

**NOTICE OF  
DESIGN COMMISSION MEETING  
TUESDAY JULY 11, 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
Martin Potter	Associate 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/>*



**AGENDA  
Design Commission  
Tuesday July 11, 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 - April 25, 2017**
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF THE AGENDA ORDER**
5. **INFORMATION ITEM**
  - A. **260-400 East Colorado Blvd (Paseo Colorado) (Council District 6)**  
Project update regarding the Paseo Colorado mixed used development.
6. **REQUEST FOR CALL FOR REVIEW**
  - A. **85 West Green Street (Council District 6)**  
Relief from the replacement building permit requirement to allow the demolition of the building located at 85 West Green Street.  
  
*(Case Planner: Kevin Johnson)*  
*(Owner/Applicant: Jack Guiragosian)*
7. **ADVISORY REVIEW**
  - A. **Arroyo Seco Wayfinding Project**  
A review of concept design styles for Arroyo Seco Park Signage.  
  
*(Case Planner: Loren Pluth, Project Manager)*  
*(Applicant: City of Pasadena, Department of Public Works)*
8. **CONCEPT DESIGN REVIEW**
  - A. **1336-1348 & 1347-1375 East Colorado Boulevard - Colorado/Hill Project - (Council District 7)**  
Construction of a new one-to-seven story, 375-room hotel at 1347-1365 E. Colorado Blvd. and a new three-to-five story, 150-room hotel at 1336-1348 E. Colorado Blvd. both with subterranean parking and ground-floor retail space, within the PD-35 zoning district. It is recommended that the Design Commission:  
  
Environmental Determination  
Find that the application for Concept Design Review was subject to environmental review in the Environmental Impact Report certified by the City Council on September 12, 2016 for PD-35 and that there are no changes to the project, changed circumstances, or new information that would require additional environmental review.

Findings for Compliance with the Tree Protection Ordinance  
Acknowledge that there are no protected trees on the property.

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, the design-related goals and policies of the Land Use Element of the General Plan, the Design Guidelines in the East Colorado Boulevard Specific Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts; 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: J&K Investments, LLC*  
*Architect: Moule & Polyzoides, Architects and Urbanists*

**B. 711 East Walnut Street - (Council District 3)**

New construction of a six-story mixed-use project with 10,656 square feet of ground-floor commercial space and 115 residential units with underground parking. It is recommended that the Design Commission:

Environmental Determination

Find that the application for Concept Design Review was subject to environmental review in the Categorical Exemption adopted by the Board of Zoning Appeals in conjunction with its approval of an appeal of Affordable Housing Concession Permit #11859 on June 21, 2017, 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 one protected tree and relocation of four protected trees;
2. Acknowledge that a landscape plan included with the drawings identifies planting of several new trees on the project site, of sizes ranging from 24" box to 36" box.
3. Find that, upon implementation of conditions of approval, the removal of one protected trees and relocation of four 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 one protected tree and the relocation of four 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, the design-related goals and policies of the Land Use Element of the General Plan 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 conditions to be further reviewed during Final Design Review.

*(Case Planner: Kevin Johnson)*  
*Applicant/Owner: DC Walnut Holdings, LLC - James Li*  
*Architect: Tyler Gonzalez Architects.*

**8. CONSOLIDATED DESIGN REVIEW**

**A. 456 East Orange Grove Boulevard (Council District 3) Continued from June 27, 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 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. Election of Fiscal Year 2017-2018 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. **170 North Halstead Subcommittee** - (Rawlings, Floyd, Edwards)
15. **Alexandria Subcommittee** - (Keane, Yoo, Stern)

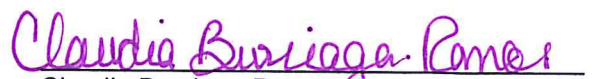
**12. ADJOURNMENT**

**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 6th day of July 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