

**NOTICE OF
DESIGN COMMISSION MEETING
TUESDAY JUNE 13, 2017**

DESIGN COMMISSION

Alan Loomis, Chair	At Large/District 1
Yong Yoo, Vice-Chair	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

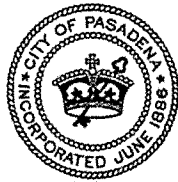
Leon White	Principal Planner
Kevin Johnson	Senior Planner
Jason Wasmund	Assistant Planner
Claudia Burciaga-Ramos	Recording Secretary

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/>*



**AGENDA
Design Commission
Tuesday June 13, 2017**

**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**
 - February 28, 2017
 - March 14, 2017
 - March 28, 2017
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF THE AGENDA ORDER**
5. **REQUEST FOR CALL FOR REVIEW**
 - A. **Request for Call for Review for 300 North Lake Avenue (Council District 5)**

Improvements to the existing courtyard surrounding the existing office buildings and removal and replacement of three protected Camphor (*Cinnamomum Camphora*) trees.

(Case Planner: Martin Potter)
Owner/Applicant: Joanne Schonfeld
6. **PRELIMINARY CONSULTATION**
 - A. **253 South Los Robles Avenue - (Council District 6)**

Demolition of existing office building and construction of a 6-story, 95-unit multi-family residential project.

(Case Planner: Leon White)
Owner/Applicant: Zhuang + Zhuang Los Robles, LLC
Architect: Tyler Gonzalez Architects
7. **CONCEPT DESIGN REVIEW**
 - A. **2900 East Del Mar Boulevard (Council District 4)**

Continued from March 14, 2017 and April 25, 2017 meeting.
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 14 additional protected trees.
3. Acknowledge that the project arborist has submitted additional documentation regarding the additional protected trees proposed to be removed indicating that 2 protected trees have objective features that make them unsuitable for protection and that the present condition of 4 trees is such that they are not reasonably likely to survive; and
4. Acknowledge that 8 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 4 trees (#'s 526, 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 2 trees (#'s 320, 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 8 trees (#'s 326, 504, 505, 358, 359, 362, 1055, 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 14 additional protected trees.

Findings for Concept Design Approval

1. 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
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)
Applicant/Owner: Pasadena Life Properties
Architect: Douglas Pancake Architects*

8. CONSOLIDATED DESIGN REVIEW

A. 456 East Orange Grove Boulevard (Council District 3) Continued from May 9, 2017 meeting.

Major alteration of existing building (increased height due to screening for a new rooftop wireless telecommunications facility). It is recommended that the Design Commission:

Environmental Determination

Find that the application for Consolidated Design Review is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303, Class 3, New Construction or Conversion of Small Structures. Class 3 specifically exempts from environmental review the construction of, or installation of, small new equipment or facilities. The primary use of the site will not change. The addition of wireless telecommunication equipment on the roof would be ancillary to the primary use.

Findings for Consolidated Design Review Approval

1. Find that the project complies with the design-related goals and policies in the Land Use Element of the General Plan, the Community Design Standards and Guidelines in the Fair Oaks/Orange Grove Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-family Districts; and

2. Based on these findings, approve the application for Consolidated Design Review, option number 3 subject to conditions.

(Case Planner: Martin Potter)

Owner/Applicant: Verizon Wireless/Jerry Ambrose

Architect: Eukon Group

9. COMMENTS AND REPORTS FROM STAFF

10. COMMENTS AND REPORTS FROM COMMISSION

A. Establish nominating committee for FY2017-2018 Officers

11. 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, Keane)
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. **170 North Halstead Subcommittee** - (Rawlings, Floyd, Edwards)

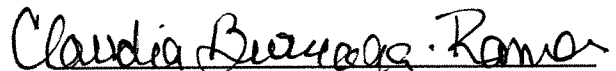
12. ADJOURNMENT

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 8th day of June 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://www5.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