

**SPECIAL NOTICE OF
DESIGN COMMISSION MEETING
TUESDAY NOVEMBER 24, 2015**

DESIGN COMMISSION

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

STAFF

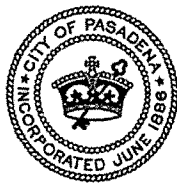
Leon White, Principal Planner
Mark Odell, Senior Planner
Kevin Johnson, Senior Planner
Vicrim Chima, Associate Planner
Amanda Landry, Planner
Jason Wasmund, Assistant Planner
Claudia Burciaga-Ramos, Recording Secretary

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 Meeting
Design Commission
Tuesday, November 24, 2015 at 6:00 p.m.**

The public meeting will be conducted to view the following sites:

4:30 p.m. - 960 E. Green Street
5:00 p.m. - 180 S. Euclid Avenue

**The special meeting will adjourn and reconvene at:
Special Public Meeting - 6:00 p.m.
City Hall
100 North Garfield Avenue, Basement Training Room S018
Pasadena, CA 91101**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES** - November 10, 2015
3. **APPROVAL OF AGENDA**
4. **INFORMATION ITEM**
 - A. **Design Commission purview and Zoning entitlements**
Theresa Fuentes, City Attorney
5. **ADVISORY REVIEW**
 - A. **Lower Arroyo Seco Archery Range - Review of Lower Arroyo Seco Trail ledge - Natural Barrier**
(Loren Pluth, Public Works)
6. **PRELIMINARY CONSULTATION**
 - A. **960 East Green Street - (Council District 7)**

This proposal is for the modification and expansion of the existing office complex to provide both residential and commercial space and the new construction of a five-story mixed-use project consisting of approximately 138,000 square feet of interior space with 15,000 square feet of commercial space. The project site is located on the south side of East Greet Street, between South Mentor Avenue and South Catalina Avenue. The new portion of the development will be constructed on the existing surface parking lots and behind the historic resources on the site. The existing buildings at 960 East Green Street are eligible for historic designation as a component of the Green Street Village Landmark District.

(Case Planner: Mark Odell)
Owner/Applicant: American General Design
7. **CONCEPT DESIGN REVIEW**
 - A. **254 East Union Street - (Council District 3)**

New construction of a mixed-use project with ground-level and subterranean parking.
Environmental Determination
Find that the application for Concept Design Review was subject to environmental review in the Mitigated Negative Declaration adopted by the Zoning Hearing Office for Variance #11810 on

September 2, 2015, 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 the Zoning Hearing Officer approved the removal of two protected trees in conjunction with the approval of Variance #11810 on September 2, 2015.

Findings for Concept Design Approval

1. Find that the project, upon implementation of the conditions of approval, will comply with 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: Kevin Johnson)

Owner/Applicant: 225 Colorado Partners, LLC/250 Union Partners, LLC

8. CONSOLIDATED DESIGN REVIEW

A. 180 South Euclid Avenue (Council District 6)

Demolition of a potentially historic structure

Environmental Determination

If the Design Commission finds the building to be a historic resource, find that demolition of the house would require preparation of an Environmental Impact Report in conjunction with entitlements needed for a future development project on the site.

If the Design Commission determines that the building is not a historic resource, find that the demolition would be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 1, Class 1 §15301, Existing Facilities). This exemption applies to demolition of up to three single-family residences or small commercial structures in urbanized areas.

Findings for Compliance with the Tree Protection Ordinance

Acknowledge that no protected trees are proposed to be removed in conjunction with this application.

Findings for Consolidated Design Review

1. Find that the project is inconsistent with the purposes of design review and the Design Guidelines in the Central District Specific Plan;
2. Find that the project will cause a significant adverse effect as defined in the State CEQA guidelines; and
3. Based on these findings, disapprove the application for consolidated design review to demolish the house at 180 South Euclid Avenue.

(Case Planner: Kevin Johnson)

Owner/Applicant: Balian Investments, LLC

9. COMMENTS AND REPORTS FROM STAFF

10. COMMENTS AND REPORTS FROM COMMISSION

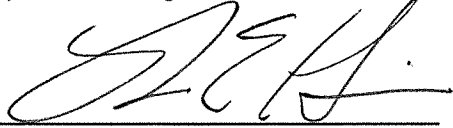
11. COMMENTS AND REPORTS FROM COMMITTEES

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. **Rose Bowl Subcommittee** - (Byram, Rawlings, Maitless)
7. **Walnut/Allen Subcommittee** - (Miller, Stern, Loomis)
8. **Concept Design Review Application Subcommittee** - (Barar, Byram, Loomis, Miller)
9. **Paseo Colorado Subcommittee** - (Hansen, Byram, Miller)
10. **Las Encinas Subcommittee** - (Maitless, Floyd, Rawlings)

12. 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 20th day of November 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://ww5.cityofpasadena.net/commissions/design-commission/> 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