

**NOTICE OF  
DESIGN COMMISSION MEETING  
TUESDAY JULY 26, 2016**

**DESIGN COMMISSION**

Alan Loomis, Chair	At Large/District 1
Blair Miller, Vice-Chair	Rep., Transportation Advisory Commission (TAC)
Noam Maitless	At Large/District 4
Gary Floyd	Rep., Historic Preservation Commission
Jose Noel Toro	At Large/District 5
Patricia Keane	Rep., Planning Commission
Andrea Rawlings	At Large/District 6
Vacant	At Large/District 7
Meriel Stern	Rep., Arts & Culture Commission

**STAFF**

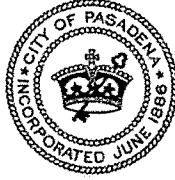
Leon White, Principal Planner  
Kevin Johnson, Senior Planner  
Amanda Landry, Planner  
Vicrim Chima, Planner  
Jason Wasmund, Assistant Planner  
Claudia Burciaga-Ramos, Recording Secretary

*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) 744-4009 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/>*



**Design Commission**  
**Tuesday July 26, 2016 at 6:00 p.m.**

**Special Meeting**  
**A special meeting will be conducted to view the following sites:**

5:15 pm - 973 E. Del Mar Blvd.

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

1. **ROLL CALL**
2. **APPROVAL OF MINUTES - April 26, 2016**
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF AGENDA**
5. **PRELIMINARY CONSULTATION**

**A. 973 East Del Mar Boulevard (Council District 7)**

This proposal is for the construction of a new three-story, 13-unit multi-family residential project at 973 E. Del Mar Boulevard. The site is on the north side of East Del Mar Boulevard between South Mentor and Catalina Avenues. The site is currently developed with an altered bungalow court, built in 1916, that has been determined ineligible for historic designation. Surrounding properties are all developed with multi-family residences with the exception of two properties on the east side of South Catalina Avenue which are developed with single-family residences. The site is in close proximity to the South Lake Avenue business district to the west and the California Institute of Technology to the southeast.

*(Case Planner: Kevin Johnson)*  
*Owner: 973 Del Mar, LLC*  
*Applicant: Odyssey Development Services*  
*Architect: Tyler Gonzalez Architects, Inc.*

**6. CONCEPT DESIGN REVIEW**

**A. 715-725 South Marengo Avenue (Council District 6)**

This proposal is for the construction of a new 12-unit residential project with subterranean parking for 25 vehicles. The project also includes the demolition of two residential buildings and a garage and, the removal of five protected trees.

Environmental Determination:

1. Find that the proposed project is consistent with the General Plan designation, with the General Plan goals and policies for the site, and with the applicable zoning designation and regulations; and that the project site has no value as habitat for endangered 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. Acknowledge that a traffic study is not required for this project (Department of Transportation acceptance letter included in Attachment C).

3. Find that the buildings on the property do not meet the criteria for designation as a landmark, historic monument, or for listing in the California or National Registers.
4. Conclude, therefore, that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code Section 21080(b)(9); Administrative Code, Title 14, Chapter 3, Section 15332, Class 32, In-Fill Development).

Findings for Compliance with the Tree Protection Ordinance:

1. Acknowledges that a tree inventory and survey has been provided for the project site that identifies the removal of five protected trees, and that applications for tree removal permits have been submitted for the five trees (tree #'s 7, 11, 12, 14, 29).
2. Acknowledges that the project arborist has submitted documentation regarding the five private protected trees proposed to be removed indicating that they have objective features that make them unsuitable for protection
3. Acknowledges that the city's independent arborist has peer reviewed the submitted documentation and physically inspected the five trees in question and determined that only one of them (tree #29) has objective features that make it unsuitable for protection.
4. Find that the removal of tree #29 meets finding #3 of the Tree Protection Ordinance (PMC Section 8.52.075.A): *There is an objective feature of the tree that makes the tree not suitable for the protections of this chapter.*
5. Find that the removal of tree #'s 7, 11, 12, and 14 meets finding #6 of the Tree Protection Ordinance (PMC Section 8.52.075.A): *The project, as defined in Section 17.20.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines, as detailed in the report.*
6. Approve the removal of five protected trees (tree #'s 7, 11, 12, 14, 29).

Findings for Concept Design Approval:

1. Find that the project, upon implementation of the conditions of approval, will comply with the purposes of design review and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts;
2. Find that the following proposed deviations from the multi-family residential development standards are necessary to ensure architectural compatibility of the new project with the surrounding context and achieve a superior design:
  - a. Increase the height in the front 60 % of the site from the maximum height of 24'0" permitted by-right, to a maximum height of 32'0", which may be allowed through the Design Review process;
  - b. Allow for a non-rectangular garden design; and
  - c. Reduce the height of the entryway canopy from the required 18 feet to 10 feet; and
3. Based on these findings, approve the application for concept design review subject to conditions to be further reviewed during Final Design Review:

*(Case Planner: Amanda Landry)  
Owner/Applicant: Ginkgo Marengo, LLC  
Architect: Lim Chang Rohling & Associates*

7. **COMMENTS AND REPORTS FROM STAFF**
8. **COMMENTS AND REPORTS FROM COMMISSION**

**9. COMMENTS AND REPORTS FROM COMMITTEES**

1. **Urban Forestry Advisory Committee - (Vacant)**
2. **Historic Preservation Commission – (Floyd)**
3. **Planning Commission - (Keane)**
4. **Transportation Advisory Commission - (Miller)**
5. **Arts & Culture Commission - (Stern)**
6. **Rose Bowl Subcommittee - (Rawlings, Maitless)**
7. **Concept Design Review Application Subcommittee - (Loomis, Maitless)**
8. **Las Encinas Subcommittee - (Maitless, Floyd, Rawlings)**
9. **Specific Plan Implementation Process Subcommittee - (Loomis)**
10. **700 East Walnut Street Subcommittee - (Rawlings)**
11. **770 East Walnut Street Subcommittee - (Rawlings, vacant)**
12. **1787 East Walnut Street Subcommittee - (Loomis, Stern, Miller)**

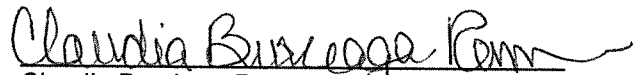
**10. ADJOURNMENT**

**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 22nd day of July 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, Recording Secretary