

**AGENDA
DESIGN COMMISSION
TUESDAY, APRIL 8, 2014**

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

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

5:00 pm- 33 West Green Street

1. **ROLL CALL**
2. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
3. **CONCEPT DESIGN REVIEW**

A. 388 South Los Robles Avenue (Council 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.

(Case Planner: Kevin Johnson)

Owner: SLR Townhomes UC

Applicant/Architect: Sako Marcoosi

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.
3. **Find** that the buildings on the property do not meet the criteria for designation as a landmark, historic monument, or for listing in the California or National Registers.
4. **Conclude**, therefore, that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development)..

Findings for Compliance with the Tree Protection Ordinance

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

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; and
2. Based on these findings, **approve** the application for concept design review subject to conditions to be further reviewed during Final Design Review

4. PRELIMINARY CONSULTATION

A. 905 South Fair Oaks Avenue (Council District 6)

Construction of a new medical office building consisting of a 74,800 square foot (3-story) ambulatory surgery center, clinic and medical offices with underground parking for 234 vehicles. The proposed project requires the removal of two non-historic buildings. The project is located within the South Fair Oaks Specific Plan.

(Case Planner: Mark Odell)

Applicant: Shriner's Hospitals for Children

Architect: SRG Partnership, Inc.

B. 33 West Green Street (Council District 6)

Demolition of one existing building at 45 West Green Street and construction of a four-story mixed-use project with ground-level commercial space and nine residential units with subterranean parking for 17 cars. The project includes rehabilitation of and addition to the existing building at 33 West Green Street.

(Case Planner: Kevin Johnson)

Applicant & Architect: Moule & Polyzoides Architects and Urbanists

5. COMMENTS AND REPORTS FROM STAFF

6. COMMENTS AND REPORTS FROM COMMISSION

7. COMMENTS AND REPORTS FROM COMMITTEES

Urban Forestry Advisory Committee

1. Historic Preservation Commission
2. Planning Commission
3. Transportation Advisory Commission
4. Arts & Culture Commission
5. IDS Subcommittee
6. Preliminary Review/Matrix Update Subcommittee
7. Ambassador West Lot 9 Subcommittee
8. Westgate Block 2, Lots 1 & 2

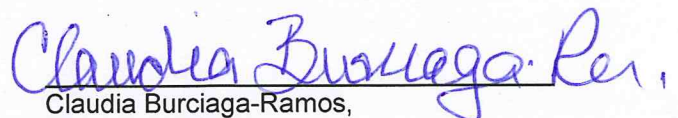
8. ADJOURNMENT

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 3rd day of April 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