

AGENDA
DESIGN COMMISSION
Tuesday, February 11, 2014

Special Public Meeting

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

4:45 pm - 25-77 West Walnut Street
5:15 pm - 550-566 East Colorado Blvd

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. **25-77 West Walnut Street (Council District 3)**
New construction of a five-story, mixed-use building consisting of 201 residential units with 10,000 square feet of commercial space along the ground floor. A total of 328 parking spaces are proposed within a ground level parking structure located behind the commercial space and one level of subterranean parking. The project requires the demolition of the existing (non-historic) structure located at 77 West Walnut Street. Applicant: Greystar Architect: Van Tilburg, Banvard & Soderbergh
 - B. **550-566 East Colorado Boulevard - Crown Medical Building (Council District 7)**
Construction of a five-story, 110,068-square-foot medical office building with commercial uses on the ground floor and subterranean parking. Owner/Applicant: Foremost Investments, LP Architect: KTG Group, Inc.
4. **50% ADVISORY REVIEW**
 - A. **290 North Wilson Avenue (Council District 5)**
Construction of a 33-unit multi-family residential project located on four future lots. Owner: Minasian Trust; Applicant: The Olson Company Architect: William Hezmalhalch Architects
5. **FINAL DESIGN REVIEW**
 - A. **167 East Walnut Street (Council District 3)**
New construction of a 100-unit (89,795 square foot), six-story multi-family development with three levels of parking for 128 cars on a vacant lot (50,372 square feet). Applicant: Walnut Marengo Investors, LLC Architect: Johannes Van Tilburg

Environmental Determination

1. Acknowledge that on June 6, 2012, the Zoning Hearing Officer approved a Variance to exceed the maximum height of 60'-0", a Minor Variance the maximum permitted setback of 10'-0" on Marengo Avenue, a Minor Variance to exceed the maximum permitted setback of 5'-0" on Walnut Street;
2. Find that a Mitigated Negative Declaration was adopted for this project by the Hearing Officer on June 6, 2012.

Finding for Removal of Specimen Trees and Replacement Trees

1. Acknowledge 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;
2. Approve the application for Final Design Review subject to the following conditions:

Conditions

1. Provide an updated final lighting plan and specifications for the color temperature of all exterior fixtures to ensure the building is not too brightly lit in the evening hours.
2. This project is subject to 50%, 75% and Final Construction (on-site) Inspection Points for review and approval of project progress by the Design and Historic Preservation Section Staff. On-site inspection points are created to ensure the project is built as indicated on all plans and that all details and specifications are as approved by the commission. Projects that do not receive on site approval during these phases of the construction process may be delayed in obtaining a Certificate of Occupancy from the Building Department until all architectural/design issues are resolved.

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

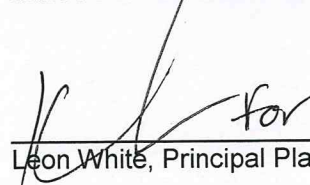
8. COMMENTS AND REPORTS FROM COMMITTEES

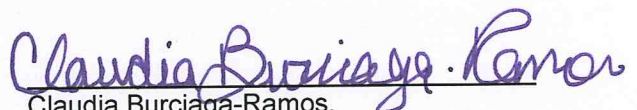
1. Urban Forestry Advisory Committee
2. Historic Preservation Commission
3. Planning Commission
4. Transportation Advisory Commission
5. Arts & Culture Commission
6. La Loma Bridge Ad-Hoc Committee
7. IDS Subcommittee
8. Preliminary Review/Matrix Update Subcommittee
9. 455 E. Washington Boulevard Subcommittee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

9. 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 6th day of February 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