

Rodriguez, Jane

From: Gordo, Victor
Sent: Monday, April 10, 2006 3:20 PM
To: Rodriguez, Jane; DeLaCuba, Vannia
Cc: Bruckner, Richard; Stadnicki, Emily F
Subject: RE: call for review - PLN2006-00127

Jane,

By way of this email, I am requesting that the City Council consider calling up for review the decision to approve the Concept Design Review for the project at 208 E. Orange Grove Blvd. - Gimali Plaza (PLN 2006 -00127).

Thank you,

Victor M. Gordo
Councilmember
District 5

-----Original Message-----

From: Rodriguez, Jane
Sent: Mon 4/10/2006 2:26 PM
To: DeLaCuba, Vannia
Cc: Bruckner, Richard; Gordo, Victor; Stadnicki, Emily F
Subject: RE: call for review - PLN2006-00127

Thanks, Vannia, for the advance notice. I'll await Councilmember Gordo's direct e-mail request before 5:30 p.m. today, which is the deadline.

-----Original Message-----

From: DeLaCuba, Vannia
Sent: Friday, April 07, 2006 11:05 AM
To: Rodriguez, Jane
Cc: Bruckner, Richard; Gordo, Victor; Stadnicki, Emily F
Subject: call for review - PLN2006-00127
Importance: High

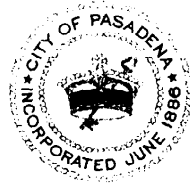
Jane,

By way of this email, Councilmember Victor Gordo seeks to inform you that he will be requesting that the City Council call up for review the decision to Approve the Concept Design Review for 208 E. Orange Grove Blvd. (PLN2006-00127).

A hard copy of this request will be submitted to your office on Monday, April 10th.

Thank you,
Vannia

Vannia De La Cuba
Field Representative, District 5
Office of Councilmember Victor M. Gordo



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

March 29, 2006

Mr. Frank Martinez
Martinez + Hostettler
234 E. Colorado Blvd.
Pasadena, CA 91101

NOTICE OF DECISION

Concept Design Review

208 E. Orange Grove Blvd. – “Plaza Gimali” Construction of 2 story office/retail building
Case No. *PLN2006-00127*
Council District #5

Dear Mr. Martinez:

Acting under the provisions of §17.61.030 of the Pasadena Municipal Code, the staff has reviewed your application for consolidated design review for the construction of a two-story, 16,384 square foot office and retail building and the demolition of an existing service station at 208 E. Orange Grove Boulevard. After multiple meetings with staff, the submittals used for this review were received on 3/17/05. The design guidelines applied to this review are the City-wide Design Principles in the Land Use Element of the General Plan, and the Fair Oaks/Orange Grove Specific Plan.



DATE: 3/29/06
BY: [Signature]
TITLE: [Title]

Retail / Office Building
208 East Orange Grove Blvd.
Pasadena, CA 91103

Martinez + Hostettler
ARCHITECTS
234 E. COLORADO BLVD.
PASADENA, CA 91101

Project:
Client:
PEE

The two-story Spanish Style building was designed to house retail and office uses. The design of the floor plan will allow flexibility to accommodate small and large tenants ranging from 1,500 square feet to 6,000 square feet.

In its decision, the staff:

Environmental Determination

Finds that the project is categorically exempt from the California Environmental Quality Act, in accordance with §15332, Infill Development (Class 32).

Certificate of Appropriateness

Finds that the existing commercial building on the site is ineligible for a historic designation and **approves** a certificate of appropriateness for demolition.

Tree Protection Ordinance

Acknowledges that the project does not affect any protected native, landmark, or specimen trees.

Taxpayer Protection Amendment

Acknowledges the parties of interest in this project listed on the attached taxpayer protection amendment form.

Design Approval

1. **Finds** that the concept design of the project complies with the City-wide Design Principles in the Land Use Element of the General Plan, and design guidelines in the Fair Oaks/Orange Grove Specific Plan.
2. **Acknowledges** that in compliance with approved Variances #6351 (1961) and #11268 (1998), the 5 parking spaces previously provided for 170 N. Orange Grove Blvd. on this site will now be leased offsite and are not part of this project.
3. **Approves** the application for Consolidated Design Review, as submitted, with the following condition:
 - The following items shall be submitted to the staff for **final review** and approval prior to issuance of a building permit: a final landscape plan, a mechanical plan (to confirm roof-top equipment, location and method of screening backflow preventer and water meters and any vents exiting of through primary walls); details of the steel frame canopies, and a lighting plan. [Note: signage will be handled in a separate application.]

Effective Date ♦ Call for Review ♦ Appeal

This decision becomes **effective on Tuesday, April 11, 2006**. Before the effective date, the City Council or Design Commission may call for review of this decision. If the City Council or Design Commission calls for a review of your application, the staff 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 Design Commission **before** the effective date by filing an application for an appeal (window #4, Permit Center, 175 N. Garfield Ave.) along with an appeal

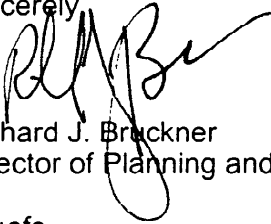
fee of 65% of the original application fee. Appeals must cite a reason for objecting to a decision. **The last day to file an appeal is Monday, April 10, 2006.**

This approval expires two years from the effective date. The approval may be renewed for one additional 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 modifications to the project (for which the filing fee is equal to one-half of the original fee).

As many as two applications for major changes to the approval may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

For further information regarding this case, please contact Emily Stadnicki at (626) 744-4342.

Sincerely,

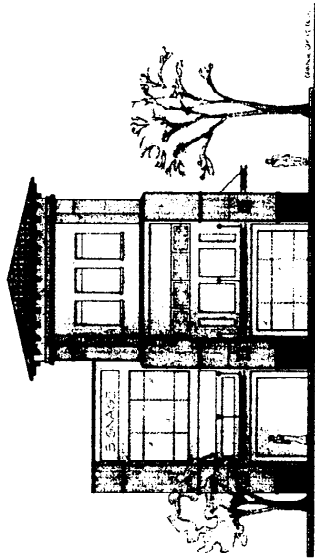


Richard J. Bruckner
Director of Planning and Development

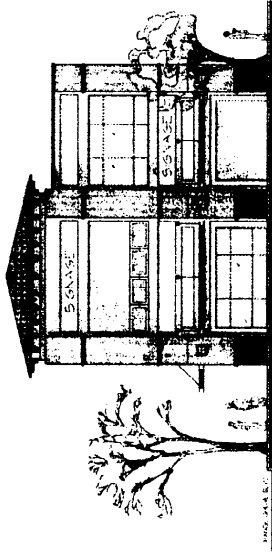
RB:efs

cc: Address File; Chron File; Tidemark; City Clerk; City Council; City Manager; Council Rep.
District 5

Francisco Munoz
170 E. Orange Grove Blvd.
Pasadena, CA 91103

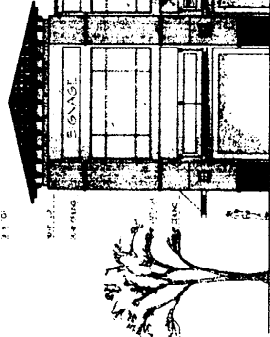


East Elevation
Scale 1/4" = 1'-0"



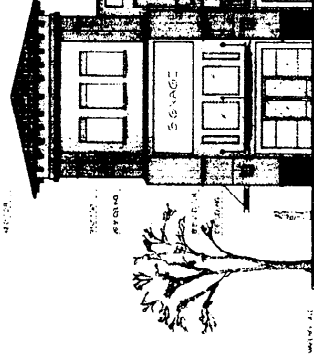
West Elevation
Scale 1/4" = 1'-0"

2110



South Elevation
Scale 1/4" = 1'-0"

4101



North Elevation
Scale 1/4" = 1'-0"

Project No.	100-000000
Sheet No.	100-000000
Date	10/1/00
Scale	1/4" = 1'-0"
Author	
Checker	
Designer	
Project Manager	

Retail / Office Building
208 East Orange Grove Blvd.
Pasadena, CA 91103



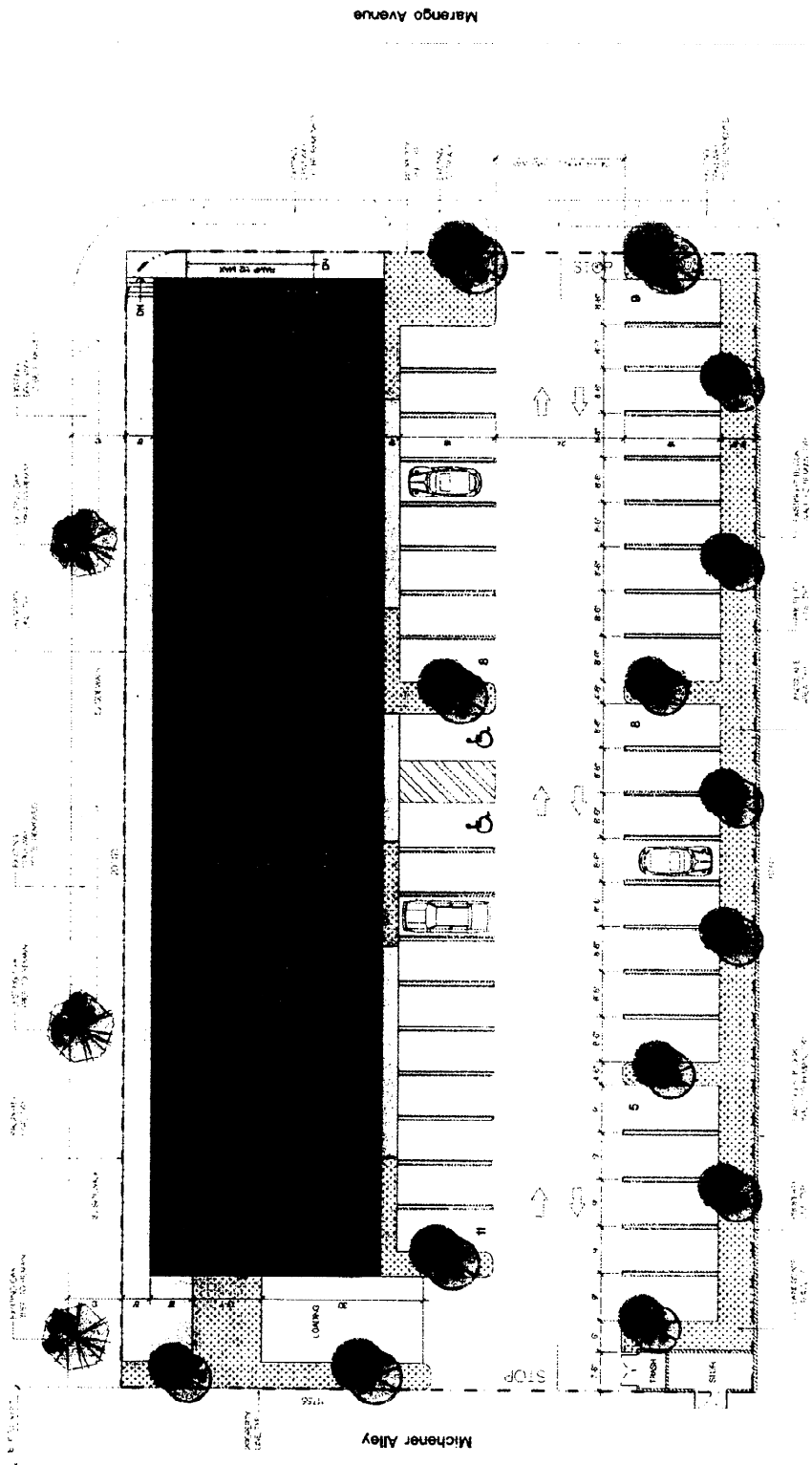
Martinez + Hostettler
Design + Construction
208 E. Orange Grove Blvd., Suite 208
Pasadena, CA 91103
909.443.1778 / 909.443.1779

Proposed
Exterior Elevations

Scale:

PEE

Orange Grove Blvd.



Site Plan
SCALE: 1/8" = 1'-0"

Plaza Gimali
 208 East Orange Grove Blvd.
 Pasadena, CA 91103

Martinez + Hostettler
 ARCHITECTS
 1000 N. GARDEN ST., SUITE 200
 PASADENA, CA 91103
 TEL: 626.799.1234
 FAX: 626.799.1235
 WWW: WWW.MARTINEZH.COM

Schematic
 Site Plan
 11/14/14
SSP-01

DATE	11/14/14
SCALE	1/8" = 1'-0"
PROJECT	
CLIENT	
ARCHITECT	
ENGINEER	
LANDSCAPE	
PLANNING	
CONTRACTOR	