



**REVISED AGENDA  
SPECIAL DESIGN COMMISSION  
THURSDAY, DECEMBER 18, 2014  
6:00 P.M.**

**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. **APPROVAL OF AGENDA**
4. **INFORMATION ITEM**

- A. **2116 East Villa Street - Villa Esperanza Services Master Plan (Council District 2)**  
Update of design direction (applicant's request)

*Applicant / Architect: Ali Barar, Gonzalez Goodale Architects*

5. **APPLICATION FOR 50% ADVISORY REVIEW**

- A. **25 West Walnut Street — (Council District 3)**  
New construction of a mixed-use project consisting of approximately 10,000 square feet of ground-floor commercial space with 201 residential units. The project will be located on two parcels and includes surface level and subterranean parking for 389 cars.

*(Case Planner: Mark Odell)*

*Applicant / Architect: Greystar GP II, LLC/ Van Tilburg, Banvard & Soderbergh, AIA*

*Owner: Greystar GP II, LLC*

6. **CONCEPT DESIGN REVIEW**

- A. **2490 Mohawk Street - (Council District 4)**  
New construction of an 18-unit multi-family residential project located in the RM-32 Zoning District. The site is currently developed with three existing (non-historic) residential buildings, all of which are proposed to be demolished. All of the required parking for the project is proposed to be provided in one subterranean level with spaces for 33 vehicles. The preliminary architectural design of the project is contemporary with flat roofs with projecting balcony areas. The proposed building is located on the northwest corner of South Altadena Drive and Mohawk Street.

Environmental Determination

1. Find that the project is consistent with the General Plan designation and with the applicable zoning designation and regulations; and that the project site has no value as a habitat for endangered, rare 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 and acknowledges that the existing building on the property is not a designated or eligible historic resource.
3. Find that none of the buildings on the property meet the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers.
4. Find, 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

1. Acknowledge that the project proposal identifies seven protected palm trees (Trees #1, #8, #10, #12, #13, #14, and #15—Queen Palm and Mexican Fan Palm (*Syagrus romanzoffiana* and *Washingtonia robusta*) which are intended for removal;
2. Find that the project shall comply with the required replacement tree quantities and sizes, as the heights of these trees require mitigation, pursuant to the City's Tree Ordinance. A demonstration of said compliance shall be reviewed and approved during Final Design Review, as conditioned in this report.

#### Findings for Alternative Main Garden Design Proposal

1. Acknowledge that the landscaped courtyard element of this project is broken down into three components and deviates from the standard central rectangular garden court. The design allows for the establishment of a larger main garden area and two smaller ancillary garden components;
2. Acknowledge this alternative landscape design proposal is in accordance with §17.22.080 (2-24) P.M.C.: *"Minimum main garden dimensions: The main garden shall be a rectangular shape and shall have a minimum dimension of 20 feet in either direction. With approval through the design review process, an alternative shape for the main garden, private gardens, and ancillary gardens may be approved as long as the minimum total garden area and dimensions are met."*;
3. Approve the alternate central garden court design in conjunction with two ancillary gardens, because the total area complies with the minimum total garden area requirements in the Zoning Code and because it allows for a more creative site design interweaving the garden component of the project with the building program.

#### 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 for Neighborhood Commercial & Multi-Family Residential Districts;
2. Based on these findings, approve the application for concept design review subject to the conditions for further review during Final Design review.

(Case Planner: Mark Odell)

*Applicant / Architect: Herald Investment, LLC/Gonzalez Goodale Architects*

*Owner: Herald Investment, LLC*

#### **B. 123 Hurlbut Street (Council District 6)**

New construction of a two story, 29-unit multi-family residential project with one level of subterranean parking for 58 vehicles. The site is located in the RM-32 Zoning District at 123-135 Hurlbut Street. The proposed project requires the removal of the existing non-historic residential buildings.

#### Environmental Determination

1. Find that the project is consistent with the General Plan designation and with the applicable zoning designation and regulations; and that the project site has no value as a habitat for endangered, rare 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 and acknowledges that the existing building on the property is not a designated or eligible historic resource.
3. Find that none of the buildings on the property meet the criteria for designation as landmarks, Historic monuments, or for listing in the California or National Registers.
4. Find, 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

1. Acknowledge that the development will require the removal of four protected trees (Trees #9, #10, #13, and #14): three Chinese Elm (*Ulmus parvifolia*) specimen trees and a multi-trunk White Sapote (*Casima edulis*) with a diameter at breast height of over 19";
2. Find that the proposed on-site replacement trees (22 new 24-36-inch box trees) will comply with the required replacement tree quantities and sizes.

### Findings for Alternative Main Garden Design Proposal

1. Acknowledge that the landscaped courtyard element of this project is broken down into two components and deviates from the standard central rectangular garden court. The design allows for the establishment of a larger main garden area and a smaller ancillary garden component;
2. Acknowledge this alternative landscape design proposal is in accordance with §17.22.080 (2-24) P.M.C.: *“Minimum main garden dimensions: The main garden shall be a rectangular shape and shall have a minimum dimension of 20 feet in either direction. With approval through the design review process, an alternative shape for the main garden, private gardens, and ancillary gardens may be approved as long as the minimum total garden area and dimensions are met.”*;
3. Approve the alternate central garden court design in conjunction with an ancillary garden, because the total area complies with the minimum total garden area requirements in the Zoning Code and because it allows for a more creative site design interweaving the garden component of the project with the building program.

### Findings of Concept Design Approval

1. 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 & Multi-Family Residential Districts; and
2. Based on these findings, approve the application for Concept Design Review subject to conditions for further review during Final Design review.

(Case Planner: Mark Odell)

*Applicant / Architect: Balian Investments, Inc. / Tyler-Gonzalez Architects, Inc.*

Owner: Balian Investments, Inc

## **7. COMMENTS AND REPORTS FROM STAFF**

## **8. COMMENTS AND REPORTS FROM COMMISSION**

## **9. COMMENTS AND REPORTS FROM COMMITTEES**

1. **Urban Forestry Advisory Committee** - (Byram)
2. **Historic Preservation Commission** - (Rawlings)
3. **Planning Commission** - (Hansen)
4. **Transportation Advisory Commission** - (Miller)
5. **Arts & Culture Commission** - (Stern)
6. **IDS Subcommittee** - (Barar, Moreno, Maitless)
7. **Preliminary Review/Matrix Update Subcommittee** - (Barar, Loomis, Moreno, Miller)
8. **Ambassador West Lot 9 Subcommittee** - (Hansen, Moreno)
9. **Westgate Block 2, Lots 1 & 2** - (Loomis, Rawlings, Hansen)
10. **Rose Bowl Committee** - (Byram, Rawlings, Maitless)
11. **Walnut/Allen Subcommittee** - (Miller, Stern, Loomis)

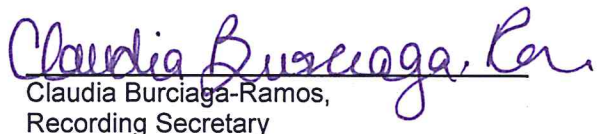
## **10. ADJOURNMENT**

### **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 16th day of December 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