

**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, MAY 13, 2014**

DESIGN COMMISSION

Ali Barar, Chair - At Large/District 6
Mic Hansen, Vice-Chair - Representative: Planning Commission
Robert Carpenter - At Large/District 1
Noam Maitless - At Large/District 4
Roberto Moreno - At Large/District 6
Andrea Rawlings - Representative: Historic Preservation Commission
Lyla White - Representative: Arts & Culture Commission
John Byram - At Large/District 7
Blair Miller - Representative TAC

STAFF

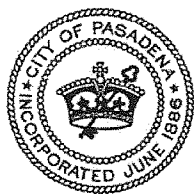
Leon White, Principal Planner
Mark Odell, Senior Planner
Kevin Johnson, Senior Planner
Jason Wasmund, Assistant Planner
Claudia Burciaga-Ramos, Recording Secretary

Any submitted documents will be made available for public review at the Permit Center, 175 North Garfield Avenue, between 9:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact Design & Historic Preservation at (626) 744-4009 for specific time and date of availability.

Design Commission meetings are held on the 2nd and 4th Tuesday of each month.

In compliance with the Americans with Disabilities Act of 1990, Listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 4009 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.

Agendas are also available on the internet:
<http://ww2.cityofpasadena.net/planning/meetings/notices.asp>



**AGENDA
DESIGN COMMISSION
TUESDAY, MAY 13, 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 - 300 West Green Street
(Meet at the corner of W. Green Street & S. St. John Avenue)**

1. ROLL CALL

2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

3. PRELIMINARY CONSULTATION

A. 300 West Green Street (Council District 6)

The proposed project entails the new construction of a three-to-five-story, 78-unit multi-family residential project with subterranean parking for 319 cars. This project will replace the 248-unit senior life/care facility that was previously approved on this site. The Ambassador West Administration Building will be demolished, as was previously approved and four new protected trees are proposed to be removed, with four others proposed to be relocated.

(Case Planner: Kevin Johnson)

Owner/Applicant: City Ventures

Architect: Lim Chang Rohling & Associates

4. APPEAL OF STAFF DECISION (MASTER SIGN PLAN)

A. 3280 East Foothill Boulevard (Council District 4)

The applicant, Kaiser Permanente, has appealed the February 18, 2014 staff decision for a Master Sign Plan. In its decision, staff partially approved the Master Sign Plan proposal for four of the six proposed signs. Staff granted approval authorizing the replacement of three freestanding signs along the property street frontages and a directional sign for the parking garage. Staff did not approve the placement of two wall signs along the east and west elevations of the parking garage. The applicant is appealing the staff decision to request from the Design Commission approval of all of the proposed signs in the original Master Sign Plan submittal.

(Case Planner: Robert Avila)

Appellant: Kaiser Permanente

5. FINAL DESIGN REVIEW

A. 132 North Euclid Avenue (All Saints Church) (Council District 3)

The proposed project requires the demolition of two non-historic structure and the new construction of four new buildings totaling approximately 51,000 square feet, with approximate heights from 35 and 60 feet. The new buildings, and a proposed subterranean parking structure, will be located on the northern portion of the site.

Environmental Determination

Find that a Master Development Plan and a Final Environmental Impact Report (FEIR) were adopted for this project by the City Council on April 16, 2012. The adopted Master Plan approved the following entitlements: a Conditional Use Permit for a restaurant with walk-up window, a Minor conditional use permit for shared parking, a Minor conditional use permit for commercial off-street parking, a Minor conditional use permit for tandem parking spaces, a Variance to provide more than the maximum allowed setback along Euclid Avenue, a Variance to provide more than the maximum allowed setback along Walnut Street, a Variance to allow a portion of a fence along Walnut Street to exceed the four foot height limit, a Minor variance for the construction of a columbarium within twenty feet of a property line, and a Variance to have two loading spaces on the street. The Master Plan also approved the demolition of specified non-historic buildings and the layout for the proposed additions to the campus;

Find that an Environmental Impact Report Addendum (September 4, 2013) for the previously certified Environmental Impact Report (April 16, 2012) was prepared in conjunction with Conditional Use Permit #6070 for modifications to the All Saints Church Master Development Plan and it was concluded that the revised project will not result in any impacts that were not previously analyzed and 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 there are no protected native, landmark or specimen trees on the site and that the Master Plan also approved the removal of 42 non-protected trees;

Approved Conditional Use Permit

Acknowledge that on September 4, 2013 Conditional Use Permit #6070 was approved by the Hearing Officer that allowed for modifications to the Master Development Plan for this site;

Findings of Final Design Approval

Find that the project complies with the Citywide Design Principles in the Land Use Element of the General Plan, the Central District Private Realm Design Guidelines and complies with the Secretary of Interior Standards and Guidelines and, therefore, is compatible with the adjacent historic buildings and the Civic Center Historic District.

Recommendation: Approval with Conditions

(Case Planner: Mark Odell)

Applicant: All Saints Church

Architect: Richard Meier & Partners Architects

B. 377-395 South Marengo Avenue (Evanston Inn) (Council District 6)

The project proposes the demolition of a rear building at the western edge of Evanston Place and two existing single-family residences at the northern edge of the site on South Marengo Avenue to allow the development of 14-new units and rehabilitation of the existing Evanston Inn into 10 residential units, over one level of semi-subterranean parking.

Environmental Determination

Find that on January 28, 2014 the Design Commission adopted a Mitigated Negative Declaration for this project and there are no changed circumstances or new information which would require further environmental review;

Findings for Compliance with the Tree Protection Ordinance

Find that the replacement of seven protected trees (# 8, 9, 14, 15, 16, 17 and 18) was approved for this project in conjunction with concept design review and the on-site replacement trees (32 new

trees from 15 gallon to 36-inch box sizes) complies with the required replacement tree quantities and sizes of the Tree Protection Ordinance (§8.52.075.A P.M.C.);

Findings for Final Design Approval

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, 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;

Find that the previously approved 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) were approved during concept design review and are necessary for the preservation of the historic structure on the site (17.22.080.C.);

Find that the project requires a waiver from the multi-family residential development standards in the Zoning Code, Section 17.22.080, A1, h, and 6 a(1), with respect to percentages of landscaped versus hardscaped areas for the Main Garden and the Ancillary Gardens and that this waiver is necessary in conjunction with the preservation of the historic structures on the site (17.22.080.C.).

Recommendation: Approval with Conditions

(Case Planner: Mark Odell)
Applicant: *Evanston Development, LLC*
Architect: *Killefer-Flamming Architects*

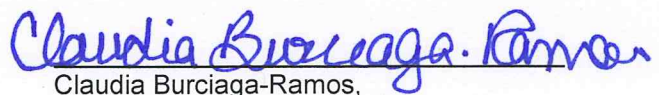
6. **COMMENTS AND REPORTS FROM STAFF**
7. **COMMENTS AND REPORTS FROM COMMISSION**
8. **COMMENTS AND REPORTS FROM COMMITTEES**
 1. **Urban Forestry Advisory Committee**
 2. **Historic Preservation Commission**
 3. **Planning Commission**
 4. **Transportation Advisory Commission**
 5. **Arts & Culture Commission**
 6. **IDS Subcommittee**
 7. **Preliminary Review/Matrix Update Subcommittee**
 8. **Ambassador West Lot 9 Subcommittee**
 9. **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 9th day of May 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,