

**AGENDA
DESIGN COMMISSION
Tuesday, November 12, 2013**

**A Special Meeting will be conducted at 4:45 pm
to view the following site:**

388 South Los Robles Avenue

**6:00 p.m.
Regular Public Meeting
George Ellery Hale Building - Hearing Room
175 N. Garfield Avenue (Entrance on Ramona)**

- 1. ROLL CALL**
- 2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
- 3. PRELIMINARY CONSULTATION**
 - A. 388 South Los Robles Ave - (District 6)**

The proposed project entails the demolition of existing non-historic structures and the new construction of a two-to-three-story, 16-unit residential project consisting of approximately 27,600 square feet with subterranean parking on one 22,325-square-foot parcel at 388 South Los Robles Avenue.
Owner: SLR Townhomes UC Applicant/Architect: Sako Marcoosi
 - B. 280-400 East Colorado (Paseo Colorado) - (District 6)**

The project includes the demolition of the vacated department store (Macy's) on the eastern portion of the mixed use development known as the Paseo Colorado. In its place, two separate structures will be constructed 1) a six-story, 175-179 room hotel and related parking ramp and motor court 2) a two-story commercial building for retail and restaurant uses. The project scope also includes modifications to existing building features throughout the remainder of the Paseo Colorado site.
Owner: Robert Spaulding Applicant/Architects: RTKL Associates, Inc.
- 4. CONCEPT DESIGN REVIEW**
 - A. 983 San Pasqual Street - (District 7)**

New construction of an 11-unit City of Gardens residential project with subterranean parking
Owner: Golden Coast Development, Inc.; Applicant/Architects: J.W.D.A.

Environmental Determination

Find that this project was subject to adequate environmental review in the mitigated negative declaration adopted by the Zoning Hearing Officer for the project on November 13, 2008 and a subsequent addendum that was prepared on June 11, 2012 in accordance with CEQA Guidelines, Section 15164, and that there are no changed circumstances or new information which would trigger further environmental review

Find that on September 19, 2012 a minor variance was approved for this project (with conditions and mitigation monitoring) by the hearing officer to deviate from the required front yard setback in the RM-48 Zoning. The setback was approved at 20'-0", rather than the required 31'-8", to be consistent with the existing multi-family residential buildings on the adjacent parcels. The hearing officer also approved the removal of one protected tree—a multi-trunk Avocado (*Persea Americana*) with a diameter equivalent to 35.5 inches located in the rear of the subject property.

B. 233 North Fair Oaks Avenue - (District 3)

New construction of a five-story, 144-room extended-stay hotel.

Owner: R.D. Olson Development Applicant/Architect: Gonzalez Goodale Architects

Environmental Determination

Application for Concept Design Review was subject to environmental review in the Environmental Impact Report certified by the Planning Commission for Conditional Use Permit #5601 on May 22, 2013, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that there are no protected trees on the project site.

Findings for the Approval of Height Limit Exception through Height Averaging

Find that the height limits documented in the roof plan apply to the finished rooflines of the building and that they comply with the regulatory provisions in the zoning code (§17.30.050). These provisions limit an increase in height (to 75 feet) over a maximum of 30% of the building footprint if a corresponding area is below the height limit (of 60 feet).

Find that the request for additional height complies with the findings for height averaging:

- a. The additional height provides for a more interesting skyline;
- b. The additional height will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public;
- c. The additional height will promote a superior design solution that enhances the property and its surroundings, without detrimental impacts on views and sight lines; and
- d. The additional height is consistent with the objectives and policies of the Central District Specific Plan and the General Plan.

5. COMMENTS AND REPORTS FROM STAFF

A. Matrix Management Study Update (Leon White, Principal Planner)

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

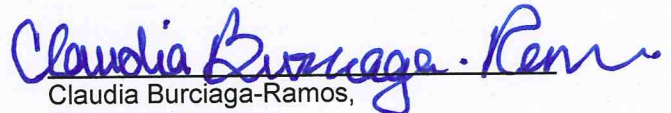
8. ADJOURNMENT

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 8th day of November 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