

A. Table 6-2 — Thresholds for Design Review and Demolition Review in the Central District

Project Type	Review Authority
1. New Construction.	
Structures up to 5,000 sq. ft.* or residential projects with nine or fewer dwelling units.	Director
Structures 5,000 sq. ft.* or more or residential projects with 10 or more dwelling units.	Design Commission
2. Existing Structures: Major Rehabilitation and Substantial Alterations.	
Arroyo Corridor, Civic Center, Lake Avenue, Old Pasadena, Playhouse District, and Urban Housing.	
Structures up to 10,000 sq. ft.*	Director
Structures 10,000 sq. ft.* or more.	Design Commission
3. Existing Structures: Minor Rehabilitation and Minor Alterations.	
A. Civic Center, Lake Avenue, Old Pasadena, and Playhouse District.	
All structures.	Director
B. Arroyo Corridor and Urban Housing.	
Qualifying historic structures, designated or eligible for designation.	Director
All other structures.	No Review
4. New Storefronts and Alterations to Existing Storefronts.	
All structures.	Director
5. Signs.	
New signs and awnings, replacement of existing building identity signs in existing locations (copy/logo change only).	Director
New building identity wall signs.	Design Commission
6. Demolition Reviews; Relief from Replacement Building Permit.	
Structures ineligible for historic designation.	Director
Qualifying historic structures, designated or eligible for designation.	Design Commission
7. City-owned property.	

Minor rehabilitation and minor alterations.	No Review
New construction, major rehabilitation, substantial alterations, and installations within the public right-of-way. (Advisory to the Council only.)	Design Commission

B. *Sq. ft. means total amount of gross floor area expressed in square feet.

**C. TABLE 6-3 — Thresholds for Design Review
Outside the Central District and All Other Districts**

Project Type	Review Authority
1. New Construction	
A. Major Corridors.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
B. Areas with Specific Plans.	
East Colorado, East Pasadena, Fair Oaks-Orange Grove, North Lake Specific Plan (outside Lake-Washington sub-area), and So. Fair Oaks.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
West Gateway & North Lake Specific Plan (Lake-Washington sub-area only).	
Structures up to and including 25,000 sq. ft.*	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
C. City of Gardens Standards and Senior Housing in PS District.	
Nine or fewer dwelling units.	Director
Ten or more dwelling units.	Design Commission
Ten or more dwelling units (all projects in a designated landmark or historic district outside of the Central District).	Historic Preservation Commission
D. Elsewhere — Citywide.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director

Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
2. Existing Structures: Major Rehabilitation and Substantial Alterations	
A. Major Corridors.	
Structures up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.*	Design Commission
B. North Lake Specific Plan – Lake-Washington sub-area.	
Structures up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.*	Design Commission
C. North Lake Specific Plan – Outside Lake-Washington.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.*	Design Commission
3. Existing Structures: Minor Rehabilitation and Minor Alterations.	
West Gateway Specific Plan.	
Qualifying historic structures, designated or eligible for designation.	Director
All other structures.	No Review
4. Signs.	
New signs and awnings (for all projects requiring Design Review only).	Director or Design Commission
5. Service Stations and Vehicle-washing Facilities.	
Minor rehabilitation and minor alterations.	No Review
Major rehabilitation of an existing facility.	Director
New construction of a new facility.	Design Commission
6. City-owned Property.	
Minor rehabilitation and minor alterations.	No Review
New construction, major rehabilitation, substantial alterations, and installations within the public right-of-way. (Advisory to the Council only.)	Design Commission