

From: <jjoy1017@aol.com>
Date: August 2, 2012 8:05:17 PM PDT
To: <mjomsky@cityofpasadena.net>
Subject: 229-243 S Marengo Public Hearing

Dear Mr. Jomsky,
I am registering my opposition to the approval of the Extension for the development of the above property. It is in an historical area with no regard for its neighbors.
Joy Selby

RECEIVED

12 AUG -2 P3:36

To: Design Commission c/o
City Clerk

From: 221 South Marengo
Monticello Manor

Re: 229-247 Marengo
Proposed Time Extension

We the owners and/or residents of the Community oppose the granting of the Time Extension of the proposed multi-family project ~~XXXXXX~~ by Mark Odell, ^{CASE # 2} ₁₉₇₇₀₇ of the above property for the following reasons:

1. The proposed of an up to thirty eight foot wall built within five feet of our south property line will literally overshadow our community. We will be in a state of "perpetual twilight" during the winter months. It will also engulf our community (which has existed since 1956) in looming buildings on three sides.
2. Traffic conditions have changed substantially since 2007, and a new traffic study has not been conducted to determine the feasibility of the subterranean garage's placement and its relationship to the traffic light, traffic flow, and the Community.
3. There has been no provision made for our substandard driveway (8') which is used by cars, pedestrians and service vehicles. The proposed plan has a subterranean garage next to ours and this poses an unnecessary hazard, especially for our pedestrians. Our and their vehicles will have difficulty as we attempt to jockey into this narrow space off a major thoroughfare. Also with no "green space" down the narrow driveway, we will have another safety and aesthetic issue.
4. We agree with our neighbors at the Public Hearing that the facade is not in keeping with the neighborhood.

Name	Unit
ALEX VELOZ	5 - owner / resident
MYRNA SANDOZ	5 - OWNER / resident
Michael M. MICHAEL M.	2 - rent
George G. GEBEL	7 owner / resident
Joe J. JERRY	14 resident
Joe M. MANTY	1 rent / resident
Mrs. Thana	owner / resident
Eric Velasco #8	Resident
MICHELLE TAMM	2 - resident / rent
Paula Grant - Harris	4 resident
Robyn A Yano	9 Resident
Corey Jamieson	9 Resident
Shu-Fan Wang	10. owner / resident

Traffic Study

A traffic study was conducted for this project on July 6, 2006. It is now 6 years of age. It is outdated and another should be conducted. Although traffic in Pasadena has generally decreased, on Marengo this is not the case for the following reasons:

1. Ridership on the Goldline has increased significantly causing trains to increase frequency from 15 minutes in 2006 to 6 minutes 2011. A favored drop off for passengers is the walkway on Arroyo just South of Cordova. (A designated hitter in professional baseball could hit a home run from our address to the tracks.)
2. Mike Wilson City of Pasadena Parking Manager which includes the Delmar Parking Garage stated on May 9, 2014, that traffic in and out of that garage has increased 33% from 2009 to the present. The garage entry is on Arroyo just South of Cordova which is around the corner from us. This garage houses 290 vehicles and is an indicator of the recent traffic increasing in this area.
3. Because of the glut of traffic on Arroyo, Marengo has become an alternate route and stacking of vehicles is occurring especially during rush hours. Stacking is also occurring Delmar and Marengo when the trains block Delmar (now with increased frequency). Often it may take as many as three lights to cross these intersections.

References:

Wikipedia

Mike Wilson, City of Pasadena Parking Manager (626) 744 7359

Observation

June-10	43,587	29,275	14,312
July-10	44,060	30,337	13,723
August-10	45,548	31,840	13,708
September-10	42,513	29,936	12,577
October-10	44,952	31,090	13,862
November-10	42,918	29,305	13,613
December-10	43,038	28,420	14,618
January-11	44,294	28,699	15,595
February-11	41,986	28,063	13,923
March-11	47,810	31,681	16,129
April-11	44,462	28,897	15,565
May-11	45,833	29,733	16,100
June-11	45,468	28,513	16,955
July-11	42,916	27,118	15,798
August-11	43,839	28,373	15,466
September-11	42,797	28,054	14,743
October-11	45,757	29,689	16,068
November-11	41,996	26,959	15,037
December-11	43,303	25,970	17,333
January-12	43,817	27,473	16,344
February-12	43,889	27,492	16,397
March-12	47,421	29,024	18,397
April-12	46,177	28,378	17,799
May-12			
June-12			
July-12			
August-12			
September-12			
October-12			
November-12			
December-12			
TOTAL	1,494,101	1,002,247	491,854
Monthly Avg.	24,902	26,375	12,944

From: Bedrosian, Mary <mbedrosian@cityofpasadena.net>
To: jjoy1017 <jjoy1017@aol.com>
Cc: Baculinao, Norman <nbaculinao@cityofpasadena.net>; Vilagut, Anne <avilagut@cityofpasadena.net>
Subject: Public Records Request # 1644 - Joy Selby
Date: Thu, May 10, 2012 6:50 pm

Ms. Joy Selby

Below is the requested information provided from Mr. Mike Woolson. We do not have any projections at this time about an increase in traffic once the Foothill Extension is completed. If you have any questions, please let us know. Thank you.

Mary Bedrosian

Department of Transportation/Traffic

Tel.: 626-744-4194

Fax: 626-744-7478

mbedrosian@cityofpasadena.net

DEL MAR			
MONTH	ENTRIES	CONTRACT	VISITOR
January-09	33,084	24,914	8,170
February-09	32,486	22,867	9,619
March-09	37,341	25,335	12,006
April-09	36,840	25,082	11,758
May-09	37,185	24,877	12,308
June-09	35,933	23,783	12,150
July-09	35,570	22,910	12,660
August-09	34,733	22,784	11,949
September-09	34,593	23,349	11,244
October-09	35,643	23,644	11,999
November-09	35,236	25,432	9,804
December-09	38,578	26,875	11,703
January-10	40,340	28,301	12,039
February-10	37,808	26,078	11,730
March-10	44,235	30,724	13,511
April-10	42,344	29,036	13,308
May-10	42,779	28,700	14,079

City of Gardens

Preliminary Consultation Submittal Requirements

E. Design Narrative

1. How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, materiality, open space, landscape, solar orientation, and topography?

Height - The proposed building exceeds our height by one story plus the addition of the partially elevated subterranean garage exceeding our height by 18 feet (approx) which will effectively box our smaller structures in on three sides. This building will achieve a height of 36'.

Massing & Scale - Our buildings are three broken up by green space. The Queene Anne home South of the proposed building is a private residence with an expanse of lawn in front and sides. The proposed building is one long uninterrupted wall broken only by doors and windows as viewed by its neighbors. On 11/26/2007, Richard Bruckner, Director of Planning, wrote to the Design Commission, "However, from the point of view of massing and scale in relationship to the adjacent structures, the contemporary design appears somewhat heavy." Approved 12/7/2007, without substantive changes to mass and scale.

Landscape - focused to the street and the residents of the proposed complex. Of special note, there is no green space between the north exterior wall which presents an aesthetic as well as a safety hazard due to the narrowness of our driveway (8' 2"). At the last hearing we proposed 4' wide green space at our level following our grade on the driveway with no more than a 6" curb. We spoke with one of the owners of the property about adding this green space after the last hearing. He stated it was not possible.

Solar Orientation - The solar environmental issue is crucial because this is our Southern exposure. In the plan, great consideration was given to symmetry and none to solar effect. The building will overshadow ours as it will block out the Southern light putting us in perpetual shade throughout the winter months. Our roses, some of which have been here 25+ years, will no longer bloom. One need only to walk the next block to 181 South Marengo at Claymont Manor to see a living example what will occur. No solar study was conducted on this project.

Preliminary Consultation Submittal Requirements



The intent of this procedure is to allow architects to obtain input from staff and the Design Commission prior to significant investment being made on detailed architectural drawings. As such, drawings are intended to be schematic and general in nature to allow for flexibility.

Notes:

- For Design Review projects that will be reviewed by the Design Commission, Preliminary Consultation will also be conducted by the Commission
- Preliminary Consultation is an advisory review. As such, a formal decision is not issued; instead, advisory comments are provided to assist in the further development of the project.

A. Design & Historic Preservation Master Application Form

B. Site Plan, Context & Elevations

- Preliminary site plan of proposed project including buildings and paved and landscaped areas
- Building footprints and front yard configurations of all properties on both sides of the street and to the rear of the property between two cross streets. If the project is on a corner lot, context should include both streets. If a site adjoining the project site has a shared courtyard area, this should also be indicated on the plans.
- Preliminary street-facing elevation of project with street-facing elevations of existing buildings on the same side of the street between two cross streets. If the project is on a corner lot, context should include both streets.
- Copies of Plans and Elevations (Plans must be legible):
 - For projects reviewed by staff, submit one set (no larger than 11" by 17") of the plans/elevations.
 - For projects reviewed by the Design Commission, submit 15 sets (no larger than 11" by 17") of the plans/elevations.

C. Photograph(s)

- Color photographs of existing buildings on the site and existing buildings on both sides of the street between two cross streets. Photographs should identify the address of the property depicted and should be taken perpendicular to the building. If the project is on a corner lot, photographs should include both streets. A disc of digital photographs may be submitted in lieu of printed photographs.

D. Digital Massing Model

- Simple digital massing model of the project in one of the following formats (software and file extension): 3D Studio Max (.3ds), COLLADA (.dae), SketchUp v6 (.skp), OpenFlight (.flt), Google Earth (.kml). For architects that use software other than those listed above, consult with Design & Historic Preservation staff to determine if your model will be compatible with the City's 3-D digital model.

E. Design Narrative

- Provide a written narrative describing the project's design concept. The narrative may include diagrams & photographs and shall answer the following questions:
 1. How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, materiality, open space, landscape, solar orientation, and topography?
 2. If the proposed building is immediately adjacent to a lower-density zone, what measures have been employed to ensure that the proposed building is appropriate to and not a visual nuisance to existing, smaller scale buildings in the lower-density zone?
 3. What style has been chosen for the proposed building and why?
 4. What is the design concept or architectural logic of the design presented?
 5. What materials and finishes are proposed and how will they be employed to express the permanence of the building and to reinforce the design concept?
 6. What makes the proposed building particular to Pasadena? How does it contribute and respond to Pasadena's architectural legacy and climate?
 7. If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to insure that the proposed building responds to or enhances the historic resource?
 8. What green building measures, including passive environmental control strategies and/or active environmental control systems, does the building incorporate into its design?

Driveway History

From the oldest resident's memory the driveway has been shared by both owners of 221 and 229 South Marengo which is in excess of 18 years. (There were no available City records) On a Sunday in November, 2005, without a permit, (documentation included) cement was applied to four feet (Figure 1-2) of the existing driveway and brick pavers were laid on top of it effectively removing that portion (Figure 3). No notification was given to the residents, owners, or Board of Monticello Manor.

In June 2007, a fence along our driveway was constructed (Figure 4). In December, 2011, Joy Selby, a resident, scraped the side of her car while attempting to enter this narrowed space of 8'2" (Figure 5). The driveway of the projected building is 13 feet.

When the architect drew the plans, he failed to designate our driveway (Figure 6) per City of Gardens specifications. In addition, he omitted drawings of the balconies, wall, and overhang. We have taken the liberty of drawing them in for your consideration (Figure 7). The original plans have been included (Figures 8 & 9).

A designer has sketched another perspective (Figure 10) illustrating the disparity in height between the two buildings.

I Site Plan (Page 4 of 4)

. Exterior details/sections (canopies, balconies, doors, eaves, reveals, soffits, returns, and surface-applied materials, roof edge caps and flashing, etc.)

References

City of Gardens

City of Pasadena Permit Center

Personal photographs

Eyewitness Accounts



8

<u>Case Number</u>	<u>Case Type</u>	<u>Case Opened</u>	<u>Case Status</u>
PPR2006-00007	PREDEVELOPMENT PLAN RVW DEMOLITION OF FOUR BUILDINGS AND CONSTRUCTION OF 21 CONDOMINIUM UNITS	3/1/2006	RECEIVED: CASE INITIATED
PLN2005-00654	PRELIMINARY PLAN CHECK PRELIMINARY PLAN CHECK FOR DEMOLITION OF 4 BUILDINGS, 15 UNITS, AND THE CONSTRUCTION OF 21 CONDOMINIUMS UNITS OVER SUBTERRANEAN.	12/30/2005	RECEIVED: CASE INITIATED
BMN2005-01788	PAVING PERMIT PAVE ON THE WALK WAY	12/1/2005	ISSUED: PERMIT/CERTIFICATE GIVEN
CTP2005-03159	COMPLAINT TRACKING CASE A PORTION OF THE DRIVEWAY WAS REMOVED AND BRICKS ADDED TO THE SIDES OF SAID DRIVEWAY WITHOUT CURRENT PLANNING APPROVAL AND A BUILDING PERMIT	11/28/2005	CLOSED: PROCESS IS COMPLETED
CTP2005-03158	COMPLAINT TRACKING CASE CONSTRUCTION W/O PERMIT (PAVERS ALONG DRIVEWAY)	11/28/2005	RECEIVED: CASE INITIATED
CCI-MSC-32529	CODE COMPLIANCE INSPECTION PROACTIVE MISCELLANEOUS INSPECTION	1/30/2004	CLOSED: PROCESS IS COMPLETED
CCI-MSC-32530	CODE COMPLIANCE INSPECTION PROACTIVE MISCELLANEOUS INSPECTION	1/30/2004	CLOSED: PROCESS IS COMPLETED
BMN2001-00460	ROOFING PERMIT RE-ROOF NO NEW S/F, COMP CLASS "A" SHNGLES (EXISTING COMP) SUBJECT TO FIELD INSPECTION	6/4/2001	FINALED: PROCESS/REVIEW SIGNED OFF
99-05831	ELECTRICAL PERMIT INSTALL ELECT. SERVICE FOR RESIDENTIAL 8 UNITS	10/15/1999	FINALED: PROCESS/REVIEW SIGNED OFF
RF143523	ROOFING PERMIT RF - APPLY NEW SHINGLES TO FRONT PORCH ONLY UL R24	9/20/1991	FINALED: PROCESS/REVIEW SIGNED OFF
EL116161	ELECTRICAL PERMIT EL - INSTALL PULL BOX + DISCONNECT FOR UNDERGROUND LINES	9/2/1987	CLOSED: PROCESS IS COMPLETED
BU100768	BUILDING PERMIT BU - UPGRADE EXISTING SERVICE AND ADD FIXTURES (PL EL) FOR REMODEL	6/21/1985	EXPIRED: EFFECTIVE DATE PASSED
EL100768	ELECTRICAL PERMIT EL - UPGRADE EXISTING SERVICE AND ADD FIXTURES (PL EL) FOR REMODEL	6/21/1985	CLOSED: PROCESS IS COMPLETED
ME100768	MECHANICAL PERMIT ME - UPGRADE EXISTING SERVICE AND ADD FIXTURES (PL EL) FOR REMODEL	6/21/1985	RECEIVED: CASE INITIATED
PL100768	PLUMBING PERMIT PL - UPGRADE EXISTING SERVICE AND ADD FIXTURES (PL EL) FOR REMODEL	6/21/1985	CLOSED: PROCESS IS COMPLETED
HP023717	HISTORIC BUILDING PERMIT ARCHIVED PERMIT FILES FOR THIS ADDRESS	unknown	CLOSED: PROCESS IS COMPLETED
HP023719	HISTORIC BUILDING PERMIT ARCHIVED PERMIT FILES FOR THIS ADDRESS	unknown	CLOSED: PROCESS IS COMPLETED
55-E4532	UNKNOWN CASE TYPE	unknown	RECEIVED: CASE INITIATED

Disclaimer: An asterisk indicates that the data is obtained from the Los Angeles County Assessor and refreshed monthly. A space next to a data field name means it was not available for this particular parcel. The City of Pasadena makes no representations or warranties as to the accuracy of this report. Do not make any business decisions based on this data before validating its accuracy with City staff at (626) 744-4009.

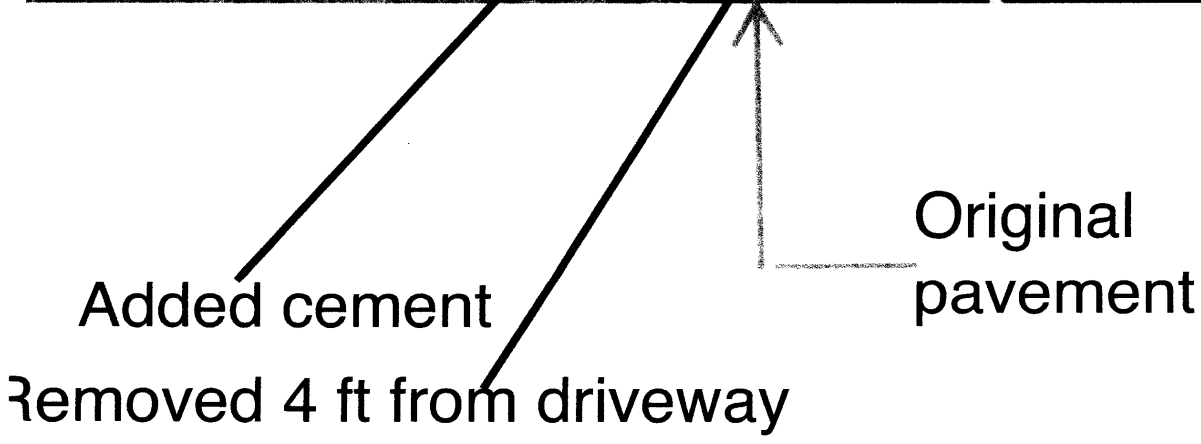
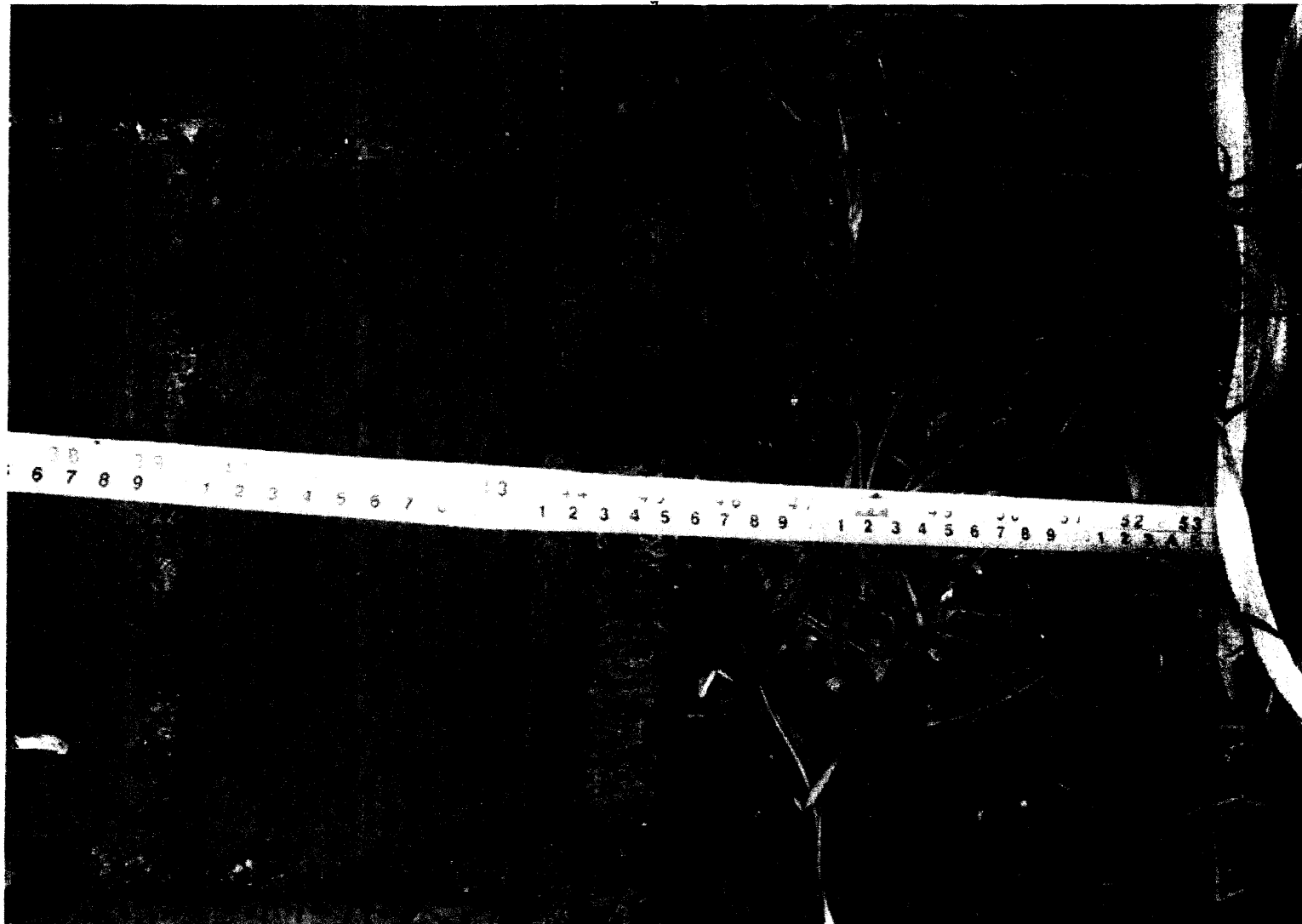
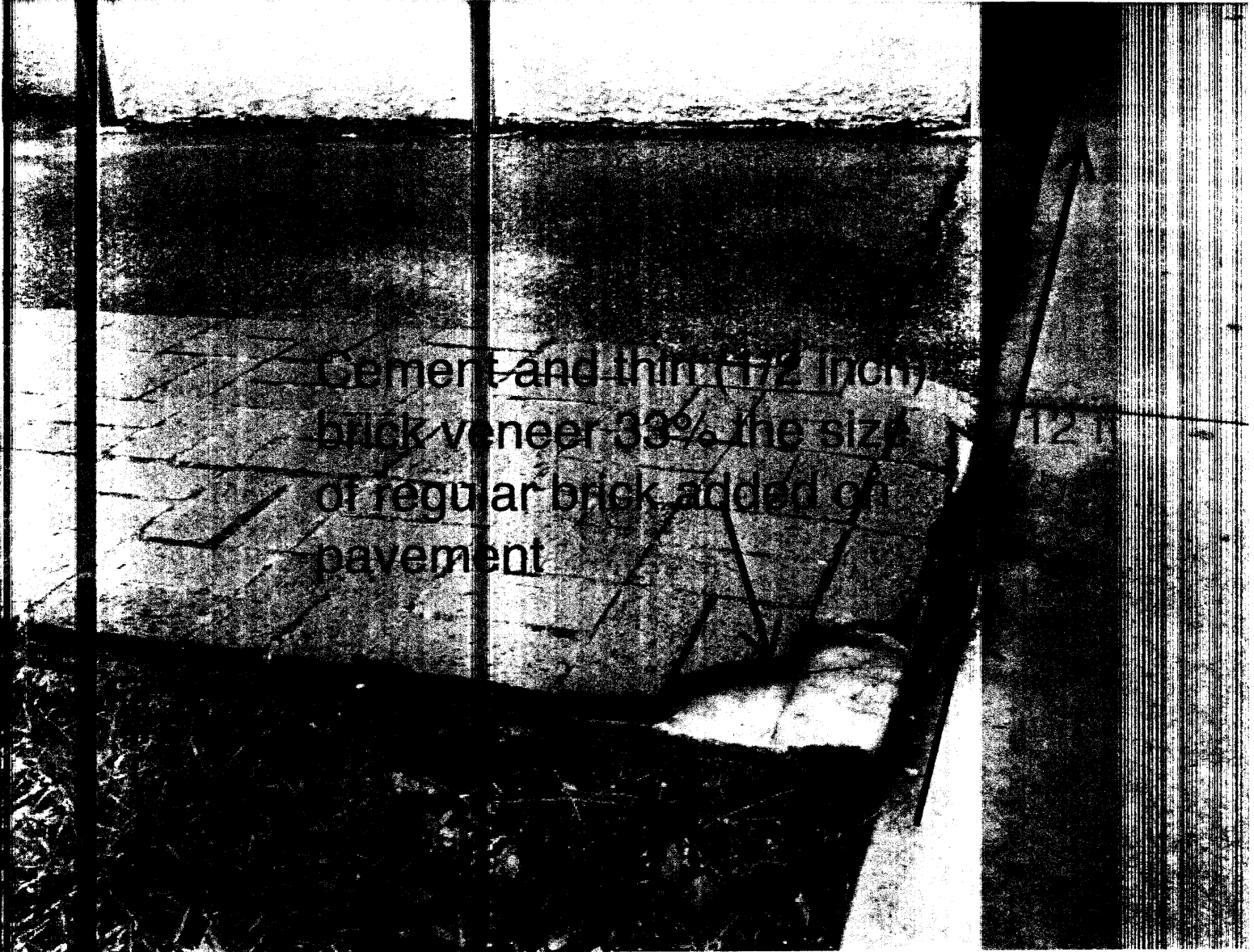


Figure 1



Cement and thin (1/2 inch)
brick veneer 33% the size
of regular brick added on
pavement

Note! Improperly installed and no city
permits we're requested.

Figure 2



Figure 3



Figure 4



FIGURE 5

- Proposed site plan (indicate electrical vault, gas and electrical meters, fire sprinkler valves, backflow preventer, HVAC condensers, etc.), including exhibit showing proposed site plan within context of building footprints within one block in all directions and indicating any designated or eligible historic resources
- Property line and setback dimensions
- Adjacent streets
- Existing and proposed building locations and dimensions
- Topography
- Dimensions of driveway widths, existing and proposed curb cuts, parking spaces (use arrows to indicate traffic circulation)
- Sidewalks and walkways: existing and proposed; indicate existing paved areas to be removed.
- Walls and fences: existing and proposed (cite materials and dimensions); indicate walls and fences to be removed
- Street Lights: existing and proposed; existing proposed for removal
- Trees: Show existing trees with accurate canopies and overlap (if any) between proposed building footprints and canopy of existing street trees or large mature trees on adjoining properties which may overlap onto the project site

J. Elevations

- Building elevations (in color and black and white); including courtyard and other secondary elevations
- Building heights
- General appearance and architectural character including schematic details of windows
- Elevations of existing buildings adjacent to front elevation
- Material call-outs
- Exterior lighting locations
- Location of gutters and downspouts
- Indicate required craftsmanship feature and two Pasadena building elements

K. Floor Plans

- Proposed plans and existing plans (if applicable): perimeter dimensions; openings in exterior walls; and proposed floor plans for new construction

L. Roof Plan

- Show preliminary location of all exterior mechanical equipment (if applicable)

M. Phasing plan (for multi-phased projects)

N. Landscape Plans

- Planting plan showing location, spacing, common name, botanical name, container size, quantity of all proposed new plant material, with distinct plant symbols for each specimen
- Landscape construction plan with dimensions, materials, finishes (drawings, catalog cuts, and/or photographs of an existing installation)
- Hardscape details including paving, trash enclosure, raised planters, water features, fences, walls, site furniture, etc.
- Exterior lighting including type of fixture and catalog cut sheets
- Existing plant material including trees (Trees with a 4-inch diameter or greater shall be identified by species and diameter-at-breast height.)

DESIGN DETAILS & EXTERIOR MATERIALS

O. Details & Sections (cross and longitudinal)

- Building walls (including freestanding walls)
- Floor-to-floor dimensions
- Cuts and fills (as required)

- ❑ Exterior details/sections (canopies, balconies, doors, eaves, reveals, soffits, returns, and surface-applied materials, roof edge caps and flashing, etc.)
- ❑ Large-scale details/sections of windows showing, dimensioned recess, casings, and method of operation. Also include a manufacturer's catalog cut sheet of window assemblies or—at the request of staff—a window sample.
- ❑ Exterior lighting plan and product specifications (locations, dimensions, type of fixture, and catalog cut sheets)
- ❑ Gutters and downspouts (indicate the location of gutters and downspouts on the building elevations)
- ❑ Mechanical plans showing locations of exterior equipment, through-the-wall vents and ventilation shafts.

P. Color and Material Board

- ❑ Identify board with project address, architect's name, address and telephone/fax/email address, and date. Include samples or catalog cut-sheets of all proposed exterior materials, exterior lighting fixtures and paint colors, including materials for glazing and paving (except clear glass). Identify all samples with manufacturer's name and item specification number (including catalog cut – photographs of an existing installation may be accepted in place of product literature). For projects involving ten or more units, a presentation board shall be of adequate size for display at a public meeting, otherwise 8.5" x 11" is preferred (multiple boards of this size may be submitted).

SPECIAL REQUIREMENTS FOR MAJOR NEW CONSTRUCTION PROJECTS

- Q. Eye-level, perspective drawings or virtual illustrations (in color) depicting the elevations visible from the street and/or the building in its context**

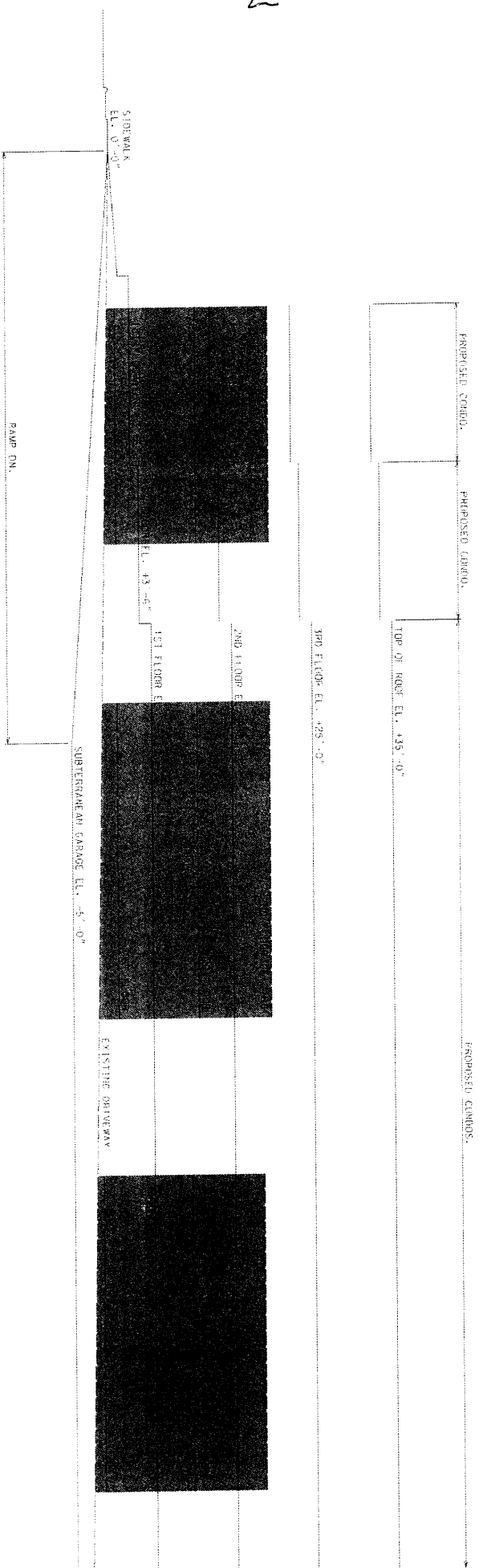
R. Three-dimensional Digital Model

- ❑ Projects involving construction of structures *greater* than 25,000 square feet in size or residential projects with 10 or more units that require Design Commission review must include a 3-D digital model of the proposed building in one of the following formats (software and file extension): 3D Studio Max (.3ds), COLLADA (.dae), SketchUp v6 (.skp), OpenFlight (.flt), Google Earth (.kml). For architects that use software other than those listed above, consult with Design & Historic Preservation staff to determine if your model will be compatible with the City's 3-D digital model. In addition, a physical model may be required.
- ❑ For projects requiring submittal of a 3-D digital model, a signed 3D Model Usage Policy is also required. This can be obtained using this link:

<http://ww2/planning/deptorg/dhp/pdfs/DIGITAL3DMODELUSAGEAGREEMENT.pdf>

20

PARTIAL SECTION
LOOKING SOUTH



City of Gardens
Preliminary consultation Submittal Requirements

E. Design Narrative

7. If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to insure that the proposed building responds to or enhances the historic resource?

To the proposed building's South on 255 S. Marengo is a Classic Queen Anne residence constructed in 1893 and a designee in the National Register of Historic Places. To the buildings North on 221 South Marengo is a condominium complex with a Colonial Revival facade having its origins in the 1890's as well. It is situated in a garden setting. This complex is eligible for the National Register of Historic Places having been constructed in 1953. It is presently under consideration for local historic designation. (Documentation page 22).

The proposed complex is a Prairie style borrowed from Frank Lloyd Wright circa 1905-1949. It complements neither building in design. In fact, it is jarring contrast to its historical neighbors.

References:

Wikipedia

State of California-The Resources Agency, Department of Parks and Recreation

City of Gardens

Kevin Johnson, Permit Center





PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 221 S MARENGO

Project Name: MONTICELLO MANOR

Project Description: (Please describe demolitions, alterations and any new construction) multifamily colonial revival in a garden setting

Zoning Designation: _____ General Plan Designation: _____

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Alexandra Vela

Telephone: [] _____

Address: 221 S MARENGO

Fax: [] _____

City PASADENA State: CA Zip: 91101

Email: _____

CONTACT PERSON: Joy Selby

Telephone: [] _____

Address: 221 S MARENGO

Fax: [] _____

City PASADENA State: CA Zip: 91101

Email: joy1017@aol.com

PROPERTY OWNER NAME: Joy Selby

Telephone: [] _____

Address: 221 S MARENGO

Fax: [] _____

City PASADENA State: CA Zip: 91101

Email: _____

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- | | | |
|--|---|--|
| <input type="checkbox"/> ADJUSTMENT PERMIT | <input type="checkbox"/> HEIGHT AVERAGING | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> SIGN EXCEPTION |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT | <input type="checkbox"/> LANDMARK TREE PRUNING | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> MASTER DEVELOPMENT PLAN | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> MASTER SIGN PLAN | <input type="checkbox"/> TREE REMOVAL |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT | <input type="checkbox"/> MINOR VARIANCE | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT) |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> PRELIMINARY PLAN CHECK | <input type="checkbox"/> OTHER: _____ |

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11



The intent of this procedure is to allow architects to obtain input from staff and the Design Commission prior to significant investment being made on detailed architectural drawings. As such, drawings are intended to be schematic and general in nature to allow for flexibility.

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 2. If the proposed building is immediately adjacent to a lower-density zone, what measures have been employed to ensure that the proposed building is appropriate to and not a visual nuisance to existing, smaller scale buildings in the lower-density zone?
 3. What style has been chosen for the proposed building and why?
 4. What is the design concept or architectural logic of the design presented?
 5. What materials and finishes are proposed and how will they be employed to express the permanence of the building and to reinforce the design concept?
 6. What makes the proposed building particular to Pasadena? How does it contribute and respond to Pasadena's architectural legacy and climate?
 7. If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to insure that the proposed building responds to or enhances the historic resource?
 8. What green building measures, including passive environmental control strategies and/or active environmental control systems, does the building incorporate into its design?