



**NOTICE OF
DESIGN COMMISSION MEETING
TUESDAY OCTOBER 25, 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
Yong Yoo	At Large/District 2
Meriel Stern	Rep., Arts & Culture Commission

STAFF

Leon White, Principal 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) 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 October 25, 2016**

Special Meeting

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

5:15 pm - 380 E. Union St.

**6:00 p.m.
City Hall**

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

1. **ROLL CALL**
2. **APPROVAL OF MINUTES - August 2, 2016**
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF AGENDA**
5. **PRELIMINARY CONSULTATION**
 - A. **380 East Union Street - (Council District 3)**

New construction of a five-story, 82,920 square-foot office building (Alexandria Real Estate Equities, Inc. headquarters)

(Case Planner: Kevin Johnson)
Owner/Applicant: ARE-Pasadena No. 5 Exchange Holding, LLC.
6. **CONCEPT DESIGN REVIEW**
 - A. **1200 East California Boulevard - (Council District 7)**

New three-story, 95,487-square-foot student housing building (Bechtel residence) on the campus of the California Institute Of Technology (Caltech)

Environmental Determination
Find that the application for Concept Design Review was subject to environmental review in the Categorical Exemption adopted by the Zoning Hearing Officer for Conditional Use Permit #6432 on June 15, 2016, 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 identifies removal of nine protected trees and relocation of two protected trees;
 2. Acknowledge that a Tree Protection Plan included with the drawings identifies planting of 77 new trees on the project site, of sizes ranging from 24" box to 60" box.
 3. Find that, upon implementation of conditions of approval, the removal of nine protected trees and relocation of two protected trees will meet finding #6 of the Tree Protection Ordinance (PMC §8.52.075.A): *the project, as defined in Section 17.12.020, 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.*; and, therefore,

4. Approve the removal of nine protected trees and the relocation of two protected trees.

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 in the Caltech Master 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: California Institute of Technology

B. 290 East Colorado Boulevard (Paseo Colorado) - (Council District 6)

Modification of two storefronts within the Paseo Colorado Development (Great Maple Restaurant and Dos Coyotes Border Café).

Environmental Determination

Find that the application for Concept Design Review is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 pertaining to existing facilities.

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 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 in the Central District Specific Plan; and
2. Based on these findings, approve the application for Concept Design Review subject to the following conditions to be further reviewed during Final Design Review:

(Case Planner: Kevin Johnson)

Applicant/Architect: Great Maple Restaurant/Robinson Hill Architecture

Dos Coyotes Border Café/PSM Architects

7. FINAL DESIGN REVIEW

A. 913 Boston Court - (Council District 5)

A new five-story, 12-unit residential project with subterranean parking.

Environmental Determination

Find that the application for Final Design Review was subject to environmental review in the Categorical Exemption adopted by the Design Commission for Concept Design Review of the same project on January 12, 2016, 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 in its January 12, 2016 decision on an application for Concept Design Review of the same project, the Design Commission approved with one condition the removal of one protected tree;
2. Acknowledge that the proposed five 36" box Crape Myrtle trees to be planted within planters at the street edge satisfy the requirements of the Tree Replacement Matrix related to the previously approved removal of one protected 30" dbh Jacaranda tree; and,
3. Find that condition of approval #10 of Concept Design Review, which related to the tree removal, has been satisfied.

Findings for Final Design Approval

3. Find that the project, upon implementation of the conditions of Final Design Review approval, will comply with the conditions of Concept Design Review;

4. Find that the project, upon implementation of the conditions of Final Design Review approval, will comply with the purposes of design review and the Design Guidelines in the Central District Specific Plan;
5. Based on these findings, approve the application for Final Design Review subject to conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

(Case Planner: Kevin Johnson)

Owner/Applicant: Rosa United Investments, Inc./Garo Minassian

8. COMMENTS AND REPORTS FROM STAFF

9. COMMENTS AND REPORTS FROM COMMISSION

10. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Rawlings)
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, Toro)
8. **Las Encinas Subcommittee** - (Maitless, Floyd, Rawlings)
9. **Specific Plan Implementation Process Subcommittee** - (Loomis)
10. **700 East Walnut St. Subcommittee** - (Rawlings, Miller, Floyd)
11. **770 East Walnut St. Subcommittee** - (Rawlings, Miller, Floyd)
12. **1787 East Walnut St. Subcommittee** - (Loomis, Stern, Miller)
13. **100 West Walnut St. Subcommittee (PARSONS)** - (Loomis, Miller, Rawlings, Toro)

11. 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 21st day of October 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.

 for
Leon White, Principal Planner


Claudia Burciaga-Ramos, Recording Secretary