

Jomsky, Mark

From: Madison, Steve
Sent: Thursday, June 29, 2017 4 13 PM
To: Jomsky, Mark, Mermell, Steve
Cc: Reyes, David, Suzuki, Takako
Subject: Call for Review for 85 W Green Street (District 6)
Attachments: Green_W85_063017_rrbp_dl.pdf

Please agendaize for Council consideration a call for review of the project listed in the at 85 West Green., PLN2017-00190.

07/10/2017

Item 13



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

June 30, 2017

Jack Guiragosian
510 Meadow Grove St.
La Canada, CA 91011

NOTICE OF DECISION — Relief from Replacement Building Permit Requirement
85 West Green Street
PLN2017-00190

Council District 6

Dear Mr. Guiragosian:

Acting under the provisions of Chapter 17.62.100 of the Pasadena Municipal Code, the staff of the Design & Historic Preservation Section of the Planning & Community Development Department has reviewed your application for Relief from the Replacement Building Permit Requirement for the demolition of an existing commercial building at the above-referenced address.

In accordance with Section 17.62.100 of the Pasadena Municipal Code, staff:

Environmental Determination

Finds that the application for Concept Design Review was subject to environmental review in the Categorical Exemption adopted by the Design Commission in conjunction with its approval of an application for Concept Design Review on March 28, 2017, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Finds that there no protected trees are to be removed as part of this proposal.

Findings for Relief from the Replacement Building Permit Requirement

Finds, under §17.62.100 of the *Pasadena Municipal Code*, that granting relief from the requirement for demolition without a building permit for a replacement project **complies with the required finding below:**

- The granting of relief from replacement building permit requirement serves an overriding public benefit and will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety or general welfare.

The interior of the building has been demolished under a previously approved demolition permit and the property owner has indicated that vagrants have been accessing the site and using the building for temporary shelter, causing a nuisance in the neighborhood.

Based on these findings, **approves** the application for relief from the replacement building permit requirement, subject to the following condition:

Condition

1. The existing solid wall along Green Street and De Lacey Avenue shall be retained in place until a building permit is issued for a replacement project on the site.

BACKGROUND & ANALYSIS:

The Zoning Code prohibits demolition of a "primary structure" on a property without a building permit for a replacement project unless a property owner files an application for relief from this requirement and the Planning staff adopts findings to approve the application. The subject application requests approval of the demolition of a non-historic commercial building at 85 W. Green Street (see attached photographs). The Design Commission approved an application for Concept Design for a replacement project at this site, including demolition of this building, on March 28, 2017. The replacement project includes the development of a 3-story, 15,525-square-foot commercial/office building. The property is surrounded by a wall, which largely hides the existing building from street view and which staff will require be retained until a building permit is issued for the proposed new development project, to screen the property from public view. The approval for the demolition of the existing building prior to issuance of a building permit for the replacement project will allow for the removal of a vacant structure which has become a nuisance in the neighborhood.

Effective Date • Appeals • Call for Review

This decision becomes effective on **Tuesday, July 11, 2017**. Before the effective date, the City Council or Design Commission may call for a review of this decision. 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) with a fee of \$272.95. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. The last day to file an appeal is **Monday, July 10, 2017**.

This approval expires three years from the effective date. The approval period may be extended for a fourth year by filing a written request with the Planning Director before the expiration of the three-year effective date (along with the fee for renewal of an approval). **Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval.** The municipal code authorizes the staff to approve minor changes to the project—including the conditions of approval. Major changes, however, must be reviewed as part of a separate application for changes to an approved project. Two applications for major changes to the project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions.

Jack Guiragosian
85 W. Green Street
PLN2017-00190

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On or after the effective date, the next step is to obtain a building permit for the proposed work.
Please contact me if you have any questions or concerns about this decision

Sincerely,



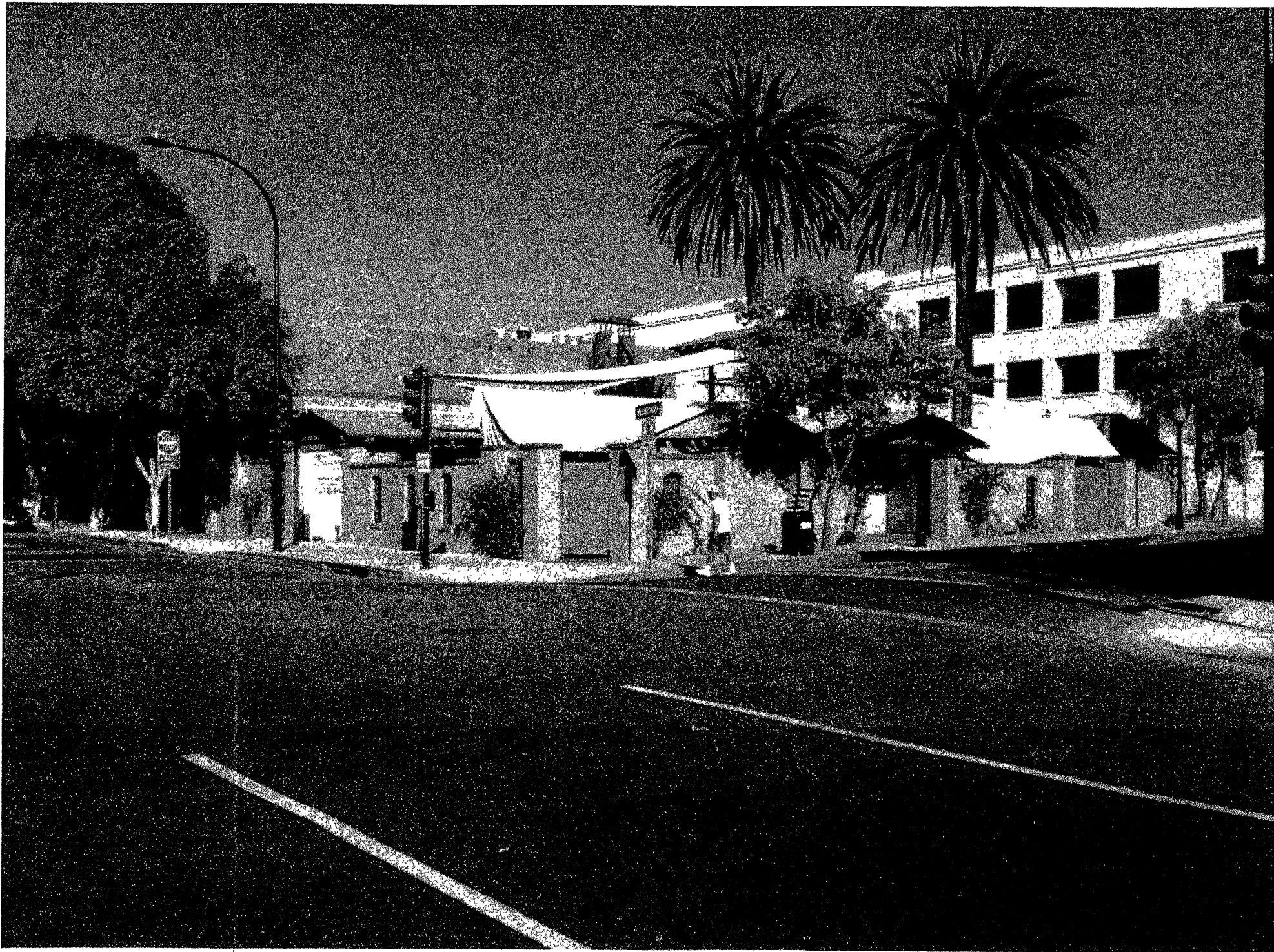
Kevin Johnson,
Senior Planner
Design and Historic Preservation Section
Tel: 626-744-7806
E-mail: kevinjohnson@cityofpasadena.net

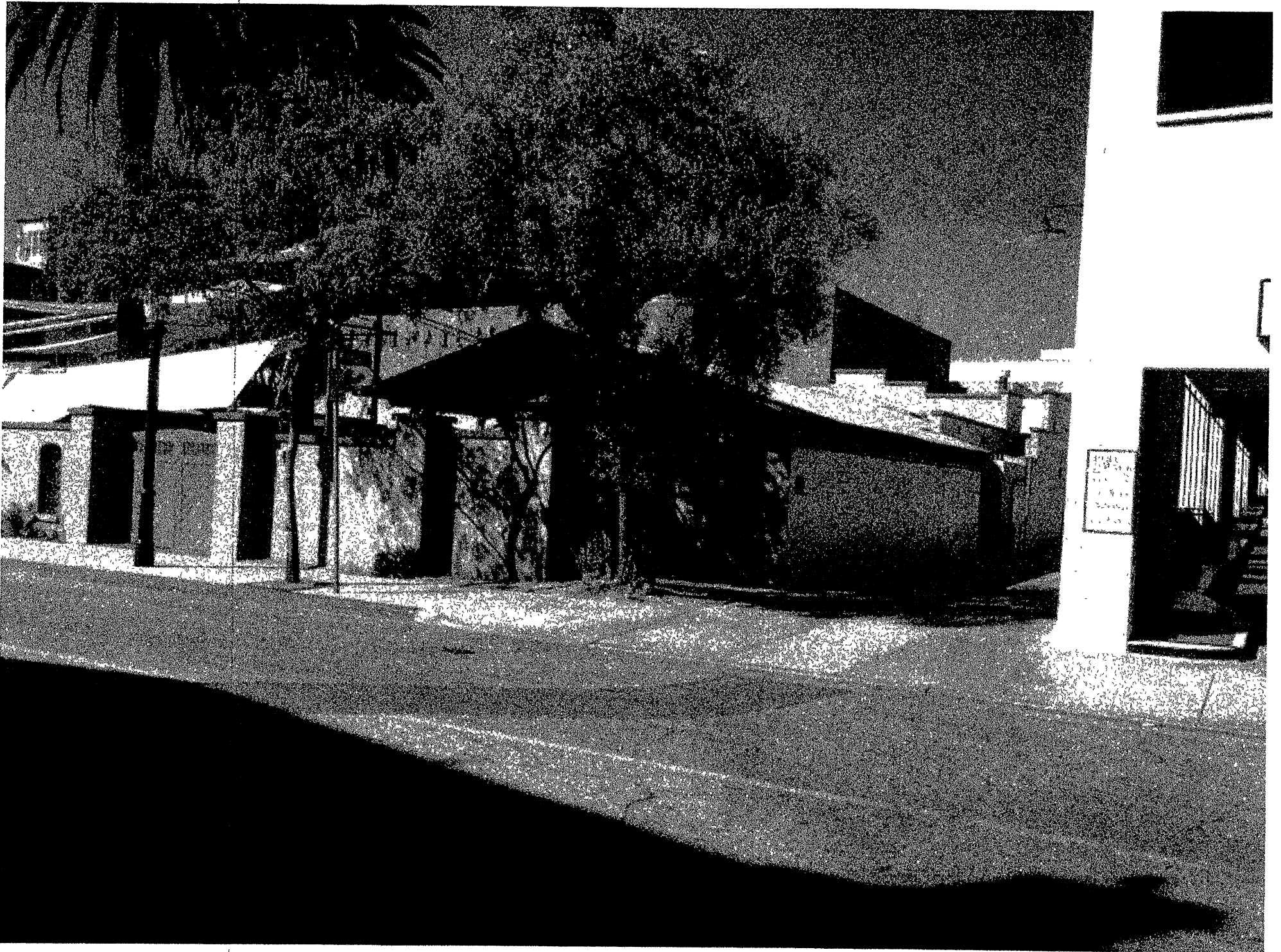
Attachment: Photographs

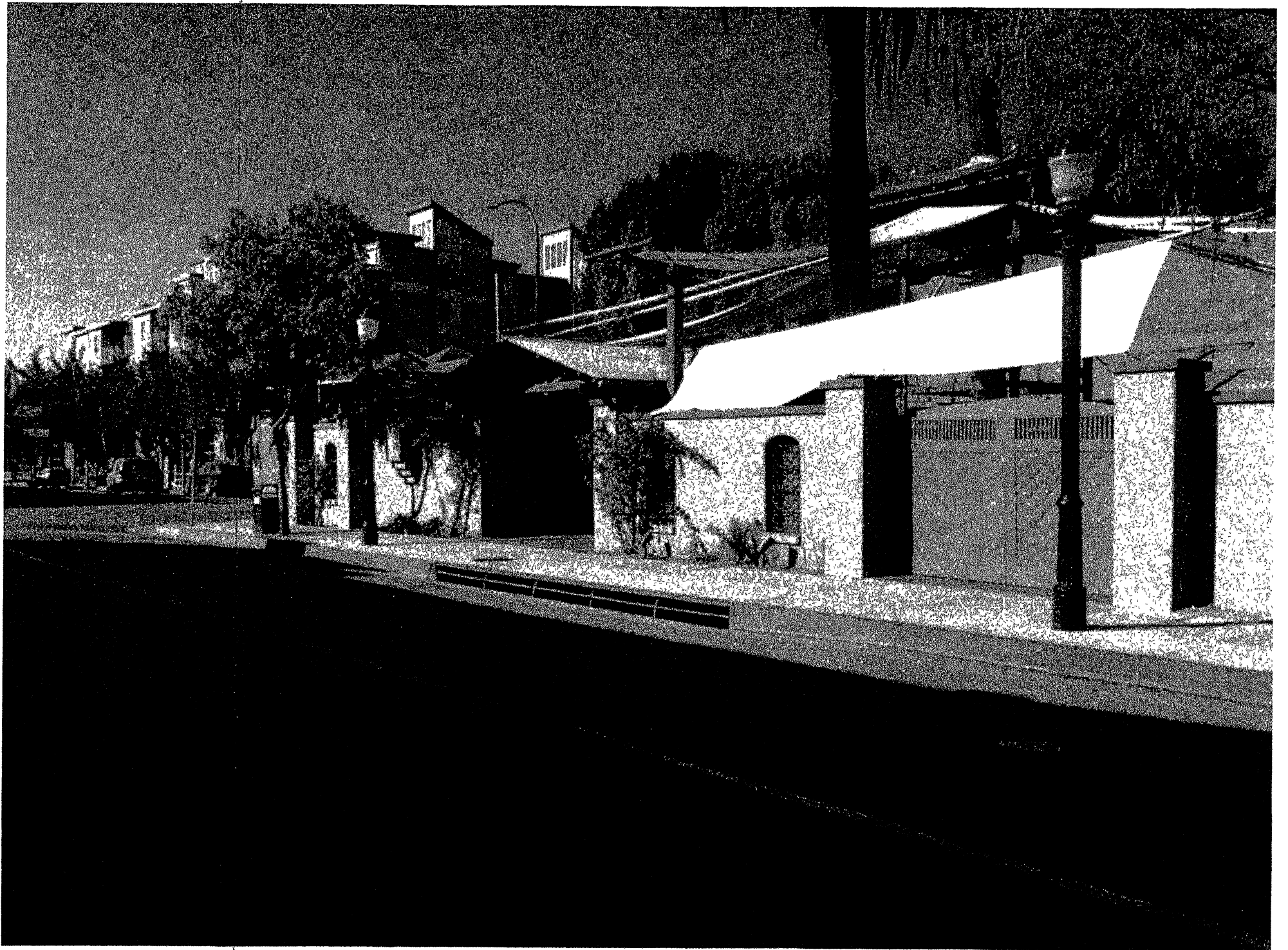
cc: Address File; Tidemark; City Clerk; City Council; Field Representative District 6; Design
Commission

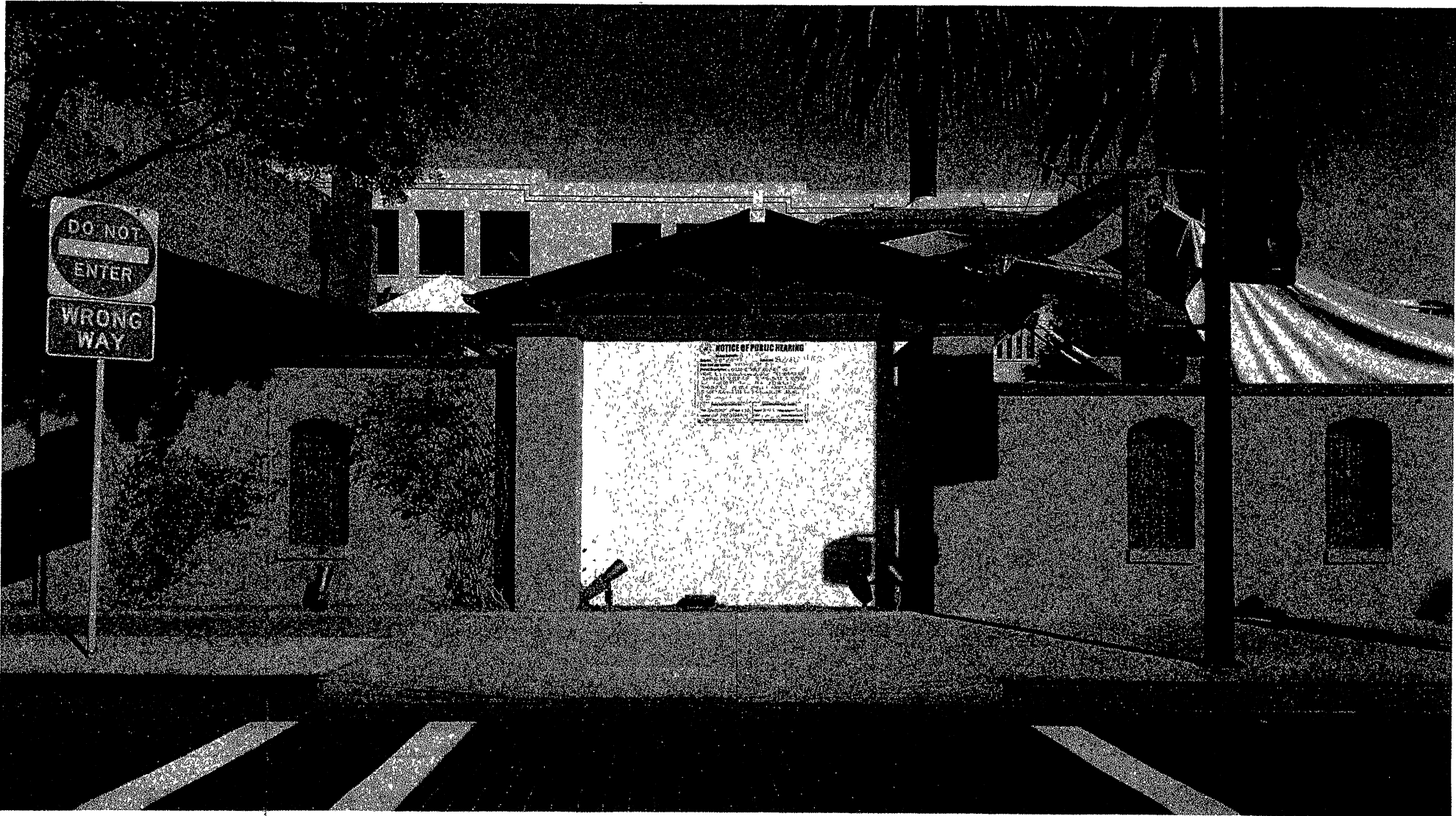


Project Site - 85 West Green Street



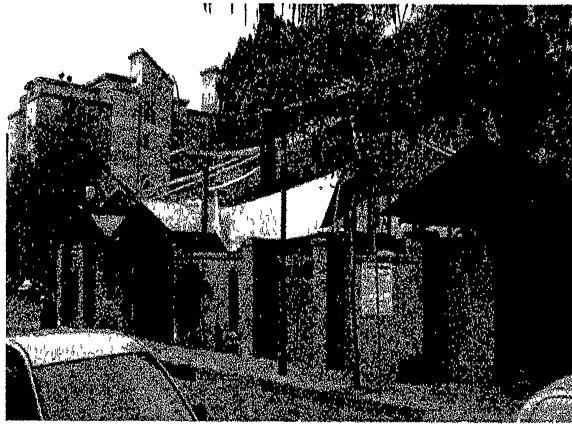








De Lacey Street View - Project Site - 85 West Green Street



De Lacey Street View - Project Site - 85 West Green Street