

**MEETING NOTICE
DESIGN COMMISSION MEETING**

TUESDAY, OCTOBER 22, 2013

DESIGN COMMISSION

Ali Barar, Chair - At Large/District 6
Mic Hansen, Vice-Chair - Representative: Planning Commission
Stephen Acker - Representative: Transportation Advisory Commission
Robert Carpenter - At Large/District 1
Noam Maitless - At Large/District 4
Roberto Moreno - At Large/District 6
Andrea Rawlings - Representative: Historic Preservation Commission
Lyla White - Representative: Arts & Culture Commission
John Byram - At Large/District 7

STAFF

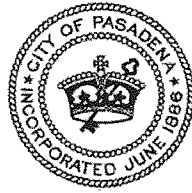
Leon White, Principal Planner
Mark Odell, Senior Planner
Kevin Johnson, Planner
Jason Wasmund, Assistant Planner
Claudia Burciaga-Ramos, Recording Secretary

Any submitted documents will be made available for public review at the Permit Center, 175 North Garfield Avenue, between 9:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact Design & Historic Preservation at (626) 744-4009 for specific time and date of availability.

Design Commission meetings are held on the 2nd and 4th Tuesday of each month.

In compliance with the Americans with Disabilities Act of 1990, Listening assistive devices are available from the City Clerk's Office With a 24-hour advance notice. Please call (626) 4009 or (626) 744-4785 to Request use of a listening device at least one week in advance of the meeting.

*Agendas are also available on the internet:
<http://ww2.cityofpasadena.net/planning/meetings/notices.asp>*



AGENDA DESIGN COMMISSION

Tuesday, October 22, 2013
6:30 p.m.

Regular Public Meeting
Council Chambers, Room S249
100 N. Garfield Avenue, Pasadena, CA 91101

1. ROLL CALL

2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

3. 50% ADVISORY REVIEW

A. **3330 East Foothill Boulevard (Foothill Crossings - DA) - (District 4)**

The project entails the construction 212 housing units with subterranean and enclosed at-grade parking on a vacant lot at the southeast corner of Sierra Madre Villa Avenue and East Foothill Boulevard and adjacent to the historic Stuart Pharmaceutical Company designed by Edward Durell Stone in 1958.

Owner/Applicant: Hines MIP Foothill, LLC; Architects: Newman Garrison and Partners

4. FINAL DESIGN REVIEW

A. **686 East Union Street (District 3)**

New Construction – Mixed-use project consisting of 118 residential units and 8,000 square feet of commercial space over a subterranean parking structure for 201 vehicles and private tree removal.

Owner/Applicant: Mill Creek Development Co, LLC; Architects: RTKL/Workshop

Recommendation

Environmental Determination

Find that on January 18, 2012, the Hearing Officer, at a public hearing, approved a Conditional Use Permit to construct a mixed-use project exceeding 25,000 square feet of gross floor area and a Private Tree Removal Request to remove two protected trees. In addition, an Initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on December 15, 2004. After careful review of the revised project description and determining that the project has decreased in scope from what was originally reviewed, the City has determined that the previously adopted Negative Declaration applies to the revised project and an addendum had been prepared on December 27, 2011 pursuant to Section 15162(b) of the CEQA Guidelines.

Findings for Compliance with the Tree Protection Ordinance

1. Find that a **Tree Removal Request** (Attachment C) and **Tree Replacement Narrative** (Attachment D) identifies one centrally located protected tree (*Quercus agrifolia*—Coast Live Oak—DBH of 25.5 inches) which is intended for removal as it is not likely to survive the construction process.
2. Find that the proposed on-site replacement tree (1, 72-inch box specimen—*Olea europaea* tree - Olive Tree) complies with the required replacement tree quantity and size, pursuant to the City's Tree Ordinance and appears equivalent to the applicable replacement requirement. Compliance with the City's tree ordinance will be further confirmed, as conditioned in this report.

Findings of Final Design Approval

1. Find that the project **complies** with the Citywide Design Principles in the Land Use Element of the General Plan, the Central District Design Guidelines and the Design Guidelines for Windows in Multi-unit Residential Projects and the conditions of Concept Design Review;
2. Approve the application for Final Design Review with conditions.

- B. 770 East Walnut Street (East Walnut Street and North Hudson Avenue) - (District 3)**
New Construction - Mixed-use project consisting of a 3-5-story (91-unit) residential/retail complex consisting of approximately 103,130 square feet over a subterranean parking structure.
Owner/Applicant: 185 Hudson, LLC; Architects: Togawa, Smith, Martin Residential, Inc

Recommendation

Environmental Determination

1. Find that the Zoning Hearing Officer approved an initial study and a mitigated negative declaration as part of the approval of a variance and vesting tentative tract map for the project on August 3, 2005.
2. Find that an environmental addendum was approved by the Hearing Officer on June 20, 2012 in conjunction with an application for Reversion to Acreage. The environmental addendum concluded that there are no new significant impacts or mitigation measures required as a result of the revisions to the originally approved project.

Finding for Removal of Specimen Trees and Replacement Trees

1. Find that there are no protected native, landmark or specimen trees on the site.

Findings of Final Design Approval

1. Find that the project **complies** with the Citywide Design Principles in the Land Use Element of the General Plan, the Central District Design Guidelines and the Design Guidelines for Windows in Multi-unit Residential Projects and;
2. Approve the application for Final Design Review, as submitted.

- C. 229-243 South Marengo Avenue (Final Design Review and Modification to Tree Replacement Canopy) - (District 6)**
New construction - Multi-family residential project consisting of 21-units (two-to-three-stories) with subterranean parking and modification to the previously approved replacement canopy under the City's former Tree Protection Ordinance.
Owner/Applicant: Odyssey Development Services; Architects: Tyler/Gonzales Architects, Inc.

Recommendation

Environmental Determination

1. Find 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. Find that approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality;
3. Find 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. Find that a Vesting Tentative Tract Map (VTTM # 070403) was approved for this project by the hearing officer on June 4, 2008;
5. Find that there are no other changed circumstances or new information which would require subsequent environmental documentation.
6. **Conclude**, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings for Removal of Specimen Trees and Replacement Trees

1. **Acknowledge** that the previous Approval (Major Changes to Concept Design Review) allowed for the removal of one previously identified protected tree, a Cinnamomum Camphora (camphor tree), with a 36-inch DBH, pursuant to the City's former Tree Protection Ordinance;
2. Find that the modified proposal for on-site replacement trees (25 new trees—17, 24-inch

box trees and 8, 36-inch box—Platanus Racemosa – California Sycamore, Olea Euroaea – Olive, Acer Palmatum – Japanese Maple, Malus Praridisiaca – Crab Apple), as conditioned in the staff report, 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, in compliance with the City's previous Tree Ordinance.

Findings of Final Design Approval

1. Find that the project, upon implementation of the conditions of approval, will comply with the Citywide Design Principles in the Land Use Element of the General Plan and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts; and
2. Based on these findings **approve** the application subject to conditions.

5. COMMENTS AND REPORTS FROM STAFF

6. COMMENTS AND REPORTS FROM COMMISSION

7. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee
2. Historic Preservation Commission
3. Planning Commission
4. Transportation Advisory Commission
5. Arts & Culture Commission
6. La Loma Bridge Ad-Hoc Committee
7. IDS Subcommittee
8. Preliminary Review/Matrix Update Subcommittee
9. 455 E. Washington Boulevard Subcommittee
10. Ambassador West Lot 9 Subcommittee
11. Westgate Block 2, Lots 1 & 2 Subcommittee

8. ADJOURNMENT

POSTING STATEMENT:

I HEREBY CERTIFY that this agenda, in its entirety was posted on the Council Chamber bulletin board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 18th day of October 2013, by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at:

<http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>

Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Leon White, Principal Planner



Claudia Burciaga-Ramos,
Recording Secretary