



**NOTICE OF
DESIGN COMMISSION MEETING
TUESDAY MARCH 14, 2017**

DESIGN COMMISSION

Alan Loomis, Chair	At Large/District 1
Yong Yoo	At Large/District 2
Jose Noel Toro	At Large/District 5
Andrea Rawlings	At Large/District 6
Philip Chiao	At Large/District 6
Patricia Keane	Rep., Planning Commission
Jonathan Edwards	Rep., Transportation Advisory Commission (TAC)
Gary Floyd	Rep., Historic Preservation Commission
Meriel Stern	Rep., Arts & Culture Commission

STAFF

Leon White, Principal Planner
Kevin Johnson, Senior 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 March 14, 2017**

Special Meeting

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

4:45 p.m. - 2180 E. Foothill Blvd.
5:15 p.m. - 635 E. Union Street

**City Hall
Basement Training Room S018 at 6:00 p.m.
100 North Garfield Avenue, Pasadena, CA 91101**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES -**
 - December 13, 2016 Continued from February 28, 2017 meeting.
 - December 20, 2016 Special Meeting
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF THE AGENDA ORDER**
5. **FINAL DESIGN REVIEW**
 - A. **1200 East California Boulevard - CALTECH - Bechtel Residence (Council District 7)
RESCIND DECISION FROM FEBRUARY 28, 2017 MEETING, AND RECONSIDER AS SET FORTH BELOW**

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 Final 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

Acknowledge that the Design Commission approved the removal of nine protected trees and relocation of two protected trees in conjunction with the approval of an application for Concept Design Review on October 25, 2016 and that the plans submitted for Final Design Review are consistent with the Design Commission's previous approval, except that one protected tree that was previously approved to be relocated is now proposed to be removed.

Findings for Final Design Approval

1. Find that the project complies with the conditions of Concept Design Review;
2. Find that the project, upon implementation of the conditions of Final Design Review approval, will be consistent with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan and the Design Guidelines in the Caltech Master Plan;
3. 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: California Institute of Technology*

6. PRELIMINARY CONSULTATION

A. 2180 East Foothill Boulevard (Council District 2)

New construction of a new 23,935 square-foot, two-story public maintenance and service facility and a three level parking structure (including a subterranean level) on a double-frontage (Foothill Boulevard and Walnut Street) 33,106 square-foot site.

(Case Planner: Ashley Heffner)

Owner: City of Pasadena

Applicant/Architect: Maintenance Design Group

B. 635 East Union Street - (Council District 3)

New construction of a new two-to-four-story mixed-use project with 3,265 square feet of ground-floor commercial space and 38 residential units on a single lot at 635 East Union Street. The project also involves the removal of three protected trees.

(Case Planner: Kevin Johnson)

Applicant/Architect: Moule & Polyzoides

7. CONCEPT DESIGN REVIEW

A. 2900 East Del Mar Boulevard (Council District 4)

New one-to-three-story, independent & assisted living buildings with subterranean parking. It is recommended that the Design Commission:

Environmental Determination

1. Find that the application for Concept Design Review was subject to environmental review in the Environmental Impact Report adopted by the City Council on September 21, 2009 for the Las Encinas Hospital Master Plan and that there are no changed circumstances or new information that would require additional environmental review.

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledge that in conjunction with its approval of the Las Encinas Hospital Master Plan on September 21, 2009, the City Council approved the removal of 45 protected trees, that 36 of those trees are proposed to be removed in conjunction with this project, and that the City Council did not require replacement of these protected trees.
2. Acknowledge that a tree inventory identifies removal of 23 additional protected trees.
3. Acknowledge that the project arborist has submitted additional documentation regarding the additional protected trees proposed to be removed indicating that 4 protected trees have objective features that make them unsuitable for protection and that the present condition of 5 trees is such that they are not reasonably likely to survive; and
4. Acknowledge that 14 additional protected trees require removal due to their locations being in conflict with the proposed new or relocated buildings or associated improvements and will be replaced as required by the adopted tree replacement matrix, subject to confirmation during Final Design Review; and, therefore,
5. Find that the removal of 5 trees (#'s 526, 364, 372, 437, and 441) meets finding #2 of the Tree Protection Ordinance (PMC §8.52.075.A): *the present condition of the tree is such that it is not reasonably likely to survive*; that the removal of 4 trees (#'s 320, 346, 377 and 378) meets finding #3 of the Tree Protection Ordinance: *there is an objective feature of the tree that makes the tree not suitable for the protections of this chapter* and that the removal of 14 trees (#'s 326, 504, 505, 358, 359, 362, 365, 367, 368, 370, 375, 1055, 1057 and 1058) meets finding #6 of the Tree Protection Ordinance: *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*, therefore,
6. Approve the removal of 23 additional protected trees.

Findings for Concept Design Approval

4. Find that the project, upon implementation of the conditions of approval, will comply with the design-related goals and policies in the Land Use Element of the General Plan, the Secretary of the Interior's *Standards for Rehabilitation* and the provisions of Las Encinas Hospital Master Plan; and
5. 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)
Applicant/Owner: Pasadena Life Properties
Architect: Douglas Pancake Architects*

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** - (Edwards)
5. **Arts & Culture Commission** - (Stern)
6. **Rose Bowl Subcommittee** - (Rawlings)
7. **Concept Design Review Application Subcommittee** - (Loomis, Toro)
8. **Las Encinas Subcommittee** - (Floyd, Rawlings)
9. **Specific Plan Implementation Process Subcommittee** - (Loomis)
10. **770 East Walnut St. Subcommittee** - (Rawlings, Floyd)
11. **100 West Walnut St. Subcommittee (PARSONS)** – (Loomis, Rawlings, Toro)
12. **Design Commission Annual Field Trip Subcommittee** - (Stern, Keane, Loomis)
13. **Ambassador West Lots 1&2 Subcommittee** - (Rawlings, Stern, Yoo)
14. **Street Design Guide Subcommittee** - (Loomis, Rawlings)
15. **Alexandria Subcommittee** - (Stern, Keane, Yoo)
16. **Vice-chair election Subcommittee** - (Loomis, Rawlings)

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 10th day of March 2017, 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