

**NOTICE OF SPECIAL  
DESIGN COMMISSION MEETING  
TUESDAY JANUARY 26, 2016**

**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://www5.cityofpasadena.net/commissions/design-commission/>*



**Special Meeting  
Design Commission  
Tuesday, January 26, 2016 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 14, 2015 and July 28, 2015
- 3. APPROVAL OF AGENDA**
- 4. CONCEPT DESIGN REVIEW**

**A. 100 West Walnut Street (Council District 3) - Continued from January 12, 2016**

Development of a mixed-use project consisting of approximately 210,000 sf of office space, approximately 17,500 sf of commercial space and up to 475 residential units. The project also includes a subterranean parking structure with spaces for approximately 431 vehicles and a request to remove 11 protected trees.

Environmental Determination

Find that the application was subject to environmental review in the Environmental Impact Report certified by the City Council for the 100 West Walnut Development 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

1. Acknowledge that a tree inventory (Attachment A) identifies removal of 11 protected trees (7 specimen trees and 4 mature trees).
2. Find that the removal of 11 trees meet finding #4 of the Tree Protection Ordinance (PMC §8.52.075.A): *there is a substantial hardship to the property owner in the enjoyment and use of the real property if the injury or removal of the private trees is not permitted*; and, therefore,
3. Approve the removal of 11 protected trees.

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: PPF OFF 100 West Walnut, LP  
Applicant: LPC West, LLC*

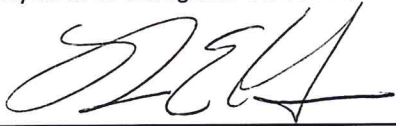
- 5. COMMENTS AND REPORTS FROM STAFF**
- 6. COMMENTS AND REPORTS FROM COMMISSION**
- 7. COMMENTS AND REPORTS FROM COMMITTEES**

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. **Las Encinas Subcommittee** - (Maitless, Floyd, Rawlings)

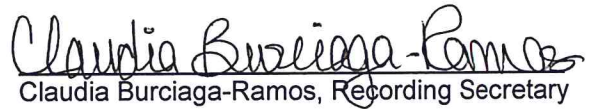
## 8. ADJOURNMENT

### 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 January 2016, 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  
Claudia Burciaga-Ramos, Recording Secretary