and/or species, the arborist shall specify an appropriate alternative tree and size.
 - b. A planting phasing plan in consultation with the project development team, and a tree protection plan, which shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment E) for the tree transplants during the construction phase. The plan shall specify when during the project construction the trees would be planted and the tree protection measures installed.
 - c. On-site monitoring of the trees at time of installation, monitoring of tree protection installations in accordance to the tree protection plan, and monitoring of trees during the construction phase. The arborist shall complete and submit to Design & Historic Preservation (DHP) staff the Tree Protection Certification Form in Attachment F upon installation.
 - d. Long-term monitoring of the health and maintenance of the trees, including growing conditions, for a minimum of three years after issuance of Certificate of Occupancy.

BACKGROUND:

On May 18, 2020, the City Council approved the Key Business Terms of Development, Loan and Lease Agreement with BRIDGE Housing, Inc., for the construction of the proposed development, "Heritage Square South," for permanent supportive senior housing. The project is located on City-owned land, and will be subject to a 99-year ground lease, in accordance with the approved development agreement. On June 22, 2021, the Design Commission approved

an application for Concept Design Review for the construction of a new three-story mixed-use project. This review is for the Final Design review of the same project that was presented at Concept Design Review.

The application for Final Design Review 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.

Project Overview

- General Plan Designation: Medium Mixed Use (0 – 2.25 FAR, 0-87 DU/Acre)
- Zoning: FGSP-C-3a zoning district Fair Oaks/Orange Grove Specific Plan (Limited Commercial District 3, sub-district “a”).
- Design Guidelines: The applicable design guidelines are the Design-Related Goals and Policies in the Land Use Element of the General Plan, Design Guidelines in the Fair Oaks/Orange Grove Specific Plan, Design Guidelines for Neighborhood Commercial and Multi-family Residential Districts.
- Site: The 48,462 square-foot project site is located at the northeast corner of North Fair Oaks Avenue and Orange Grove Boulevard, and is composed of six adjoining parcels. The alleyway, Wheeler Lane, runs along the site’s eastern boundary. An existing fast-food restaurant building, constructed in 1975, is located within the parcel at the southwest corner, and is proposed for demolition. The project will share an existing vehicular access with the Heritage Square North Senior Apartment housing development that is located north of the project site.
- Surroundings: Directly to the north of the project site is a related mixed-use project, “Heritage Square North,” constructed in 2016 and containing 70 affordable senior residential housing units. To the south, across Orange Grove Boulevard, is a double-height commercial retail store with surface parking, constructed in 2003. To the west, across North Fair Oaks Avenue is a one-story commercial shopping center, constructed in 1934. To the east of the project site, across Wheeler Lane, and along East Orange Grove Boulevard, is a two-story mixed-use development with ground floor retail and surface parking, constructed in 1998. Further north along Wheeler Lane, and to the east of the project site, are individual multi-family residential properties of various ages and architectural styles.
- Project Description: The project involves the demolition of the remaining structure on the site, a 1,122 square foot restaurant constructed in 1975 (Church’s Chicken), and the construction of a new 71,600 square foot, three-story mixed-use building with 70 affordable supportive housing units for seniors, and 2,200 square feet of ground-floor commercial space. A total of 37 surface parking spaces are proposed at the north end of the project site.

- Site Design: The project is arranged in three separate buildings that surround a central courtyard garden. Though the buildings are structurally separated, they are visually and functionally connected through a series of circulatory catwalks. A semi-public forecourt is located along the East Orange Grove Boulevard and North Fair Oaks Avenue corridors and acts as a transitional space between the public right-of-way and the private centralized courtyard gardens onto which the ground-floor units open directly. The project will utilize an existing drive aisle directly abutting the north end of the project site, and shared with the adjacent sister development, for access to the project’s new northern surface parking lot.
- Architectural Style: Contemporary
- Developer: BRIDGE Housing
- Architect: KTG Architecture + Planning
- Landscape Architect: EPT Design

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 a synopsis architect’s responses and staff’s comments. Refer to Attachment B for complete written responses from the architect as well as Attachment A for the complete set of revised plans, elevations, wall sections, architectural details and materials specifications and imagery.

Concept Design Review Conditions of Approval: June 22, 2021	Architect Responses	Staff Analysis:
1. Align the planes of the southeasterly building so that the upper floors and ground floor are consistent and reconcile the bay rhythms between the residential and commercial spaces.	“The exterior wall of the ground floor retail portion of the building has been pulled back to tuck under the residential floors above, eliminating the stepback condition. The retail windows have been reconfigured to more appropriately align with the residential unit window language on the upper floors. See sheet A0-10.”	<i>This condition has been satisfactorily addressed.</i> The massing has been revised to provide a consistent vertical wall plane along with an added design element in the massing to accentuate the corner. The storefront bays have also been revised to be consistent throughout the project.

Concept Design Review Conditions of Approval: June 22, 2021	Architect Responses	Staff Analysis:
2. Add additional street edge landscaping along the Orange Grove Blvd elevation in the area in front of the retail component to the extent possible.	<p>“Trees have been added to the street edge along Orange Grove Blvd in front of the retail component. Tree will be the same species as the others on the project along Orange Grove Blvd. and have the same approximate spacing.”</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The landscape plans indicate perennial planting beds in front of the pilasters separating the commercial storefront bays, in addition to the added street trees and vegetated parkway in front of the building along East Orange Grove Boulevard.</p>
3. Study ways to introduce an additional vertical circulation component to connect the upper floor open space to the courtyard without re-entering the building.	<p>“A stair has been added in the center of the site to provide access from the upper levels directly into the courtyard spaces below. See sheet A0-10.”</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>A switch-back stair case has been added to the outdoor circulation system allowing users to gain direct access to the gardens through both levels of the outdoor catwalks. The stair has been designed in a manner consistent with the catwalks including the design of the railing.</p>
4. Simplify the southwest corner cornice treatment.	<p>“The southwest corner has been simplified in massing and the hat has been removed from the top of the mass. See Sheet A0-10.”</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The southwest corner has been simplified in form with added materiality to accentuate it as a corner element. The original cornice treatment has been removed, and a simple parapet has been substituted that is consistent with the simplified form, and the project’s overall architectural composition.</p>

Concept Design Review Conditions of Approval: June 22, 2021	Architect Responses	Staff Analysis:
<p>5. The landscape plans submitted for Final Design Review shall include clear details and specifications for the fencing, lighting and plant selections adjacent to the Wheeler Lane alleyway.</p>	<p>“A sheet has been added that includes details of fencing and lighting proposed along Wheeler Lane. The screen planting callout for the hedge along Wheeler Lane contains additional information for the plant species and maintenance height. See Landscape drawings.”</p>	<p><i>This condition to be addressed with a condition of approval.</i></p> <p>The landscape plans have been updated to reflect this condition. They indicate a landscape buffer and fencing to screen the fronting units from Wheeler Lane. Details of the fencing are provided, indicating a six-foot high metal vertical bar fence and gate design that is to be used as the enclosure system throughout the project. The landscape plans indicate the vegetated buffer to include a mixture of perennials and the planting of Brisbane Box (<i>Lophostemon conferta</i>) trees. Recommended conditions of approval shall require for a construction-level planting plan and a fencing/wall plan to be provided during plan check to clarify the locations, spans, and types of plantings, fences, and walls.</p>
<p>6. The massing and architectural style of the northerly building facing North Fair Oaks Avenue shall be further refined so that it incorporates the architectural strategies in a more consistent manner with the rest of the development.</p>	<p>“The white and light grey tones on the northerly building have been removed and replaced with colors consistent with the color combination of the rest of the building, as well as the east building. These 2 buildings now have the same architectural language and aesthetic. See sheet A0-11.”</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The building has been redesigned to be consistent with the materials, colors and geometric form of the north half of the building, and the east building block. While the scale and proportion remain consistent, the design changes allow for the overall composition to be harmonious with the architectural groupings.</p>

Concept Design Review Conditions of Approval: June 22, 2021	Architect Responses	Staff Analysis:
<p>7. The massing of the northerly building facing North Fair Oaks Avenue, specifically the chamfered corner shall be re-studied to determine if a more gradual transition in massing with a traditional storefront design consistent with the southerly buildings can be incorporated into the overall elevation of the development facing North Fair Oaks Avenue. Consider separating the second and third floor of the northerly building from the ground floor so that it appears as a more distinct floating mass by simplifying it and treating it as a distinct element and treat it with a consistent color, without the additional grey transition areas.</p>	<p>“The northerly building facing Fair Oaks Avenue has been reenvisioned to incorporate the same architectural language and color scheme as the eastern building. The chamfered corner at the Lobby has been removed. The Lobby entrance wall is now parallel with Fair Oaks and has a more simplified mass floating above it, with the grey and white transition areas having been removed. See Sheet A0-11.”</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The building has been redesigned including a orthogonal ground-floor storefront and compatible upper-floor massing. The design provides distinction between the internal building programs of ground-floor public spaces and upper private residential spaces, and provides a rational visual harmony in overall building composition.</p>
<p>8. The details of the fencing/walls separating the parking lot from the Oak Courtyard shall be more clearly depicted in the plans submitted for Final Design Review and shall be as visually transparent as possible.</p>	<p>“The block wall at the southern edge of the parking lot and the northern edge of the Oak Court has been reduced in size to allow more visibility into the Oak Court and the fencing has been modified to open pickets with landscaping in front. See sheet A2-1.”</p>	<p><i>This condition to be addressed with a condition of approval.</i></p> <p>The details of the vertical metal fencing have been provided, which indicate transparency and will allow visual permeability into the garden areas. A recommended condition of approval shall require for a fencing and wall plan to be provided to indicate all proposed areas of installation, including their materials and heights for clarity.</p>
<p>9. The use of planter pots along North Fair Oaks Avenue shall be reconsidered in favor of more substantial features such as permanent tree wells to natural soil, or</p>	<p>“The planter pots along North Fair Oaks Avenue have been removed and replaced by in-ground planters. The “Palm Court” has been renamed and palm trees replaced with <i>Cercis occidentalis</i></p>	<p><i>This condition to be addressed with a condition of approval.</i></p> <p>The landscape plan has been revised to feature in-</p>

Concept Design Review Conditions of Approval: June 22, 2021	Architect Responses	Staff Analysis:
<p>more substantial planters and the proposed trees for the “Palm Court” shall be reconsidered for alternative native shade trees (that are more complementary to the heritage Oak tree be preserved on site) than palm trees, as no subterranean parking is proposed and the planters would lead to natural soil capable of supporting more substantial shade trees.</p>	<p>(Western Redbud) trees. See Landscape drawings.”</p>	<p>ground tree plantings, along with the replacement of the palm trees in the “Palm Court” with native Cercis occidentalis (Western Redbud), now called the “Paseo.” As previously noted, a recommended condition of approval shall require for construction-level planting plans to be provided to confirm species and locations of all proposed plantings.</p>
<p>10. The balcony design and walkway railings be revised to be consistent throughout the development, to ensure greater visual consistency.</p>	<p>“The balcony railings have all been revised to be consistent throughout the development. The perforated metal panel railings and glass railings have been revised to match the open metal railings. See sheet A0-11.”</p>	<p><i>This condition to be addressed with a condition of approval.</i></p> <p>The railings have been designed to be consistent throughout the project including the switchback stairs at the north end of the Paseo garden. A recommended condition of approval shall require for the material and color of the fascia and soffit to be consistent with each other to reflect distinctive architectural elements and the level of detailing proposed for the awnings and soffits of roof canopies.</p>
<p>11. Enlarged details for the proposed security fencing, including any fencing adjacent to the Wheeler Lane Alley, shall be included in the plans submitted for Final Design Review showing that this fencing will be as light and transparent as possible.</p>	<p>“A sheet has been added that includes details of fencing and lighting proposed along Wheeler Lane. See Landscape drawings.”</p>	<p><i>This condition to be addressed with a condition of approval.</i></p> <p>The details of the vertical metal fencing have been provided, which indicate transparency and will allow visual permeability into the garden areas. As previously noted, a recommended condition of approval shall require for a fencing and wall plan to be</p>

Concept Design Review Conditions of Approval: June 22, 2021	Architect Responses	Staff Analysis:
		provided to indicate all proposed areas of installation, including their materials and heights for clarity.
12. Comply with the conditions provided by the Department of Public Works.	"Noted."	<i>The Department of Public Works has provided conditions of approval and are attached to this report.</i>

Materials & Colors:

The project will utilize a limited palette of materials including fiber-cement siding (colors: charcoal and dark grey), stucco (colors: white, dark grey, and terracotta), vinyl windows in white and bronze colors, metal railings painted black, and white brick masonry. The project is broken down into three separate buildings, with the northwest and southeast buildings utilizing similar color and material palettes, and the southwest corner building utilizing accented materials in a more modern and neutral application. The buildings are proposed to be monolithically clad in stucco, with accented contemporary forms such as the circulation spine of the northwest building, and the corner form of the southwest building, to be clad in the fiber-cement siding. The railings are proposed to be composed of horizontal tube steel that provides horizontality and appropriate architectural compatibility while also providing transparency. The ground-floor commercial, amenity, and commercial spaces will be fronted by metal storefront systems. The ground-floor spaces also have steel awnings with glass tops to span the storefront bays.

The selected colors and products of the proposed material palette will provide a harmonious composition of texture, scale, visual interest, and permanence through their durability and contextual nature. Additionally, the application of the materials along the façade planes will further enhance the style of the building through shadow lines, visual depth, and overall rhythm of fenestration patterns and building forms. Additionally, the selected materials are proven to be durable, of high-quality, and withstand premature weatherization.

Overall, staff finds the design to be consistent with the design presented during the previous review of Concept Design Review. As mentioned in the table above, a majority of the Concept Review conditions of approval have been addressed. Further refinement of previous concerns including additional details and product specifications can be addressed through the recommended conditions of approval listed above. These recommended conditions include the requirement for the exposed soffits of the balconies and entry ways to match the material and color of the adjoining fascia. This condition will promote consistency for the project and the detailing applied to the awnings and soffits of the roof overhangs, while also providing material distinction of architectural elements and form. An additional recommended condition shall require for the proposed stucco to have a smooth sand finish, or approved equal, to ensure the geometry of the proposed building form is visually elevated, and that the texture is consistent with the contemporary nature of the architecture, and other proposed building materials.

Mechanical Screening:

A roof plan is provided indicating the location of the roof-mounted mechanical equipment which is to be screened by the proposed parapets. However, details of all mechanical ventilation and drainage systems were not provided. A recommended condition of approval shall require for the specifications of all drainage systems, such as scuppers, to be provided and for the plans to indicate their locations which shall be fully integrated with the design of the building.

Additionally, a condition shall require for all ventilation systems to be located away from the street-facing and garden-facing facades, and if this is not feasible, to provide a thorough analysis on their locations. If these systems must be located along the street-facing, or garden-facing facades, then they must be fully integrated with the design of the building in terms of location, detailing, material, and color.

Landscaping:

The landscape plans indicate proposed hardscaping, planting, and arrangement of outdoor amenities and built-in furnishings. The outdoor spaces are divided into a series of programmed outdoor rooms including areas along the public right-of-way, transitional semi-public forecourts, and private courtyard gardens for the residents. The forecourts consist of the Lobby Arrival zone separating the two buildings along North Fair Oaks Avenue, and the Commercial/Retail Plaza separating the two buildings along East Orange Grove Boulevard. The forecourts are proposed to have enhanced concrete paving and planting beds with a focus on either visually serving as a connection point, or as a meditative space with integrated seating. The other public courtyard is located at the project site's northwest corner, and is called the Gateway Courtyard. This garden will serve as a gathering spot with a modern metal shade structure, large native Oak tree planting, and compatible ground plantings.

The private courtyard gardens will consist of the Paseo, located between the two southern buildings, and the Oak Courtyard, located north of the Paseo, and adjacent to the north surface parking lot. The Paseo is a linear space, flanked by two buildings with residential units that open directly onto the open space. This space will act as a circulation spine, and a passive outdoor space with integrated seating forms, raised planter beds, and a dappled seasonal shade canopy provided by Western Redbud trees, planted in rhythm with the bench seating. The Oak Courtyard will serve as a focal point of the project, and will be planted with an 84-inch box native Mesa Oak tree (*Quercus engelmannii*) along with other interspersed tree plantings and drought-tolerant ground covers. Decomposed granite, lounge seating and table tennis are also proposed for this residential community gathering spot. A total of 37 trees are proposed to be planted throughout the project site, including an 84-inch box native Mesa Oak and two, 60-inch box Bay Live Oaks (*Quercus virginiana*).

Due to the large transplant size of the proposed Mesa and Bay Live Oaks, the risk associated with transplanting large trees, and to ensure the long-term health of the trees, a recommended condition of approval shall require for long-term monitoring of the trees beginning with installation, during construction, and for a minimum of three years after issuance of Certificate of Occupancy. The monitoring is to be conducted by a retained Certified Arborist, who shall also prepare specifications on the recommended soil conditions, tree protection conditions, and overall growing conditions which are to be incorporated into the permit landscape plans.

Additional recommended conditions of approval shall require for a clear construction-level planting plan to be provided indicating the locations of all proposed plantings, including the clear demarcating of all proposed tree locations by species. Another recommended condition of approval shall require for a hardscape and paving plan to indicate enhance paving areas with material specifications, colors and patterning.

Private Tree Removal

The applicant proposes to remove one (1) protected native Coast Live Oak tree (*Quercus agrifolia*) located towards the middle of the project site, one (1) mature tree (*Ailanthus altissima*/Tree of Heaven) located near the southeast corner of the project site, and two (2) mature trees (*Fraxinus udhei*/Evergreen Ash) located near the northwest corner of the project site. The condition of the trees is described in the following table below:

Botanic Name (Common Name)	Tree Type	Diameter at Breast Height (DBH)	Location
<i>Quercus agrifolia</i> (Coast Live Oak)	Protected Native Tree	>8 inches	Center of project site
<i>Ailanthus altissima</i> (Tree of Heaven)	Mature Tree	25	Southeast corner of project site
<i>Fraxinus udhei</i> (Evergreen Ash)	Mature Tree	22	Northwest corner of project site
<i>Fraxinus udhei</i> (Evergreen Ash)	Mature Tree	35	Northwest corner of project site

The Coast Live Oak is dead, and may be removed using Tree Protection Ordinance finding #2, which states, “The present condition of the tree is such that it is not reasonably likely to survive.” The remaining trees are in conflict with the proposed project and may be removed using Finding #6 of the Tree Protection Ordinance, which states “The project as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the longer term by adhering to the Replacement Matrix prepared by the City Manager and included in the associated Administrative Guidelines.” As outlined in the adopted Tree Replacement Matrix, the three mature trees will require at maximum (12) on-site replacement plantings at 24-inch box, or at minimum (6) on-site replacement plantings at 36-inch box size, of any species. The landscape plan indicates that the project will exceed these minimum requirements, as outlined above. As such, staff recommends that the Commission approve the removal of the four specified protected trees.

Lighting:

The project proposes to incorporate several different types of lighting fixtures ranging from ground-mounted landscape spot lights, to downlights in the catwalks, and wall sconces for the building façades. Though the location of lighting fixtures is not clear in the elevations, a recommended condition of approval shall require for a simplified lighting plan to indicate the locations of the fixtures and ensure that they are fully integrated into the rhythm and patterns of the façade planes. The applicant has also proposed several types of wall sconces as options, and a recommended condition of approval shall require for the wall sconce model and finish specified in the landscape plans to be selected due to its simple elegance in design. The

exterior lighting will also be subject to a standard recommended condition requiring lighting temperatures to not exceed 3,000 Kelvin.

Signage:

Detailed signage plans are not provided for this review. Due to the Zoning Code requirement of design review for signs on all new development projects, staff recommends that this requirement be reinforced with a condition of approval requiring a Master Sign Plan prior to the installation of any commercial signage for the building.

Environmental Review & Comments from Other Departments:

The application for Concept Design Review was subject to environmental review in the Categorical Exemption adopted by the City Council for the approval of the Key Business Terms of Development, Loan and Lease Agreement for this project with BRIDGE Housing, Inc., on May 18, 2020. There are no changed circumstances or new information, which would require further environmental review. In addition, comments from the Department of Public Works received during Concept Design Review are recommended to be carried through as Final Design Review conditions.

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:



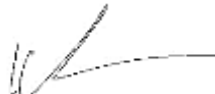
David M. Reyes
Director of Planning & Community Development
Department

Prepared by:



Edwar Sissi, Associate Planner

Reviewed by:



Kevin Johnson, Principal Planner

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Attachments:

- A. Project Plans, Renderings, Material Board, and Landscape Plans
- B. Applicant Responses to Concept Design Conditions of Approval
- C. Project Design Narrative
- D. Department of Public Works and Department of Transportation Conditions of Approval
- E. Tree Protection Guidelines
- F. Tree Protection Certification Form