

**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, JUNE 24, 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 24, 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. CONSOLIDATED DESIGN REVIEW**

A. 55 South Lake Avenue (District 7)

Consolidated Design Review for the installation of one building identity wall sign.

Environmental Determination

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

Findings for Consolidated 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, the Central District Design Guidelines, and the Design Guidelines for Signs; and
2. Based on these findings, approve Submittal A subject to conditions.

(Case Planner: Robert Avila)

Applicant: Herald Investment, LLC

Architect: Gonzalez-Goodale Architects

4. CONCEPT DESIGN REVIEW

A. 2900 East Del Mar Boulevard (Las Encinas) (District 4)

Concept Design Review for a new 120-bed psychiatric hospital and detached parking structure.

Environmental Determination

Find that the application for Concept Design Review was subject to environmental review in the Environmental Impact Report adopted by the City Council for the Las Encinas Hospital Master Plan on September 21, 2009, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that the City Council approved the removal of 45 protected trees in conjunction with the approval of the Las Encinas Hospital Master Plan on September 21, 2009. For this specific phase of the master plan, the number of protected trees to be removed is unknown, but will be required to be clarified during Final Design Review. This review will ensure that the trees that will be removed for this phase of the project comply with the approved urban forestry plan for the campus, which was approved with the Master Plan.

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 Secretary of the Interior's Standards for Rehabilitation; and
2. Based on these findings, approve the application for concept design review subject to conditions to be further reviewed during 50% Advisory Review and Final Design Review.

(Case Planner: Kevin Johnson)
Applicant: Signature Health Care Services
Architect: Morse Boudreaux Architects

5. FINAL DESIGN REVIEW

A. 233 North Fair Oaks Avenue (Marriot Residence Inn) (District 3)

Final Design Review for a new 144-room extended -stay hotel

Environmental Determination

Find that the application for Final Design Review was subject to environmental review in the Environmental Impact Report certified by the Planning Commission for Conditional Use Permit #5601 on May 22, 2013, and that 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 trees on the project site.

Findings of Final Design Approval

1. Find that the project complies with the conditions of Concept Design Review;
2. Find that the project complies with the Citywide Design Principles in the Land Use Element of the General Plan and the Design Guidelines in the Central District Specific Plan, and;
3. Approve the application for Final Design Review subject to conditions, which shall be subject to staff review and approval prior to issuance of a building permit.

(Case Planner: Kevin Johnson)
Applicant: RD Olson Development
Architect: Gonzalez Goodale Architects

B. 290 North Wilson Avenue (District 5)

Final Design Review for 285 & 290 North Wilson Avenue, 1065 Locust Street and 273-295 Mar Vista Avenue for a 33-unit multi-family residential project on four future lots

Environmental Determination

Find that the application for Final Design Review was subject to environmental review in the Categorical Exemption adopted by the Design Commission in conjunction with its approval of an application for Concept Design Review on December 17, 2013, and that 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 the Design Commission approved the removal of three protected trees in conjunction with its approval of an application for Concept Design Review on December 17, 2013 and that landscape plans submitted for this review depict planting of replacement trees consistent with the adopted Tree Replacement Matrix.

Findings of Final Design Approval

1. Find that the project complies with the conditions of Concept Design Review;
2. Find that the project complies with the Citywide Design Principles in the Land Use Element of the General Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts,
3. Find that the proposed deviation from the multi-family residential development standards to allow a one-car garage and one uncovered parking space on lot A/B is necessary to preserve the existing house at 1065 Locust Street, and;
4. Approve the application for Final Design Review subject to conditions, which shall be subject to staff review and approval prior to issuance of a building permit.

(Case Planner: Kevin Johnson)
Applicant: *The Olson Company*
Architect: *William Hezmalhalch Architects*

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

- A. Election of 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**

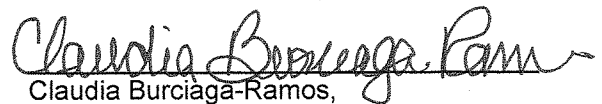
9. ADJOURNMENT

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 20th 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