



**AGENDA
SPECIAL DESIGN COMMISSION
TUESDAY, FEBRUARY 03, 2015**

**Special Public Meeting - 6:00 p.m.
George Ellery Hale Building - Hearing Room
175 N. Garfield Avenue (Entrance on Ramona)**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPLICATION FOR 50% DESIGN REVIEW

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

Construction of a new 82,305-square-foot, 120-bed psychiatric hospital on the campus of Las Encinas Hospital. The project also involves relocation of a historic barn structure elsewhere on the campus and demolition of one contributing and nine non-contributing structures within the Southern California Sanitarium Historic District.

(Case Planner: Kevin Johnson)

Applicant: Signature Health Care Services

Architect: Gregg Maedo & Associates

4. PRELIMINARY CONSULTATION

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

The proposed project entails the new construction of a two-to-three-story independent-living building and a two-story assisted living/memory care building on the campus of Las Encinas Hospital. Subterranean parking for 92 cars and surface parking for 15 cars is also proposed.

(Case Planner: Kevin Johnson)

Applicant: Signature Health Care Services

Architect: Douglas Pancake Architects.

B. 950 South Raymond Avenue / 1700 Lida Street - Art Center Master Plan (District 6)

The proposed project is a Master Plan for the two campus sites (the Hillside and South Campus) for the Art Center. The Master Plan outlines immediate and long-term improvements to existing structures and new construction, including improved vehicular circulation with additional parking provided, as well as improvements to existing parking areas.

(Case Planner: Mark Odell)

Applicant: Art Center College of Design

Architects: Michael Maltzan Architecture

5. FINAL DESIGN REVIEW

A. 33-45 West Green Street (Council District 4)

Demolition of an existing building at 45 West 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 West Green Street.

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 Final Design Approval

1. Find that the project complies with the conditions of Concept Design Review;
2. Find that the project, upon implementation of the conditions of Final Design Review 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;
3. Based on these findings, 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 / Architect: Moule & Polyzoides


Owner: Green Mills LLC

6. 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 30th 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