



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

August 30, 2018

Everardo Garcia
LCRA Architects
35 Hugus Alley, Suite 220
Pasadena, CA 91103

NOTICE OF DECISION

**Application for Concept Design Review
3452-3488 E. Foothill Blvd.**

PLN2017-00191
Council District 4

Dear Mr. Garcia:

On August 28, 2018, at a public hearing at Pasadena City Hall, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for Concept Design Review for new construction of a 232-unit residential project and remodeling of existing commercial and office buildings at the above-referenced addresses. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan, the Design Guidelines in the East Pasadena Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts. In its decision, the Commission:

Environmental Determination

1. Found that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services.
2. Found that approval of the project will not result in any significant effects relating to traffic, noise, air quality, water quality or cultural resources.
3. Concluded, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects" and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledged that a tree inventory submitted with the application identifies removal of 1 protected mature tree.

2. Found that the removal of 1 protected tree meets finding 4 of the Tree Protection Ordinance (PMC §8.52.075.A): "There is a substantial hardship to the property owner in the enjoyment and use of the real property if the injury or removal of the private tree is not permitted;" and, therefore,
3. Approved the removal of 1 protected tree.

Finding for Approval of Setback Modification

1. Found that the proposed zero setback from the easterly property line for the first and second (parking) levels of the north residential building results in a larger courtyard; and, therefore,
2. Approved the proposed setback modification.

Findings for Concept Design Approval

1. Found that the project, upon implementation of the conditions of approval, **will comply** with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan; and
2. Based on these findings, **approved** the application for Concept Design Review subject to the following conditions and recommendation to be further reviewed during Final Design Review:

Conditions

1. Provide elevations, materials specifications and architectural details of the arcing architectural element that is proposed to engage the two new buildings at the center of the site.
2. Provide clear demolition floor plans and elevations for both the Panda Inn and Gateway Metro Center remodeling.
3. Provide additional details of the green screen elements proposed to be attached to the parking structure, including product literature, physical samples, finishes, and attachment details. Provide landscape plans depicting locations of planters within the parking structure that would support the green screens as well as the specific plant material proposed.
4. The fire lane area at the rear of the site shall either be paved with the lighter color concrete proposed for pedestrian zones or turfblock. Provide details of all transitions between paving materials and colors.
5. Provide materials samples and extensive architectural details and diagrams of the metal screening and wooden slat features proposed on the restaurant building. The placement and proportions of these elements shall be further refined to follow a clear and demonstrated logic.

6. Comply with the conditions provided by the Departments of Public Works and Transportation (Attachment A), to the satisfaction of said departments.
7. A lot tie will be required due to construction proposed to cross property lines.
8. One of the following two options shall be implemented to reduce health risks to future occupants of the buildings due to proximity to the 210 freeway. An alternative comparable solution that reduces cancer risks to below 10 per million may be provided subject to Planning staff approval.

a. Option A:

1. For the North and South Residential Buildings, the applicant shall provide forced air mechanical ventilation with deep pleat (minimum 5-inch) fresh air filtration screens on outside air intake ducts for all residential units. The filter screens should have a minimum MERV 16 rating, capable of removing at least 95% of the particulate matter including fine particulate matter (PM_{2.5}) and ultrafine particulate matter (less than 0.1 microns in diameter).
2. For the North and South Residential Buildings, the applicant shall equip each residential unit with window and sliding door sensors that automatically trigger operation of the HVAC system when they are opened to create a positive pressure system within the residential unit.
3. The applicant shall, at the time of lease signing for individual residential units with separate HVAC systems, provide a brochure notifying the future residents of the need for maintaining the filter screens and keeping windows closed to ensure adequate fresh air filtration. In addition, the applicant shall record a notice of the risk hazard of diesel particulates and the need for screen maintenance in the property title and include this notice with lease agreements. A copy of the Health Risk Assessment Report prepared for 3452–3488 East Foothill Boulevard Project will also be provided to all future residents. Lastly, the applicant shall be responsible for replacing HVAC filter screens in accordance with manufacturer recommendations.
4. The applicant shall weatherproof windows and door with caulking and weather-stripping that is rated to last at least 20 years.

b. Option B:

1. For the North Residential Building, the applicant shall provide forced air mechanical ventilation with deep pleat (minimum 5-inch) fresh air filtration screens on outside air intake ducts for all residential units. In addition, for all the residential units located directly along the south side of the building facing towards the I-210 Freeway, the applicant shall design and locate the air intakes providing the air supply to these units at the rooftop level only, and install the fresh air filtration screens on each HVAC unit serving these residential units. All filter screens installed at the building

- should have a minimum MERV 13 rating, capable of removing at a minimum 50% of the particulate matter including fine particulate matter (PM2.5) and ultrafine particulate matter (less than 0.1 microns in diameter).
2. For the South Residential Building, the applicant shall provide forced air mechanical ventilation with deep pleat (minimum 5-inch) fresh air filtration screens for each residential HVAC unit that will have air supplied from intakes located at the rooftop level only. The filter screens should have a minimum MERV 13 rating, capable of removing at a minimum 50% of the particulate matter including fine particulate matter (PM2.5) and ultrafine particulate matter (less than 0.1 microns in diameter).
 3. For the North and South Residential Buildings, the applicant shall equip each residential unit with window and sliding door sensors that automatically trigger operation of the HVAC system when they are opened to create a positive pressure system within the residential unit.
 4. The applicant shall, at the time of lease signing for individual residential units with separate HVAC systems, provide a brochure notifying the future residents of the need for maintaining the filter screens and keeping windows closed to ensure adequate fresh air filtration. In addition, the applicant shall record a notice of the risk hazard of diesel particulates and the need for screen maintenance in the property title and include this notice with lease agreements. A copy of the Health Risk Assessment Report prepared for 3452-3488 East Foothill Boulevard Project will also be provided to all future residents. Lastly, the applicant shall be responsible for replacing HVAC filter screens in accordance with manufacturer recommendations.
 5. The applicant shall weatherproof windows and door with caulking and weather-stripping that is rated to last at least 20 years.
9. Continue to study the verticality of the residential buildings to better relate to the New Formalism style.
 10. Continue to study and refine the pedestrian character of the town plaza, ensuring that the ground floor elevations of the buildings along this area relate to the use of the plaza as a pedestrian zone. Review the usage of the different elements of the town plaza to ensure that it is designed as a cohesively planned space. Provide extensive details for the areas that are depicted as pedestrian zone and town plaza including paving/hardscape materials, landscaping, furniture, amenities that will be used to encourage the use of the pedestrian zone and town plaza and clearly depicting the delineation between the vehicular and pedestrian space with focus on the areas of transition where the bollards will be located to ensure that there is sufficient detail on the exact appearance of these transitions.
 11. The plaque proposed to be installed on the Panda Inn building shall be better integrated into the design of the building.

12. Option A for the trellis structure on the office tower shall be pursued and detailed for Final Design Review.

Recommendation

1. Review the materiality and patterning of the stone panels proposed to be added to the ground floor of the office building facing Foothill Boulevard to better relate to the proposed changes to the Panda Inn building. Study the possibility of amending or adding to the vertical panels on the sides of the building materials such as green screen, metal screening panels, and/or lighting. Provide additional details on either landscaping elements or metal panels or similar features proposed to screen the existing panels and columns at the base of the office building.

Effective Date ♦ Call for Review ♦ Appeal

This decision becomes effective on **Tuesday, September 11, 2018**. Before the effective date, the City Council may call for a review of your application. If the Council calls for a review of your application, this decision becomes void, and the application will be considered as a new item. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an appeal in writing with the City Clerk (Room S228, 100 N. Garfield Avenue) along with an appeal fee of \$6,006.96. **The last day to file an appeal is Monday, September 10, 2018.** Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as de novo hearings, meaning that the lower decision is vacated and the entire decision is review anew.

This approval expires one year from the effective date. The approval may be extended for one year by filing a written request with the Planning Director before the expiration of the effective date (along with the fee for renewal of an approval). Any changes to the approved design for the project should be submitted to City staff for review and approval. Minor changes that are consistent with the intent of the approved final design may be approved by City staff. Major changes involving substantial deviations in the project's approved design or conditions of approval require a separate application for changes to an approved project. As many as two applications for changes to an approved project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Everardo Garcia
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Please contact me if you have any questions about this letter.

Sincerely,



Kevin Johnson
Senior Planner
Design & Historic Preservation Section
Tel 626-744-7806
Email: kevinjohnson@cityofpasadena.net

Attachments:

- A. Recommended conditions from Departments of Public Works and Transportation
- B. Approved Renderings, Site Plan & Floor Plans

cc: Address file; Tidemark; City Clerk; City Council; City Council District 4 Liaison