

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

March 5, 2013

Bridge Housing Corporation 19200 Von Karman Avenue, Suite #600 Irvine, Ca. 92612

ATTN: Phillip Williams, Director of Development

PLN2013-00058 Council District 3

NOTICE OF DECISION 750, 770, 782-790 North Fair Oaks Avenue Application for Final Design Review

RE: Demolition of Existing (non-historic) Structures and the New Construction of a Senior Citizen's Mixed-use Apartment Building (Heritage Square)

Dear Mr. Williams:

On March 4, 2013, at a public hearing at the Pasadena Permit Center, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, approved (with conditions) your application for Final Design Review for the new construction of a senior complex with 70 units at 750, 770, and 782-790 North Fair Oaks Avenue, consisting of approximately 57,521 square feet with surface parking for 44 cars.

The applicable design guidelines for this project include the Citywide Design Principles in the Land Use Element of the General Plan, and the Fair Oaks Orange Grove Specific Plan (FOOGSP) Design Guidelines.

In its decision, the Commission:

Environmental Determination

 Found that on September 19, 2012, the Hearing Officer determined this project to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15331, Class 31, Historical Resource Restoration/Rehabilitation and 15332, Class 32, In-Fill Development Projects. In addition, the Hearing Officer approved a Minor Conditional Use Permit for reduced parking at this site.

Finding for Removal of or Injury to Landmark, Native, and Specimen Trees

1. **Acknowledged** that on September 19, 2012, the Hearing Officer approved the removal of four trees that qualify for protection under the City's Tree Protection Ordinance; two Coast Live Oaks (Quercus agrifolia) and two Jelly Palms (Butia capitata) based on the finding of substantial hardship.

Findings for Final Design Approval

- Found that the project complies with the City-wide Design Principles in the Land Use Element of the General Plan; the Purposes of Design Review in §17.92.010 of the Zoning Code; and the Fair Oaks Orange Grove Specific Plan (FOOGSP) Design Guidelines if modified to address the conditions listed below; and
- 2. Based on these findings, approved the application for Final Design Review with the following conditions. A subcommittee (Moreno, Byram, Hansen) of the Design Commission (exempt from the Brown Act) shall review the conditions and mock-up at the site for final administrative staff approval in advance of obtaining a building permit.

Conditions:

- 1. Recommend further study of the color pallet specified for the cement-plaster finishes to create greater subtlety for the architectural expression overall.
- 2. Provide details and material specification for the underside of the wide-eaved portions of the building where the fiber-cement lap board siding is incorporated. In addition, a detail of the fascia with edge cap or flashing specification overall shall be provided.
- 3. Provide lighting specifications for the exterior lighting fixtures and additional details of the proposed signage.
- 4. Provide mock-ups at the site with the proposed siding, window units, fascia and overhang details, building colors, etc.

Effective Date Call for Review Appeal

This decision becomes effective on **Friday, March 15, 2013.** Before the effective date, the City Council may call for a review of this decision. If the Council calls for a review of this decision, it 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, City Hall, 100 N. Garfield Avenue) along with an appeal fee of \$790.01. The last day to file an appeal is **Thursday, March 14, 2013.** 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 reviewed anew.

This approval expires three years from the effective date. The approval may be renewed for a period not to exceed one year by filing a written request with the Planning Director prior to the expiration date (along with the fee for renewal of an approval). Any changes in the approved

design for the project, whether prior to construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes. Major changes, however, must be reviewed as part of a separate application for changes to the approved project (for which the filing fee is equal to one-half of the original fee).

As many as two applications for changes to the 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.

Sincerely,

Mark Odell

Senior Planner, Design & Historic Preservation Section

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cc: City Clerk; Address file; chronological file; Tidemark; City Council; Council Rep. District 3