

**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, JULY 22, 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, JULY 22, 2014**

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

4:45 p.m. - 123-133 Hurlbut Street

5:15 p.m. - 254 East Union 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. PRELIMINARY CONSULTATION

A. 254 E. Union Street (District 3)

New construction of a five-story mixed-use project with 2,500 square feet of ground-floor commercial space and 36 residential units with subterranean and ground-level parking for 134 cars (including replacement of 61 existing parking spaces) on a 21,780-square-foot lot.

(Case Planner: Kevin Johnson)

Applicant: 250 Union Partners, LLC

Architect: Ware Malcolm Architects

B. 123-133 Hurlbut Street (District 6)

New construction of a City of Gardens residential project located in the RM-32 (HL-1) Zoning District consisting of 29 residential units (two-story) with subterranean parking for 58 vehicles on a 29,365 square foot lot.

(Case Planner: Mark Odell)

Applicant: Balian Investments, Inc.

Architect: Tyler Gonzalez Architects, Inc.

4. CONCEPT DESIGN REVIEW

A. 33-45 W. Green Street (District 6)

Demolition of an existing building at 45 W. Green Street and construction of a new four-story mixed-use building including addition of three to four stories above the existing building at 33 W. Green Street and ground-level parking for nine cars on a 0.27-acre lot.

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.
3. Find that the building at 45 West Green Street is within the boundaries of the Old Pasadena Historic District, but is non-contributing to the district and find that the proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, as outlined in a report from Historic Resources Group that is included in Attachment C.

4. Conclude, therefore, that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects."

Findings for Compliance with the Tree Protection Ordinance

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

Findings for the Approval of Height Limit Exception through Height Averaging

1. Find that the height limits documented in the height averaging exhibit in the attached to the staff report apply to the finished rooflines of the building and that they comply with the regulatory provisions in the zoning code (§17.30.050). These provisions limit an increase in height (to 50 feet) over a maximum of 30% of the building footprint if a corresponding area is below the height limit (of 40 feet).
2. Find that the request for additional height complies with the findings for height averaging:
 - a. The additional height provides for a more sensitive transition to adjacent historic resources;
 - b. The additional height will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public;
 - c. The additional height will promote a superior design solution that enhances the property and its surroundings, without detrimental impacts on views and sight lines; and
 - d. The additional height is consistent with the objectives and policies of the Central District Specific Plan and the General Plan.
3. Based on these findings, approve the application for height averaging.

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 in the Central District Specific Plan; and
2. Based on these findings, approve the application for concept design review subject to conditions listed in the staff report to be further reviewed during Final Design Review

(Case Planner: Kevin Johnson)

Applicant: Green Mills LLC

Architect: Moule & Polyzoides, Architects and Urbanists

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

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

Continued from last meeting (July 8, 2014)

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 listed in the staff report to be further reviewed during 50% Advisory Review and Final Design Review.

(Case Planner: Kevin Johnson)

Applicant: Signature Health Care Services

Architect: Gregg Maedo & Associates

C. 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.

Continued from Design Commission Meeting on May 27, 2014.

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. COMMENTS AND REPORTS FROM STAFF

6. COMMENTS AND REPORTS FROM COMMISSION

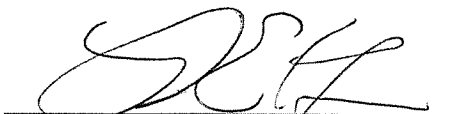
7. COMMENTS AND REPORTS FROM COMMITTEES

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

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 18th day of July 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