

**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, MAY 27, 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

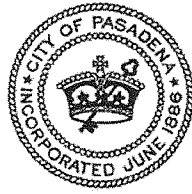
Leon White, Principal Planner
Mark Odell, Senior Planner
Kevin Johnson, Senior Planner
Jason Wasmund, Assistant Planner
Claudia Burciaga-Ramos, Recording Secretary

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 27, 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. ADVISORY REVIEW**

A. 2116 East Villa Street - Villa Esperanza Services Master Plan (Council District 2)

A campus-wide Master Plan for Villa Esperanza Services to upgrade and expand their existing facilities that includes the demolition of 12 structures and construction of three new buildings over a course of 15 years in three phases. The proposed project includes a Zoning Map Amendment to change the zoning of the project site from Commercial Limited (CL) and Multi-Family Residential - 16 units per acre (RM-16) to Public and Semi-Public (PS) zoning and a General Plan Amendment to change the land use designation from Neighborhood Commercial and Medium Density Residential (0-16 dwelling units/net acre) to Institutional.

(Case Planner: Ha Ly)

Applicant: Ali Barar, Gonzalez Goodale Architects

Architect: Ali Barar, Gonzalez Goodale Architects

4. CONCEPT DESIGN REVIEW

A. 270 North Los Robles Avenue (Council District 3)

Demolition of existing (non-historic) structures and the new construction of a 5-story (19,800 square foot) 18-unit residential complex over a subterranean parking structure with parking for 29 vehicles. The removal of two protected trees will also be required in conjunction with the development at this site and compliance with the City's Tree Ordinance will be required.

Recommendation:

Continue the application for Concept Design Review and, thereby, improve the project's consistency with the applicable design guidelines and previous comments from the Design Commission.

(Case Planner: Mark Odell)

Applicant: Weiswasser Trust

Architect: Marcoosi Architects, Inc.

B. 60, 70, 80 South Vinedo Avenue (Council District 4)

New construction of a one-to-three-story, 26-unit Mediterranean-revival courtyard-style residential complex with subterranean parking. The lot size of the proposed project is approximately 29,991 square feet and the structure will consist of approximately 37,941 square feet of habitable space. The project is replacing 15 existing housing units on three separate parcels which have been evaluated and are not historic.

Environmental Determination

Find that the project was subject to environmental review in the Categorical Exemption adopted by the Zoning Hearing Officer for Affordable Housing Concession Permit #11795 on May 21, 2014, and that there are no changed circumstances or new information which would require further environmental review.

Affordable Housing Concession Permit

Acknowledge that on May 21, 2014 Affordable Housing Concession Permit #11795 was approved by the Hearing Officer that allowed for modifications to the building height for this project and a density bonus was also approved at this time;

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that there are no protected native, landmark or specimen trees on the site proposed for removal.

Findings for Concept Design Approval

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;

Find that the proposed **deviation from the multi-family residential development standard** to increase the height of the structure in the front 60% of the site, pursuant to allowances in Section 17.28.050.D.1 of the Zoning Code, is necessary to achieve a superior architectural design.

Recommendation: Approval with conditions.

(Case Planner: Mark Odell)

Applicant: Infinity Real Estate Development, LLC

Architect: Gonzales-Goodale Architects

5. CONSOLIDATED DESIGN REVIEW

A. 155 North Lake Avenue - Bldg. ID signs (2) (Council District 3)

Continued from March 27, 2014 meeting

Consolidated Design Review to allow the installation of two building identification wall signs.

Environmental Determination

Find that the application is categorically exempt from the California Environmental Quality Act (CEQA) Class 11 (Section 15311: Accessory Structures) which includes the construction of signs to existing commercial, industrial, or institutional facilities.

Findings for Consolidated Design Review Approval

Find that the project, upon implementation of the conditions of approval, will comply with the Citywide Design Principles in the Land Use Elements of the General Plan, the Central District Design Guidelines, and the Design Guidelines for Signs.

Recommendation: Approval with conditions.

(Case Planner: Robert Avila)

Applicant: Sign Specialists Inc.

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

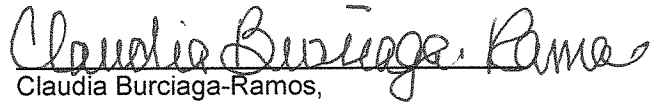
9. ADJOURNMENT

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 23rd 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,
Recording Secretary