

**AGENDA**  
**DESIGN COMMISSION**  
Tuesday, January 14, 2014

Special Public Meeting, 4:30 p.m.

A public meeting will be conducted to view the following site:

4:30 p.m. – 397 N. Catalina Ave.

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 – Continued from 12/17/2013 (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).
4. PRELIMINARY CONSULTATION
    - A. **397 N. Catalina Avenue (Council District 5)**  
New two-to-three-story, 9-unit multi-family residential project with partial subterranean parking including retention of a landmark-eligible house and 2 protected trees.  
Owner: Private Label Studio Inc.; Applicant/Architect: CTMAX

5. CONCEPT DESIGN REVIEW
  - A. **1727-1787 East Walnut Street (Council District 2)**  
Request to continue to a date to be determined  
New construction of a 128-units mixed-use residential project with at grade and subterranean parking.  
Owner/Applicant: Amcal Equities, Inc.; Architect: Withee Malcolm Architects, LLP

**6. FINAL DESIGN REVIEW**

**A. 135-145 S. Wilson Avenue (Council District 7)**

New 30-unit multi-family residential project with subterranean parking.

Owner: Balian Investments LLC; Applicant/Architect Boladarck + Cataldo Architects, Inc.

**Environmental Determination**

Find that the application for Final Design Review was subject to environmental review in the Categorical Exemption adopted by the Design Commission for Concept Design Review of this project on September 9, 2013, and that there are no changed circumstances or new information which would require further environmental review.

**Finding for Removal of Specimen Trees and Replacement Trees**

Acknowledge that the Design Commission approved the removal of one protected mature tree in conjunction with the approval of Concept Design Review for this project on September 9, 2012.

**Findings of Final Design Approval**

1. Find that the project complies with the conditions of Concept Design Review;
2. Find that the project **complies** with the Citywide Design Principles in the Land Use Element of the General Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts, and;
3. **Approve** the application for Final Design Review subject to the given **conditions**.

**7. COMMENTS AND REPORTS FROM STAFF**

**8. COMMENTS AND REPORTS FROM COMMISSION**

**9. COMMENTS AND REPORTS FROM COMMITTEES**

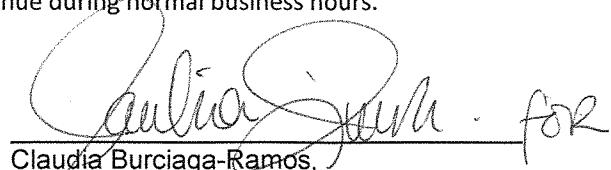
1. Urban Forestry Advisory Committee
2. Historic Preservation Commission
3. Planning Commission
4. Transportation Advisory Commission
5. Arts & Culture Commission
6. La Loma Bridge Ad-Hoc Committee
7. IDS Subcommittee
8. Preliminary Review/Matrix Update Subcommittee
9. 455 E. Washington Boulevard Subcommittee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

**10. 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 10th day of January 2014, 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