



**AGENDA
SPECIAL MEETING**

**DESIGN COMMISSION
Tuesday, December 17, 2013**

**Special Public Meeting at 4:30 pm
A public meeting will be conducted to view the following site:**

**4:30 p.m. Maranatha School Master Plan
169 South St. John 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. **ADVISORY REVIEW**

A. Maranatha School Master Plan - (Council District 6)
Owner/Applicant: Maranatha High School, Architect: Onyx Architects

Recommendation:

1. **Recommend** to the Planning Commission to recommend to the City Council to confirm the findings of the draft Initial Environmental Study (Attachment C) that, with the incorporation of mitigation measures, the Master Plan will have no significant or unavoidable impacts and that a Mitigated Negative Declaration is adopted.
2. **Find** that the contextual design study (Attachment B) and the representations, analyses and standards therein are consistent with the Citywide Design Principles in the General Plan, the Design Guidelines in the West Gateway Specific Plan, and the applicable Zoning Standards.
3. **Recommend** the removal of 13 protected trees on the Maranatha Campus and acknowledge that the proposed landscape design, which emphasizes replacement tree canopy, is sustainable over the long term by adhering to the adopted replacement matrix (see Attachment H).
4. **Recommend** to the Planning Commission to recommend to the City Council to approve the Findings and Conditions of Approval for the Master Plan (Attachment D & E).

B. Walden School Master Plan - (Council District 4)
Owner: Walden School Applicant /Architect: Christopher D. Ward

Recommendation:

1. **Recommend** to the Planning Commission to recommend to the City Council to confirm the findings of the draft Initial Environmental Study in Attachment A that, with the incorporation of mitigation measures, the Master Plan will have no significant or unavoidable impacts and that a Mitigated Negative Declaration be adopted;

2. **Recommend** to the Planning Commission to recommend to the City Council to adopt the findings for the Master Plan and Variance contained in Attachment B; and
3. **Recommend** to the Planning Commission to recommend to the City Council the approval of the Master Plan, the Variance, and the Conditions of Approval contained in Attachment C.

C. Parking Guidance System (PGS) Signs

Frederick C. Dock, Director of Department of Transportation

4. CONCEPT DESIGN REVIEW

- A. 1727-1787 East Walnut Street** – New construction of a 128-units mixed used residential project with at grade and subterranean parking. **(Council District 2)**
Owner/Applicant: Amcal Equities, Inc. Architect: Withee Malcolm Architects, LLP

Environmental Determination

Find on November 18, 2013 the City Council approved a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project along with a Conditional Use Permit (#6036) to allow the construction of housing units (as part of a mixed-use project) on the CG-zoned portion of the site and a resolution to order the vacation of Meridith Avenue from East Walnut Street to the Northern terminus of site.

Finding for Removal of Specimen Trees and Replacement Trees

Acknowledge that two protected Camphor trees (dbh 20-inches and 28-inches) will be removed as part of this project and in conjunction with the finalization of the vacation of the northern terminus of Meridith Avenue.

Finding of Concept Design Review Approval

1. **Find** that the project complies with the Citywide Design Principles in the Land Use element of the General Plan, the Design Guidelines for Windows in Multi-unit Residential Projects and the Design Guidelines for the East Pasadena Specific Plan.
2. Based on these findings, **approve** the application for Concept Design Review with the understanding that the Design Commission shall conduct final design review to evaluate the overall progression of the design and conditions.

- B. 290 N. Wilson Avenue** – New construction of a 33-unit multi-family residential project located on five future lots **(Council District 5)**

Owner: Minasian Trust Applicant: The Olson Company Architect: William Hezmalhalch Architects

Environmental Determination

1. **Find** that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, 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. Acknowledge the completion of a traffic study for the project, which finds that traffic impacts will be less than significant (Department of Transportation acceptance letter and air quality analysis summary included in Attachment B).
3. **Find** that the building on the property does not meet the criteria for designation as a landmark, historic monument, or for listing in the California or National Registers.
4. **Conclude**, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings for Compliance with the Tree Protection Ordinance

1. **Acknowledge** that a tree inventory (Attachment C) identifies removal of three protected trees.

2. **Acknowledge** that the landscape plans document that the proposed on-site replacement trees (29 24-inch box and 12 36-inch box trees) will comply with the required replacement tree quantities and sizes.
3. **Find** that the removal of tree #s 1, 3 and 4 meets finding #6 of the Tree Protection Ordinance (§8.52.075.A P.M.C.): the project, as defined in Section 17.20.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines, as detailed in the report; and, therefore,
4. **Approve** the removal of three protected trees.

Findings for Concept 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;
2. **Find** that the proposed deviations from the multi-family residential development standards to locate above-ground parking within the front 60% of the lot and to exceed the maximum height on lots B and E are necessary to achieve a superior project design upon implementation of conditions of approval;
3. **Find** that the proposed deviations from the multi-family residential development standards to allow facades in excess of 60 feet in length and less than 50% main garden enclosure by buildings on lot B are necessary to preserve the existing house at 1065 Locust Street; and,
4. Based on these findings, **approve** the application for concept design review subject to conditions and recommendation.

5. COMMENTS AND REPORTS FROM STAFF

1. Design Commission composition as a result of the settlement in the case of the Pasadenans for a livable city & Pasadena Heritage vs. City of Pasadena (IDS Project)

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 12th day of December 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