



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

November 28, 2007

Hugo Suarez
120 West Bellevue Drive, Suite #100
Pasadena, CA 91105

*JANE -
PLEASE ADVISE
THIS CASE FOR CONSIDERATION
OF CALL FOR EVIDENCE
BY COUNCIL AND
THANKS AND
STON MADRID*

*Received
Dec. 6, 2007
7:08 p.m.
Jane Rodriguez
City Clerk*

NOTICE OF DECISION - CONCEPT DESIGN REVIEW
229-247 South Marengo— New Construction of a 21-unit multi-family complex
Case #PLN2006-00348
Council District 6

Dear Mr. Suarez:

On November 26, 2007 at a public hearing in the Pasadena Senior Center, the Design Commission, acting under the provisions of §17.61.030 of the Pasadena Municipal Code, reviewed your application for concept design for the above-referenced project, which encompasses approximately 30,129 square feet of new construction at 229-247 South Marengo Avenue.

The submittals used for this review are two sets of plans, elevations, renderings (dated October 2007) and material boards. The design guidelines applied to this review include the Citywide Design Principles in the Land-use Element of the General Plan.

In its decision, the Design Commission:

Environmental Determination

1. **Acknowledged** that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the area, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered or threatened species, and can be served by utilities and public services;
2. **Found** that approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality;
3. **Acknowledged** that none of the buildings on the property meets the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers;
4. **Concluded**, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Taxpayer Protection Amendment

Acknowledged the parties of interest in this project listed on the attached Taxpayer Protection Amendment form (Attachment A).

12/17/2007
7.B.6.

Art Plan

Acknowledged that an application to the Arts Commission was submitted for the concept art plan on June 18, 2006.

Findings for Removal of Specimen Trees and Replacement Trees

1. **Acknowledged** that the new development will cause the removal of one protected tree, a Cinnamomum Camphora (camphor tree), with a 36-inch DBH (tree #6 on Sheet L-PD);
2. **Approved** the removal based on the finding that: the canopy of the replacement trees (43 new trees @ 24" box or larger—tree legend, Sheet L-PD) will result in tree canopy coverage of greater significance than the tree canopy coverage being removed within a reasonable time after completion of the project (§8.52.075 A P.M.C.)

Findings of Consolidated Design Approval

1. **Found** that the design of the project complies with the City-wide Design Principles in the Land-use Element of the General Plan and the Design Guidelines for Windows in Multi-unit Residential Projects:

Based on these findings **approved** the revised application for consolidated Design Review with **the following conditions**, subject to final review and approval by the staff:

Conditions of Approval

1. The **paving material** shall relate to the base course cast-stone veneer represented on the elevations. The base course material shall be selected with special attention to the detailing of the corners and the interface with wood and stucco elements on the building.
2. The elevation drawings shall be revised to include **wood facias on all eyebrow elements** of the building.
3. The architect shall **revise and coordinate the floor plans** to reflect the final [approved] design.
4. The cast-stone **cap detail on the balcony rail/parapet** shall be included and shall reference the base material used on the building.
5. The **corner element detail where two windows come together** shall be reevaluated. (It may be wood or clear aluminum.)
6. The **scale of the [pedestrian] entry gates** shall be reinvestigated to consider making this element more substantial. The relocation of this element farther back from the street elevation shall be considered.
7. **The dimension of the horizontal railings on the balconies** shall be reexamined to insure that they are sturdy/strong enough instead of the half-inch dimension presented in the drawings.
8. **The door selection (size and material) shall be reexamined** on the front [street-facing] elevation.

This decision becomes effective on **Friday, December 7, 2007**. 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 \$1,364.00. The last day to file an appeal is **Thursday, December 6, 2007**. 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 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 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 and Historic Preservation Section
ph: 626-744-710 e-mail: modell@cityofpasadena.net

cc: Address file; chronological file; Tidemark; City Manager; City Council; City Clerk