



**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, MARCH 10, 2015**

DESIGN COMMISSION

Ali Barar, Chair - At Large/District 6
Mic Hansen, Vice-Chair - Representative: Planning Commission
Noam Maitless - At Large/District 4
Roberto Moreno - At Large/District 6
Alan Loomis - At Large/District 1
Andrea Rawlings - Representative: Historic Preservation Commission
John Byram - At Large/District 7
Blair Miller - Representative TAC
Meriel Stern - Arts & Culture Commission

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>*



**DESIGN COMMISSION
TUESDAY, MARCH 10, 2015**

**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** - November 11, 2014
4. **APPROVAL OF AGENDA**
5. **OLD BUSINESS**
 - A. **General Plan Update Summary**
Summary of comments from Design Commission hearing on February 24, 2015
(Case Planner: Vicrim Chima)
 - B. **Rose Bowl Improvement Project (Gate A Forecourt)**
Discussion regarding Rose Bowl subcommittee site visit observations and direction for issue resolution
(Case Planner: Mark Odell)
6. **CONCEPT DESIGN REVIEW**
 - A. **260-400 East Colorado Boulevard - Paseo Colorado, former Macy's site (Council District 6)**
An application for Concept Design Review for the redevelopment of the former Macy's portion of the Paseo Colorado shopping center, located on the south side of East Colorado Boulevard between Marengo Avenue and Los Robles Avenue. The project would demolish the existing 158,879-square-foot vacant Macy's building, and adjacent street-front tenant spaces along East Colorado Boulevard and, in their place, develop a Hyatt Place hotel and new six-story mixed-use residential and commercial building. The Paseo's central pedestrian mall would also be extended east from its current terminus on the west side of the former Macy's to connect to the east end of the site at South Los Robles Avenue.

Environmental Determination
 1. Find that the application for Concept Design Review was subject to environmental review in the Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program adopted by the City Council for the Conditional Use Permit #6072 on November 17, 2014, and that there are no changed circumstances or new information which would require further environmental review.
Findings for Compliance with the Tree Protection Ordinance
 1. Acknowledge that there are no protected trees on the project site that are planned for removal in conjunction with this proposal.

Findings for the Approval of Height Limit Exception through Height Averaging

1. Find that the height limits documented in the height averaging exhibit in Attachment A 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 90 feet) over a maximum of 30% of the building footprint if a corresponding area is below the height limit (of 75 feet).

2. Find that the request for additional height complies with the findings for height averaging:
 - The additional height provides for a more interesting skyline;
 - 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;
 - 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
 - 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 to be further reviewed during Final Design Review.

(Case Planner: Mark Odell)

Applicant/Architect: DLR Group/Gonzalez Goodale Architects

B. 177 East Colorado Boulevard - Flemings Restaurant (Council District 3)

An application for Concept Design Review for the new construction of a one-story, 6,500 square-foot commercial building with outdoor dining space totaling 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.

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. 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 no protected trees are proposed for removal in conjunction with this project.

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 to be further reviewed during Final Design Review.

(Case Planner: Mark Odell)

Applicants/Architect: Arroyo Colorado, LLC/Gonzalez Goodale Architects

7. FINAL DESIGN REVIEW

C. 550-556 East Colorado Boulevard - Crown City Medical Office Building (Council District 7)

An application for Final Design Review for the construction of a five-story, 112,252 square foot medical office building with subterranean parking.

Environmental Determination

1. Find that the application for Final Design Review was subject to environmental review in the Environmental Impact Report adopted by the City Council for the Conditional Use Permit #5407 on July 24, 2013, 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 there are no protected trees on the project site.

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 in the Central District Specific Plan;
3. Based on these findings, approve the application for Final Design Review subject to the following conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

(Case Planner: Kevin Johnson)

Applicants/ Architect: Foremost Investment

Owner: WATG

B. 300 West Green Street - Ambassador West (Council District 6)

Final Design Review for the new construction of a four-to-five-story, 78-unit residential project with subterranean parking.

Environmental Determination

1. Find that the application for Final Design Review was subject to environmental review in the Environmental Impact Report Addendum adopted by the Zoning Hearing Officer for Relinquishment of Conditional Use Permit #4653, Minor Variance #11791 and Certificate of Exception #331 on May 7, 2014, and that there are no changed circumstances or new information which would require further environmental review.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that the Zoning Hearing Officer approved modifications to the Ambassador West Urban Forestry Plan to allow removal of four protected trees previously proposed for retention or relocation on-site as well as relocation of four protected trees that were previously proposed for retention on-site.
2. Find that the submitted plans do not currently depict consistency with the modified Urban Forestry Plan approved by the Zoning Hearing Officer, but that revised plans will be required as a condition of approval to depict compliance with the Urban Forestry Plan.
3. Find that, as a condition of approval, any additional protected trees proposed to be removed will require submittal of applications for Private Tree 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, the Design Guidelines in the West Gateway Specific 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)

Applicants/ Architect: City Ventures/Liurchang Rohlig & Associates

8. COMMENTS AND REPORTS FROM STAFF

9. COMMENTS AND REPORTS FROM COMMISSION

10. 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, Barar)**
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. **Preliminary Review/Matrix Update Subcommittee - (Barar, Byram, Loomis, Miller)**
12. **Design Commission Composition Subcommittee - (Barar, Byram, Hansen, Stern)**

11. 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 5th day of March 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