



**AGENDA
DESIGN COMMISSION MEETING
TUESDAY, MAY 26, 2015**

DESIGN COMMISSION

Ali Barar, Chair - At Large/District 6
Mic Hansen, Vice-Chair - Representative: Planning Commission
Noam Maitless - At Large/District 4
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, MAY 26, 2015
Regular Public Meeting at 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 25, 2014
 - December 9, 2014
 - February 3, 2015
 - May 12, 2015
4. APPROVAL OF AGENDA
5. FINAL DESIGN REVIEW

A. 123 Hurlbut Avenue (Council District 6)

New construction of a 25-unit multi-family project (City of Gardens) with subterranean parking

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 buildings on the property are not a designated or eligible historic resource.
3. 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 removal of four protected trees was approved in conjunction with Concept Design Review (Trees #7, #8, #9, and #10): three Chinese Elm (*Ulmus parvifolia*) specimen trees and a multi-trunk White Sapote (*Casima edulis*) with a diameter at breast height of over 19". In addition, Tree #6 (Mexican Fan Palm with a height of 55 feet) will also require removal and mitigation, as required by the Tree Ordinance;
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 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 the following conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

*(Case Planner: Mark Odell)
Owner/Applicant: Balian Investments, Inc.*

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

8. 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, Maitless)
7. Ambassador West Lot 9 Subcommittee - (Hansen)
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. Concept Design Review Application Subcommittee - (Barar, Byram, Loomis, Miller)
12. Design Commission Composition Subcommittee - (Barar, Byram, Hansen, Stern)
13. Design Commission Officers Nominating Subcommittee - (Rawlings, Miller, Barar)

9. 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 22nd day of May 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