

**AGENDA
DESIGN COMMISSION
Tuesday, January 28, 2014**

**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. 50% ADVISORY REVIEW**
 - A. 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
- 4. CONCEPT DESIGN REVIEW**
 - A. 377-395 S Marengo Avenue (Evanston Inn)- (District 6)**

Environmental Determination

 1. **Affirm** the conclusions of the draft initial environmental study (Attachment C) that the proposed project will not create any significant adverse effects on the environment that cannot be mitigated to a level of insignificance.
 2. **Approve** a Mitigated Negative Declaration for the project; and
 3. Direct staff to **file a Notice of Determination** with the County Clerk upon final approval of this decision.

Findings for Compliance with the Tree Protection Ordinance

 1. Acknowledge that a **tree survey** (Attachment F) identifies removal of seven protected trees.
 2. Acknowledge that the **tree replacement** specifications in the tree replacement matrices in Attachment F document that the proposed on-site replacement trees (30 new trees from 15 gallon to 36-inch box sizes) will comply with the required replacement tree quantities and sizes.
 3. Find that the **removal of tree # 8, 9, 14, 15, 16, 17 and 18 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 seven 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, the Design Guidelines for Windows in Multi-Unit Residential Projects, the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts, and the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for rehabilitating Historic Buildings;
2. Find that the proposed **deviations from the multi-family residential development standards** (increase in overall height allowed, reduction in Main Garden area, reduction in total garden area, alternate shape for the Main Garden and placement of ancillary garden areas, the removal of the requirement to provide six tree wells in the Main Garden area, and the reduction of front yard setback for the new structure on the northern portion of the site on Marengo Avenue) are necessary for the preservation of the historic structures on the site (17.22.080.C.), and;
3. Based on these findings, **approve** the application for concept design review with the aforementioned waivers from the multi-family residential development standards, subject to conditions to be further reviewed at Final Design Review with the Design Commission.

5. COMMENTS AND REPORTS FROM STAFF

6. COMMENTS AND REPORTS FROM COMMISSION

7. COMMENTS AND REPORTS FROM COMMITTEES

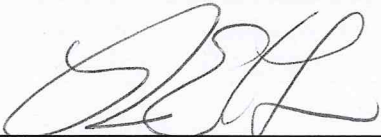
1. Urban Forestry Advisory Committee
2. Historic Preservation Commission
3. Planning Commission
4. Transportation Advisory Commission
5. Arts & Culture Commission
6. La Loma Bridge Ad-Hoc Committee
7. IDS Subcommittee
8. Matrix Update Subcommittee
9. 455 E. Washington Boulevard Subcommittee
10. Ambassador West Lot 9 Subcommittee
11. Westgate Block 2, Lots 1 & 2
12. 135-145 South Wilson Avenue

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 24th 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