

SPECIAL MEETING

AGENDA DESIGN COMMISSION MEETING TUESDAY JULY 2, 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 – At Large/ District 6
John Byram - At Large/District 7
Blair Miller – Representative, Transportation Advisory Commission (TAC)
Meriel Stern – Representative, Arts & Culture Commission
Gary Floyd - Historic Preservation Commission

STAFF

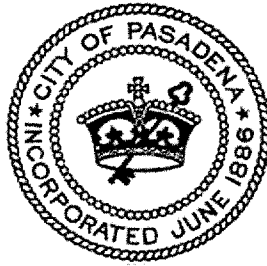
Leon White, Principal Planner
Mark Odell, Senior Planner
Kevin Johnson, Senior Planner
Amanda Landry, Planner
Jason Wasmund, Assistant Planner
Claudia Burciaga-Ramos, Recording Secretary

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>*



SPECIAL

Design Commission
Tuesday, July 7, 2015
Public Meeting at 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. INFORMATION ITEM

A. 240-400 E. Colorado Blvd. (Paseo Colorado, Block D) (Council District 6)

Applicant is presenting a proposed design solution for the ground floor of the tenant space at the southwest corner of Los Robles Ave. and Colorado Blvd.. The presentation will include images of the proposal along with images of buildings illustrating a similar design solution.

(Case Planner: Mark Odell)

Owner/Applicant: DLR Group / Gonzalez Goodale Architects

4. CONCEPT DESIGN REVIEW (PUBLIC HEARING)

A. 240-400 E. Colorado Blvd. (Paseo Colorado) (Council District 6) - Continued from June 9, 2015

New tenant improvement criteria manual and architectural modifications to the existing retail complex, including new landscaping and paving.

Environmental Determination

Finds that the application is categorically exempt from the California Environmental Quality Act (CEQA) Class 1 (§15301: Existing Facilities). Class 1 includes the minor alteration of existing public or private structures and/or facilities involving negligible or no expansion of use.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that there are no protected trees on the project site that are planned for removal in conjunction with this proposal.

Findings for Concept Design Approval

Find that the project requires further additional study to comply with the Citywide Design Principles in the Land Use Element of the General Plan, the Design Guidelines for Signs and the Design Guidelines in the Central District Specific Plan; and

Based on these findings, continue the application for Concept Design Review to study the following central issues and for the design team to respond more comprehensively to the earlier comments raised by the Design Commission at the June 9, 2015 hearing

(Case Planner: Mark Odell)

Owner/Applicant: Paseo Colorado Holdings, LLC/DLR Group

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

A new 55-unit multi-family residential project 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 is located on an urban site and has no value as a habitat for endangered, rare or threatened species, and can be served by utilities and public services.
2. Find that an Air Quality Technical Report was conducted in March 2015, which found that the proposed use will have either less than significant impact or no impact on short-term and long-term air quality. The amount of grading and use of machinery required to construct the project have been determined to have no air quality impacts beyond a level of significance.
 - a. Find that a Noise Technical Report was conducted in March, 2015 which found that the project would have no significant noise impact. Noise generated by the proposed facility would include vehicle noises, human voices, and other urban environment sounds. Such noise is consistent with the existing setting and substantially similar in both type and magnitude to the noises generated by existing onsite and surrounding land uses
3. Find that approval of the project will not result in any significant effects relating to water quality, as the project is consistent with the uses and intensities of development permitted by the General Plan and Zoning Code. The project would not be a point-source generator of water pollutants. Furthermore, any water pollutants that could result from the project (e.g., typical urban stormwater pollutants, such as vehicle fluids, trash, sediment, etc.) are substantially similar in both type and magnitude to the water pollutants that are currently generated onsite and in the surrounding urbanized area. Such pollutants are controlled by existing Clean Water Act requirements, and the project would not cause any significant water quality effects.
4. Find that a traffic analysis was conducted in December, 2014 which determined that there will be no project-related traffic impacts beyond a level of significance.
5. Find that the project site is a surface parking lot and will not require the demolition of any structures which would meet the criteria for designation as landmarks, historic monuments, or for listing in the California or National Registers.
6. Find, therefore, that the project is categorically exempt from the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3, Article 19, Class 3, §15332, In-Fill Development).

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that the development will require the removal of one protected tree (Tree #9 – *Ulmus pumila* (Siberian Elm at 20-inch d.b.h.);
2. Find that the proposed on-site replacement trees (eight 24-inch box trees) will comply with the required replacement tree quantities and sizes, as required by the City's Tree Ordinance.

Findings for Alternative Main Garden Design Proposal

1. Acknowledge that the landscaped courtyard element of this project is broken down into five 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 the proposed 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 the Approval of Height Limit Exception through Height Averaging

1. Find that the height limits documented in the height averaging exhibit in Attachment B 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 45 feet) over a maximum of 30% of the building footprint if a corresponding area is below the height limit (of 40 feet).

2. Find that the request for additional height complies with the findings for height averaging:
 - a. The additional height provides for a more sensitive transition to adjacent historic resources;
 - b. 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;
 - c. 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
 - d. 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 complies 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
Based on these findings, approve the application for Concept Design Review subject to condition for further review during Final Design review.

(Case Planner: Mark Odell)

Owner/Applicant: KW 245 Los Robles Avenue, LLC

5. FINAL DESIGN REVIEW

A. 25 West Walnut Street (Council District 3)

A new 201-unit mixed-use residential project with at grade and subterranean parking.

Environmental Determination

1. Find that, on August 12, 2014, the Design Commission adopted a Notice Of Exemption for the project pursuant to State CEQA Guidelines Section §15332, (Class 32) "in-fill development projects," that final design review is a subsequent step in the project approval process, and there is no new information or changed circumstances that would warrant further environmental review.

Finding for Removal of Specimen Trees and Replacement Trees

1. Acknowledge that there are no protected trees planned for removal in conjunction with this project.

Findings of Final Design Approval

1. Find that the project complies with the conditions of approval from Concept Design Review.
2. Find that the project, upon implementation of the conditions of approval, will comply with the Central District Design Guidelines, the Citywide Design Principles in the Land Use Element of the General Plan and the Design Guidelines for Windows in Multi-unit Residential Projects;
3. Based on these findings, approve the application for final design review subject to the following conditions to be further reviewed by staff in advance of obtaining a building permit:

(Case Planner: Mark Odell)

Owner/Applicant: Greystar GP II, LLC

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

A. Appointment of Fiscal Year 2015-2016 Officers

8. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Byram)
2. **Historic Preservation Commission** – (Floyd)
3. **Planning Commission** - (Hansen)
4. **Transportation Advisory Commission** - (Miller)
5. **Arts & Culture Commission** - (Stern)
6. **IDS Subcommittee** - (Barar, Maitless)
7. **Rose Bowl Committee** - (Byram, Rawlings, Maitless)
8. **Walnut/Allen Subcommittee** - (Miller, Stern, Loomis)
9. **Concept Design Review Application Subcommittee** - (Barar, Byram, Loomis, Miller)
10. **Design Commission Composition Subcommittee** - (Barar, Byram, Hansen, Stern)

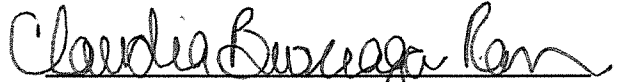
10. ADJOURNMENT

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 2nd day of July 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