



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: NOVEMBER 8, 2022

TO: DESIGN COMMISSION

FROM: JENNIFER PAIGE, ACTING DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: APPLICATION FOR FINAL DESIGN REVIEW
NEW APPROXIMATELY 89,600 SQUARE-FOOT, FIVE-STORY,
INDEPENDENT SENIOR LIVING FACILITY WITH 76 RESIDENTIAL UNITS
AND ONE LEVEL OF SUBTERRANEAN PARKING
995 SOUTH FAIR OAKS AVENUE

RECOMMENDATION:

The staff recommends that the Commission:

Environmental Determination

Find that the proposed project was subject to environmental review in the Categorical Exemption (Class 32, In-Fill Development Projects) that was adopted by the Hearing Officer for a Modification to Conditional Use Permit #4577 on May 26, 2020, 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 protected trees proposed to be removed in conjunction with the proposed project.

Findings for Final Design Approval

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 South Fair Oaks Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts; and

Based on these findings, approve the application for Final Design Review subject to the conditions of approval outlined in Attachment A, which shall be subject to staff review and approval prior to issuance of a building permit.

BACKGROUND:

On April 26, 2022, the Design Commission granted approval of an application for Concept Design Review for the project, with six conditions of approval.

The current 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 in Attachment A and explained within this report.

Project Overview

- General Plan Designation: Medium Mixed Use
- Zoning: IG SP-2 AD-2 (South Fair Oaks Specific Plan, Industrial General, Alcohol Overlay)
- 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 20,869 square-foot project site is located at the northwest corner of South Fair Oaks Avenue and Arlington Drive and is currently developed with a non-historic 6,617 square-foot office building with attached industrial/manufacturing space built in 1949. This building is proposed to be demolished as part of this project. There are 66 private trees on-site. A tree inventory indicates that there are 56 on-site trees that are not protected by species or size. Four public street trees are located along the South Fair Oaks Avenue and Arlington Drive frontage and will remain.
- Surroundings: The surrounding properties vary in building form and use. Located directly north of the project is a two-story office building with surface parking constructed in 1975, and at the north end of the block face is a four-story Mediterranean vernacular style residential care facility, constructed in 2008 that is associated with the subject project. Located further to the north is the new Shriners for Children Medical Center. To the east, across South Fair Oaks Avenue, is a two-story office building with surface parking and a fast food restaurant with surface parking. A three-story office building sits southeast of the project site. South of the project site, across Arlington Drive, is a three-story medical office building and a surface parking lot, and one- and two-story single-family residences. There are no designated or eligible historic resources located directly adjacent to the site. However, the Glenarm Power Plant, a designated Historic Monument, is located approximately one block south of the proposed project, at 72 East Glenarm Street.
- Project Description: The project involves the demolition of a non-historic office and warehouse building and the construction of a new five-story independent senior living facility containing 76 residential units and one level of subterranean parking, encompassing a total

of approximately 89,600 square feet. The project is contemporary in style with pedestrian-scaled features including balconies and awnings. Though 44 on-site trees are proposed to be removed for the construction, none of these trees are protected by size or species.

This project is an expansion of an existing facility for the care of seniors. This project is referred to as the third phase of the facility. In 2003, a four-story, 87,000 square-foot, 119-unit, senior living facility was built; this is considered Phase I. In 2008, a four-story, 47,000 square feet, 47-unit, senior living facility was built; this is considered Phase II.

- Site Design: The proposed building will be constructed in an “L” configuration to reflect the layout of the lot, with a continuous street wall along Arlington Drive that wraps the street corner and continues along the shorter South Fair Oaks Avenue frontage. The existing surface parking lot to the west will be reconfigured to provide a wider two-way drive access to connect to the existing round-about at the north building, and a new drop-off loop that is proposed along the west side of the new building. As the new building runs north along the interior of the lot, it is proposed to connect to the southern tip of the existing building at the first floor only, and provide a courtyard garden with the crook of the “L.” The subterranean garage ramp is also proposed to be located along the widened access drive, towards the north end of the new building. The proposed building setback along South Fair Oaks Avenue is six feet; where the Zoning Code allows a zero setback (build to property line). The proposed building setback along Arlington Drive is 13’; where the Zoning Code allows a zero setback (build to property line). The proposed increased setback along Arlington Drive was provided to maintain the health of the existing street trees and to provide additional clearances to the proposed project and its construction. Due to the reduced buildable area on the ground floor resulting from the greater setbacks to achieve the tree protection measures, the applicant received approval of additional building height through the approved Modification to Conditional Use Permit #4577 on May 26, 2020. consistent with Zoning Code Section 17.44.090.D (Tree Retention, Modification of Development Standards), the project received approval of a of 59’5””; where the maximum is 45’.
- Architectural Style: Contemporary
- Developer: Pasadena Senior CA Landco, LLC
- Architect: KTG Architecture + Planning
- Landscape Architect: David Evans and Associates, Inc.

ANALYSIS:

Conditions of Concept Design Review:

Below are the Commission’s conditions of approval and recommendations from Concept Design Review for the project, including a synopsis of the architect’s responses and staff’s comments. Refer to Attachment B for the architect’s written responses and Attachments C-F for the complete set of revised plans, elevations, wall sections, architectural details, renderings, lighting plans and materials specifications and imagery.

Concept Design Review Conditions of Approval: April 26, 2022	Architect's Responses	Staff Analysis:
<p>1. Provide enhanced and accented entries at the main lobby and ground-floor amenities as they open onto the exterior, such as lighting, framed storefronts, or other approved design gestures.</p>	<p>“Special care was taken into the design and consideration of the lobby arrival area by utilizing enhanced lighting and inviting material choices to invite visitors and residents alike to the entrance of a building.”</p>	<p><i>This condition will be satisfactorily addressed through recommended condition of approval no. 12.</i></p> <p>The applicant has updated the recessed entry alcove along the west elevation with enhanced design elements including staggered linear lighting and composite siding in the soffit and wall planes. While these changes enhance the building planes, staff finds that the ground plane should also receive specialized finishes to further enhance the overall entrance and spatial experience. Staff recommends condition of approval no. 12 requiring specialized paving for both vehicles and pedestrians within the drive court of the entry alcove.</p>
<p>2. The proposed perimeter block wall shall be designed to match the color and design of the existing perimeter block wall of the north building.</p>	<p>“Please refer to sheet LC-1.2 to review the proposed perimeter block wall which matches the color and design of the existing perimeter block wall of the north building.”</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The applicant has provided a landscape wall plan specifying the design of the new perimeter wall to match the existing split-face with course cap CMU masonry design.</p>

Concept Design Review Conditions of Approval: April 26, 2022	Architect's Responses	Staff Analysis:
<p>3. Provide plan and elevation detailing of the connection point between the proposed Phase III building and the existing Phase I building.</p>	<p>"Please refer to sheets A2-10, A2-20, A3-10, A3-11, A1-1, and A1-2 for both plan and elevation detailing the connection point between the proposed Phase III and the existing Phase I buildings."</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The plans and elevations provided indicate the connection between the Phase 1 and Phase 3 buildings as a low-scaled hyphenated volume that houses programmatic amenities, and circulation, including an outdoor fitness terrace at the second level.</p>
<p>4. Provide contextual elevations of the interior, west elevations showing the existing Phase I & Phase II buildings along with the proposed Phase III.</p>	<p>"Please refer to sheets A1-1 and A1-2 for the contextual elevations of the interior and west elevations detailing the relationship between Phases I & II with the proposed Phase III."</p>	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The applicant has provided rendered elevations indicating the existing Phase 1 and Phase 2 buildings within context of the proposed Phase 3 building.</p>
<p>5. The proposed project shall not exceed the height limits approved through the Modification of Conditional Use Permit (MCUP #4577) on May 20, 2020, and the drawings shall clearly demonstrate compliance as measured from lowest point of existing grade.</p>	<p>"Please refer to sheet A3-11 showing that the proposed building does not exceed the height limit approved through the Modification of Conditional Use Permit (MCUP #4577 of 59'-5".</p>	<p><i>This condition will be satisfactorily addressed through recommended condition of approval no. 2.</i></p> <p>A review by staff of the Current Planning Section has determined that additional information is needed to confirm that the proposed height (building and appurtenances) complies with the approved Modification of Conditional Use Permit #4577. Therefore, recommended condition of approval no. 2 would require this to be further reviewed and confirmed during the plan check process.</p>

Concept Design Review Conditions of Approval: April 26, 2022	Architect's Responses	Staff Analysis:
6. Address the design of the northwesterly stair and elevator towers to be consistent with the overall design of the project in materiality, scale, and other details so that they read as complementary form.	"The elevator core and stair tower now match the rest of the proposed buildings and read as a complementary form. The elevator core material now matches the body stucco and siding found on the stair tower and matches the siding found on the first floor of the building."	<p><i>This condition has been satisfactorily addressed.</i></p> <p>The elevator and stair towers have been revised to reflect the overall building materials with composite siding on the elevator tower, and stucco on the stair tower. The stair tower also now features windows to provide further articulation at these volumes.</p>

Concept Design Review Recommendations: April 26, 2022	Architect's Responses	Staff Analysis:
1. Study the design of the interior east elevation at the courtyard to have a clear division of bottom, middle, and upper façade planes through a tripartite design and datum lines, including the possibility of separating the double-balconies into individual balconies, the adjustment of the unit types, or other methods to be consistent with the overall design of the project.	"The four stories of light stucco over wood and storefront amenity areas is consistent with the mass and color scheme on the west façade over the building entry. We explored mirroring units in order to separate the balconies, however, this led to a vertical design where we couldn't group bigger masses together as we did in the rest of the design."	<p><i>The project has not been revised to reflect this recommendation, and staff agrees with the architect on the rationale.</i></p> <p>Staff finds that, as designed, the project exhibits a methodical rhythm of patterning through the use of complementary colors, materials, and building volumes, that provide a clear sense of building order reflective of traditional architectural hierarchies. Therefore, staff does not object to this recommendation not being addressed. The applicant will present at the November 8, 2022 meeting the studies that were conducted in response to this recommendation.</p>
2. Study the design of the southeast corner along South Fair Oaks Avenue to be consistent with the design of the project and read as one volume along its three sides. Additionally, study resolution of the transition between the three elements	"We explored carrying the siding language to the north, across the circulation tower and the four-story piece. However, when applied to the four-story massing, it feels very different than the five story mass. Since they are different in height, we wanted to emphasize that and	<p><i>The project has not been revised to reflect this recommendation, and staff agrees with the architect on the rationale.</i></p> <p>Staff finds that, as designed, the project satisfactorily addresses the corner condition and</p>

<p>of the current design along South Fair Oaks Avenue: the southeast corner volume, the circulation tower, and the lower northeast volume.</p>	<p>allow them to read differently. We also wanted the two corners (southeast and southwest) to be similar and anchor the building at the Arlington frontage.”</p>	<p>provides adequate anchorage along Arlington Drive, while providing a visual bookend to the southwest and southeast building corners. The four-story volume located behind the five-story southeast corner building volume would appear inconsistent with volumetric patterning is given the same treatment as the higher building volumes; therefore, staff does not object to this recommendation not being addressed. The applicant will present at the November 8, 2022 meeting the studies that were conducted in response to this recommendation.</p>
--	---	---

Materials & Colors:

The project will utilize a complementary palette of materials including:

- High-durability vinyl windows by VPI (Color: Silver and Architectural Bronze)
- Medium sand finish stucco by Omega (Color: SW7570, “Egret White” and SW6073 “Perfect Greige” and SW6075 “Garret Gray”)
- Metal at the balcony railings, balcony edges, awnings, and metal trim pieces (Color: SW9183 “Dark Clove”)
- Stone cladding by El Dorado Stone (Spec: Vantage30 “White Elm” and Vantage 30 “Stormcloud”)
- Metal storefront systems by Arcadia (Color: Dark Medium Bronze AB-5)
- Poly-ash composite siding by Trueexterior (Spec: Craftsman Collection, Channel Joint Siding, 1”x8”; Paint: SW6356 “Copper Mountain”)
- Precast concrete trim by Valori (Spec: Hard Sandblast: Color: Carbon)

The applicant has specified products and finishes that are of high quality and have proven durability. Additionally, the complementary color palette and composition of material and color application provides for a harmoniously-designed project. To avoid a falsification of the cementitious siding, staff recommends condition of approval no. 13, which requires this material to have a smooth finish rather than a false wood grain. Similarly, staff recommends condition of approval no. 15 requiring the masonry base to appear as a bearing wall including the use of corner pieces.

The architect employs horizontal trim elements to reduce the verticality of the building, and provide continuous datum lines, while also providing a break for material or color transitions. Where these trim pieces are not present, the datum line is continued through a change in wall plane, and providing a continued opportunity for material or color transitions consistent with the

overall building façade patterning. The materials that have been selected are also reflective of the contemporary architectural style of the building, while simultaneously responding to local contextual building patterns and materiality. The stucco finish will have a medium sand finish, and the composite siding will have a simple channel joint detail. While the applicant is proposing to utilize composite materials, the vinyl windows are specified by a known commercial window manufacturer, and the composite siding demonstrates durability through an industry comparable warranty of 20 years. Overall, the proposed colors and finishes along with their design application are consistent with the design of the project, and reflect the harmonious design evolution of the residential care campus.

A wide range of architectural details have been provided and demonstrate high quality detailing that will convey a sense of permanence. For example, all soffits and balconies indicate materials and colors to match wall surfaces above and provide a drip edge to prevent water staining, all materials transitions are articulated to occur at inside corners, metal canopies are integrated into the design and provide finishes that are compatible with the building, and details of angled fiberglass cornices and parapet caps are provided. Window details indicate both recessed and flush conditions with adjoining materials wrapping into the recessed openings and projecting frames or trim surrounding flush conditions to give a sense of depth to the facades. Window trim and upper-level banding is specified as foam with an integrated cementitious exterior to ensure durability; however, detailed specifications of this material have not been provided at this time. As such, staff recommends condition of approval no. 14 requiring provision of additional specifications of this materials for staff review and approval to fully ensure its durability.

Mechanical Screening:

A roof plan is provided indicating the location of the roof-mounted mechanical equipment which is to be screened by the proposed parapet roofs. Additionally, the roof-mounted mechanical equipment will be located towards the center of the roof area, away from the edges, to further reduce public visibility. The applicant has indicated to staff that there are specified locations in the roof and floor plans that provide for integral roof drains and interior downspouts with overflow outlets at the base of the building capped with “cow’s tongue” caps; however, because the plans do not clearly demonstrate this with callouts and notations, staff recommends condition of approval no. 10 requiring further specifications and notes to be provided in the plans submitted for a building permit. No exposed scuppers or rain gutters are proposed along the building exterior. Additionally, the plans are not clear on the location of any exterior building vents or utility connection locations, although the applicant has indicated to staff that exhaust and intake vents will be routed to the roof and to the underside of balconies. Staff recommends condition of approval no. 9 to require mechanical systems to be indicated on the plans and elevations, and that they be fully integrated into the overall façade through style, material, color, and location. Staff also recommends condition no. 8 to require all ground-mounted utility connections and fire valve systems to be located outside of public view to the maximum extent possible, or to be appropriately screened and integrated into the building or landscape.

Landscaping:

The proposed landscape plans indicate a mixture of trees and perennials including bushes, grasses, and groundcovers for the interior courtyard, building facades at the street edge, building entrance area, and surface parking lot. The list of proposed plantings includes, but is

not limited to the following:

- *Cercis occidentalis* (18 24-inch box trees)
- *Cinnamomum camphora* (1 24-inch box tree)
- *Lagerstroemia* (13 24-inch box trees)
- *Olea europaea* (4 24-inch box trees)
- *Platanus racemose* (12 24-inch box trees)
- *Bougainvillea* (shrub)
- *Lavendula stoechas* (shrub)
- *Achillea millefolium* (groundcover)
- *Dianella revolute* (grass)

The “L” shaped building plan provides a courtyard space that will be designed to accommodate a built-in barbeque area with countertop and sink, a wall fountain of split stone, a wood shade pergola, an integrated fire pit, and ample surface area for outdoor seating and lounging. Additional amenities in the courtyard include artificial turf and planting areas. The front setback located along Arlington Drive is proposed to accommodate a dog run, vegetable garden, and perennial planting beds with new shade trees.

Proposed hardscaping includes concrete paving at the drop-off and courtyard by Butterfield with an integral color of “Surfetch 05,” artificial turf at the dog run area, crushed rock in “Slate Gray” at the building foundation areas, decomposed granite mulch in “California Gold” at the vegetable garden area, and concrete pavers at the building terraces by Tile Tech Pavers (Spec: Cool-Roof Paver; Color: Cool Grey).

The proposed fencing and site walls indicate an aluminum perimeter fence at the dog run and vegetable garden to consist of pre-cast metal panels by Bok Modern (Pattern: B21; powder coat finish), along with a two-inch tubular steel fence to separate the dog run and vegetable garden areas, and a glass balustrade at the fitness center terrace, and roof terrace. The perimeter block wall enclosing the courtyard area is proposed to tie into an existing perimeter in style and color, with a split-face CMU, and course cap.

Staff finds the proposed landscape plans to be consistent with the overall architectural design, while providing various amenities for the building’s residents. Though the plans indicate a patterned hardscape at the entry drive court, the details of this pattern and possible variations in finishes are unclear. Staff recommends condition of approval no. 12 to require a clear hardscape plan with enlarged details and material specifications to indicate an enhanced pavement treatment at the building entrance alcove along the drive court and the pedestrian walkways to further accentuate the ground plane at the building entrance.

Tree Protection Ordinance:

The project calls for the removal of 44 on-site trees; however, none of these trees have been identified as protected by species or size. As part of the project construction, the landscape plan calls for the planting of 48 new 24-inch box trees. Additionally, the project received development waivers to provide a 13-foot setback along Arlington Drive, where setback requirement is zero feet, in order to provide adequate distance between the existing mature street tree canopy and the new building construction.

Lighting:

A lighting plan and exterior fixture specifications were provided and are included in Attachment E. The plan proposes a series of cylindrical sconces along the base of the building and at common-use terraces as well as strip lighting at the larger cornice elements at the top of the southwest and southeast bookend building volumes. Additional lighting is proposed within common ground-level landscape areas and in the parking lot at the western end of the site, including four 16'-high pole lights and cylindrical uplights at new parking lot trees. The fixtures proposed are simple and compatible with the contemporary design of the building and are all noted at 2,700 Kelvin temperature; however, final finishes of the fixtures are not specified. Subject to recommended standard condition no. 4 requiring limiting the lighting temperature to below 3,000 Kelvin and specifying complementary final finishes, staff finds the proposed fixtures to be compatible with the overall design of the building.

Signage:

The applicant has provided preliminary signage plans for the building including a blade sign along South Fair Oaks Avenue, and two monument signs along Arlington Drive. To ensure full integration of the signs with the project, staff recommends condition of approval no. 11 requiring a separate design review of these signs in detail, and for the proposed signs to comply with standardized Zoning Code requirements, or to apply for a Master Sign Plan.

Environmental Review & Comments from Other Departments:

The project was subject to inter-departmental review through the entitlement process for the Modification to the Conditional Use Permit. Conditions of approval were issued with that entitlement and the project shall continue to comply with those conditions through the design and construction process. Similarly, the project was also subject to environmental review through the zoning entitlement process and the final design submitted is consistent with this review and would not require additional environmental analysis.

CONCLUSION:

Upon implementation of recommended conditions of approval, the project will comply with the purposes of Final Design Review and the conditions issued at Concept Design Review. The submitted drawings include material specifications and architectural details that demonstrate a holistic design and a high-quality addition to the City's urban fabric. Staff recommends that the Commission approve the application for Final Design Review with conditions, which will be further reviewed by staff during the permit plan check process.

Respectfully submitted:



Jennifer Paige, AICP
Acting Director of Planning & Community
Development Department

Prepared by:



Edwar Sissi, Planner

Reviewed by:



Kevin Johnson, Principal Planner

Attachments:

- A. Recommended Conditions of Approval
- B. Applicant Responses to Concept Design Conditions of Approval
- C. Project Plans, Elevations, Sections and Details
- D. Project Renderings
- E. Lighting Plans & Specifications
- F. Material Board
- G. Contextual Site Photographs
- H. Tree Inventory