



**AGENDA
DESIGN COMMISSION
TUESDAY, JANUARY 13, 2015**

Special Public Meeting

A public meeting will be conducted to view the following site:

4:00 p.m. - 245 South Los Robles Avenue
4:30 p.m. - 177 East Colorado Boulevard

**The special meeting will adjourn and reconvene at:
Regular Public Meeting - 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 MINUTES - October 28, 2014**
4. **APPROVAL OF AGENDA**
5. **PRELIMINARY CONSULTATION**

A. 245 South Los Robles Avenue (Council District 6)

The proposed project entails the new construction of a two-to-four-story, 55-unit residential project consisting of approximately 67,544 square feet with subterranean parking for 125 vehicles on a 50,229-square-foot parcel at 245 South Los Robles Avenue.

(Case Planner: Mark Odell)

Applicant/Architects: KW 245 Los Robles, LLC/ Van Tilburg, Banvard & Soderbergh, AIA

B. 177 East Colorado Boulevard (District 3)

The proposed project entails the new construction of a one-story, 6,500 square-foot commercial building with outdoor dining space totally approximately 2,500 square feet. The site is located at the northwest corner of East Colorado Boulevard and North Marengo Avenue and is currently an open air plaza space adjacent to a multi-story office tower. Six non-protected trees will be removed in conjunction with this development.

(Case Planner: Mark Odell)

Applicant/Architects: Arroyo Colorado LLC/ Gonzalez Goodale Architects

6. **CONCEPT DESIGN REVIEW**

A. 2460-2480 Oswego Street (Council District 4)

New one-to-three-story, 33 -unit residential project with subterranean parking. The property includes the retention of an eligible historic resource (residence) on site.

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 2480 Oswego Street is an eligible historic resource that will be retained and rehabilitated as part of the proposed project and, therefore, that the project will not result in any significant effects relating to cultural resources.
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

1. Acknowledge that a tree inventory (Attachment C) identifies removal of two protected trees (#10 and #17).
2. Acknowledge that the project arborist has submitted additional documentation regarding the two protected trees proposed to be removed indicating that they both have objective features that make them unsuitable for protection; and, therefore,
3. Find that the removal of tree #'s 10 and 17 meet finding #3 of the Tree Protection Ordinance (PMC §8.52.075.A): *there is an objective feature of the tree that makes the tree not suitable for the protections of this chapter*; and, therefore,
4. Approve the removal of two protected trees.

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. Find that the following proposed deviations from the multi-family residential development standards are necessary to preserve the existing house at 2480 Oswego Street and ensure architectural compatibility of the new project with the historic building:
 - a. Less than required separation between the historic house and the proposed building to the west of it,
 - b. Three-story buildings rather than two-story buildings at the rear of the site, which is greater than 160 feet in width,
 - c. 7.5% reduction in the required main garden area,
 - d. 3.2% reduction in the required total garden area,
 - e. Deeper than allowable visual opening to the main garden,
 - f. Wider than allowable enclosed encroachments into the main garden, and
 - g. Encroachments into the required third-floor setback from the main garden; and
3. Based on these findings, approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review.

(Case Planner: Kevin Johnson)

Applicant/Architect: Villas on Oswego LLC/Tyler Gonzalez Architects

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. **Ambassador West Lot 9 Subcommittee** - (Hansen, Moreno)
8. **Westgate Block 2, Lots 1 & 2** - (Loomis, Rawlings, Hansen)
9. **Rose Bowl Committee** - (Byram, Rawlings, Maitless)
10. **Walnut/Allen Subcommittee** - (Miller, Stern, Loomis)
11. **Design Commission Composition Subcommittee** - (Barar, Moreno, Loomis, Miller)

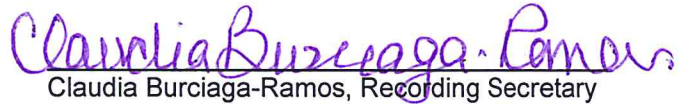
10. ADJOURNMENT

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 8th day of January 2015, 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