

**NOTICE OF SPECIAL  
DESIGN COMMISSION MEETING  
TUESDAY DECEMBER 22, 2015**

**DESIGN COMMISSION**

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

**STAFF**

Leon White, Principal Planner  
Mark Odell, Senior Planner  
Kevin Johnson, Senior Planner  
Amanda Landry, Planner  
Vicrim Chima, 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 2<sup>nd</sup> and 4<sup>th</sup> 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://ww5.cityofpasadena.net/commissions/design-commission/>*



**Special Meeting  
Design Commission  
Tuesday, December 22, 2015 at 6:00 p.m.**

**City Hall  
100 North Garfield Avenue, Basement Training Room S018  
Pasadena, CA 91101**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES - July 7, 2015**
3. **APPROVAL OF AGENDA**
4. **PRELIMINARY CONSULTATION**

**A. 530 Union Street - (Council District 3)**

The project proposes the construction of three new structures with circulation and open space on multiple parcels of land. The development includes 186 new residential units with 7,361 square feet of commercial space. The project would also require the demolition of one non-historic structure located at the southeast corner of East Union Street and North Oakland Avenue. The development site is located along East Union Street and extends to North Oakland Avenue and North Madison Avenue.

*Staff: Mark Odell*

*Owner/Applicant: Mill Creek Development Company, LLC*

5. **CONCEPT DESIGN REVIEW**

**A. 254 East Union Street - (Council District 3) Continuance from December 8, 2015 meeting.**

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.

*Staff: Kevin Johnson*

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

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

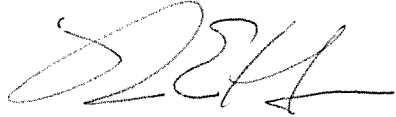
8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Byram)
2. Historic Preservation Commission – (Floyd)
3. Planning Commission - (Hansen)
4. Transportation Advisory Commission - (Miller)
5. Arts & Culture Commission - (Stern)
6. Rose Bowl Subcommittee - (Byram, Rawlings, Maitless)
7. Concept Design Review Application Subcommittee - (Barar, Byram, Loomis, Miller)
8. Paseo Colorado Subcommittee - (Hansen, Byram, Miller)
9. Las Encinas Subcommittee - (Maitless, Floyd, Rawlings)

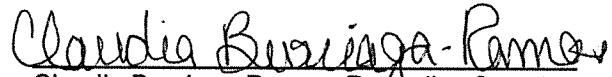
9. ADJOURNMENT

**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 18th day of December 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