

**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, JUNE 10, 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

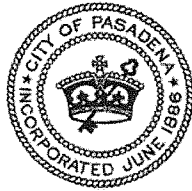
Leon White, Principal Planner
Mark Odell, Senior Planner
Kevin Johnson, Senior Planner
Jason Wasmund, Assistant Planner
Claudia Burciaga-Ramos, Recording Secretary

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, JUNE 10, 2014**

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

5:00 pm - 737 East Walnut Street

**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. **AMENDMENT TO MASTER STREET TREE PLAN**
 - A. **Master Street Tree Plan Amendment - Department of Public Works**
State Street between Pasadena Avenue and South Orange Grove Boulevard
(Case Planner: Darya Barar)
4. **PRELIMINARY CONSULTATION**
 - A. **2490 Mohawk Street, 105 South Altadena Drive - City of Gardens (Council District 4)**
An 18-unit multi-family residential project located in the RM-32 Zoning District with one level of subterranean parking with spaces for 34 vehicles. The site is currently developed with three existing (non-historic) residential buildings, all of which are proposed to be demolished.
(Case Planner: Mark Odell)
Applicant: Herald Investment, LLC
Architect: Gonzalez-Goodale Architects
 - B. **737 East Walnut Street (Council District 3)**
New construction of a five-story mixed-use project with 4,850 square feet of ground-floor commercial space and nine residential units. Subterranean and ground-level parking for 29 cars is also proposed.
(Case Planner: Kevin Johnson)
Applicant: 233 N. Hudson, LLC
Architect: Tim Barber, LTD
5. **FINAL DESIGN REVIEW**
 - A. **130-135 North Mar Vista Avenue (Council District 5)**
New construction of a one-to-three-story multi-family residential building (24 feet to 38 feet in height), containing 20 affordable housing units, on a vacant lot (20,723 square feet). Twenty-one parking spaces are proposed within an at grade parking structure. Concept Design Review was approved by the Design Commission March 25, 2014.

Environmental Determination

1. Find that the application for Final Design Review was subject to environmental review in the Categorical Exemption for the Affordable Housing Exemption (California Environmental Quality Act, Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Article 12, §15194) adopted by the Zoning Hearing Officer on December 18, 2013, and that there are no changed circumstances or new information which would require further environmental review.
2. Find that on December 18, 2013 the Zoning Hearing Officer approved the following Variances for this project:
 - A Variance to construct a new three-story multi-family residential structure containing 20-units and to provide a reduction to 21 covered surface parking spaces;
 - A Variance to provide a 6'-9" light and air separation between the proposed building and two existing minor windows (less than 16 square feet each) located on an existing structure on the property adjacent to the south;
 - A Variance to provide a 10'-0" light and air separation between the proposed structure and two existing major windows (16 square feet or larger) located on two existing structures on the property adjacent to the south;

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that the new development will not cause the removal of any protected native or specimen trees.

Findings for Final Design Approval

1. 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, and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts;
2. Find that the previously approved deviation from the multi-family residential development standards (an alternative landscape design, in accordance with §17.22.080 (A-h) P.M.C) was approved during concept design review;
3. Based on these findings, **approve** the application for final design review with conditions, which shall be submitted to staff for review and approval prior to issuance of a building permit:
(Case Planner: Mark Odell)
Applicant: National Community Renaissance - NCORE
Architect: Onyx Architects

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

- A. Appointment of Nominating Committee for FY2014-2015 Officers

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**

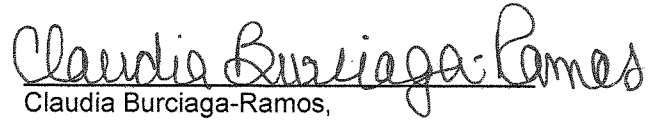
9. ADJOURNMENT

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 6th day of June 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