

Received
Oct. 10, 2005
7:25 p.m.
Jane Rodriguez
City Clerk

Victor M. Gordo

Jane:

Please accept this as a request
to call up the "Concept Design
Review" decision for 208 E. Orange
Grove Blvd - "Munoz Plaza".

Victor

100 N. Garfield Avenue • Pasadena • California • 91109 • (626) 744-4741

10/17/2005
7.B.1.



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

September 28, 2005

Mr. Cayetano Vega
9234 Stamps Avenue
Downey, CA 90240
[fax: 562-861-5333]

NOTICE OF DECISION

Concept Design Review

208 E. Orange Grove Blvd. – “Munoz Plaza” Construction of 12 unit office/retail building
Case No. *PLN2005-00028*
Council District #5

Dear Mr. Vega:

Acting under the provisions of §17.61.030 of the Pasadena Municipal Code, the staff has reviewed your application for concept design review for the construction of a two-story, 12-unit office and retail building and the demolition of an existing service station at 208 E. Orange Grove Boulevard. The submittals used for this review were originally received on 1/19/05 and after multiple meetings with staff, most recently revised 9/22/05. 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.

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).

Tree Protection Ordinance

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

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 the Fair Oaks/Orange Grove Specific Plan.
2. **Approves** the application for Concept Design Review, as submitted, with the following condition:

- a) **Final Design Review** shall be conducted by staff.

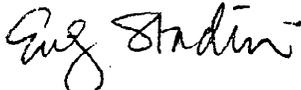
Effective Date ♦ Call for Review ♦ Appeal

This decision becomes **effective on Tuesday, October 11, 2005**. 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 interested party affected by this decision may appeal this decision to the Design Commission **before the effective date** by filing an appeal in writing with this office 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 appeal is Monday, October 10, 2005.

This approval expires **two 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 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.

Sincerely,



Emily Stadnicki, Planner
Design and Historic Preservation Section
Tel 626-744-4243; fax 626-396-7759
Email: estadnicki@cityofpasadena.net

cc: Address File; Chron File; Tidemark; City Clerk; City Council; City Manager; Director of Planning & Development; Council Rep. District 5

Francisco Munoz
170 E. Orange Grove
Pasadena, CA 91103

Rodriguez, Jane

From: Gutierrez, Julie
Sent: Friday, October 14, 2005 1:53 PM
To: Kurtz, Cynthia; Rodriguez, Jane; Williams, Brian
Subject: FW: 208 E. Orange Grove

This is item 7.B.1 on Monday night's agenda. I believe we had an indication that this application would be withdrawn.

Julie

From: Stadnicki , Emily F
Sent: Fri 10/14/2005 12:22 PM
To: Gutierrez, Julie; DeLaCuba, Vannia
Cc: Bruckner, Richard
Subject: 208 E. Orange Grove

We received a written request from the applicant to withdraw his application for Concept Design Review.

Emily F. Stadnicki, AICP
Design & Historic Preservation
City of Pasadena Planning & Development
626.744.4342 tel
626.396.7759 fax
estadnicki@ci.pasadena.ca.us

10/17/2005
Item 7.B.1.

10/17/2005