



Planning & Community Development Department

745-765 N. Orange Grove Blvd

46-Unit Mixed-Use Development
Final Design Review
May 12, 2020





Project Description and Background

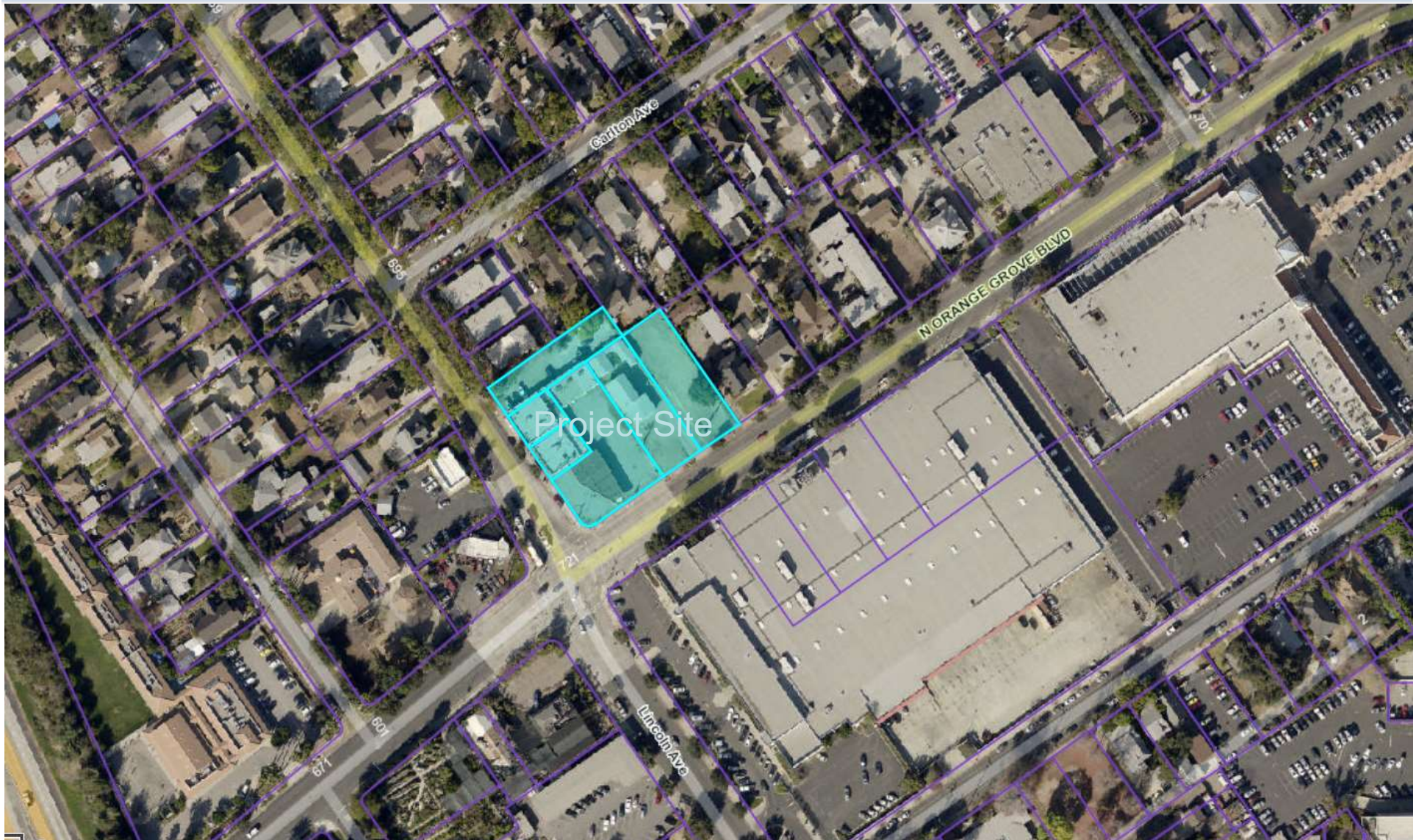
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- **Concept Design Review approved in July 2019**
- **Demolish all existing non-historic structures**
- **Construct 4-story, 46-unit mixed use development**
 - > Majority of the development is under four stories, only one small portion in the middle of the site is considered 4 stories
 - > 10,00 square-feet of commercial
 - > Two levels of subterranean parking



Project Location & Adjacencies

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Compliance with Conditions of Approval Concept Design Review

Planning & Community Development Department

- Applicant worked extensively with staff on resubmittal
- The project satisfactorily addresses all of the Conditions of Approval from Concept Design Review
- To reinforce compliance with the prior conditions related to tree protection and the CAP requirements, staff recommends repeating those conditions in the Conditions of Approval for Final Design Review.



Site Plan and Elevations

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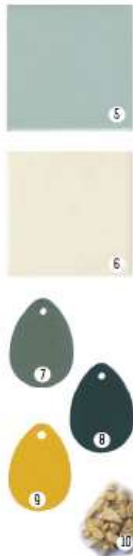




Material Board

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MATERIAL BOARD



1. Eco Outdoor. Cotta Terra Cotta Pavers 6 Inlay
 2. CIP, Natural Gray Seeded Concrete Tile
 3. CIP, Natural Gray Light Sandblast Finish Concrete
 4. CIP, Natural Gray Light Broom Concrete
 5. Daltile Keystone Tile "Spa" (Accent)
 6. Daltile Keystone Tile "Biscuit" (Accent)
 - 7-9. Honey, Cactus, Cedar Green Powder Coat (Landscape Furniture)
 10. Landscaping Gravel (Courtyard)
 11. PPG Metal Coating, Duranor Medium Gray (Powder Coated Railings)
 12. Satin Finish Bronze (Project Signage / Accent)
 13. Antique Lacquered Bronze (Door Hardware)
 14. Stainless Steel No.4 (Elevators)
 15. "Bronze" Marvin Fibreglass Window Trim
 16. "Evergreen" Marvin Fibreglass Window Trim
 17. Glass Solarban 70 XL Clear
 18. Exterior Paint "Cottage White" DEW318
 19. Unit Interior "White" DEW380
 20. Unit Interior "Swiss Coffee" DEW341
 21. Metals, Gates, Railings "Jet" DE6378
 22. Stonefronts "Mink" DE6392
 23. Exterior Trim / Pergola "Mass Cottage" DET608
 24. Exterior Trim / Pergola "Mayan Chocolate" DET698
 25. Fine Sand Float, Steel Trowel Finish Plaster. Color to match Cottage White DEW380
 26. Medium Sand Float, Plastic Trowel Finish Plaster. Color to Match Cottage White DEW380.
- * ALL PAINT COLORS ARE DUNN EDWARDS/SHERWIN WILLIAMS
- Project - Lincoln at Orange Grove, 745 N Orange Grove Blvd, Pasadena, CA 91103
- Architect - GSA, 135 W Green St #200 Pasadena, CA 91105 Phone: 626.568.1426 Date: 01/10/2020



Recommendation

Planning & Community Development Department

- Affirmatively make the findings as specified in the published staff report
- Approve the application for Final Design Review, subject to recommended Conditions of Approval



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