

**NOTICE OF
DESIGN COMMISSION MEETING
TUESDAY, FEBRUARY 11, 2020**

Jose Noel Toro, Chair	At Large/District 5
Robert Carpenter, Vice Chair	At Large/District 1
Alan Loomis	At Large/District 1
Srinivas Rao	At Large/District 6
Philip Chiao	At Large/District 6
Carrie Elfarrá	Rep., Historic Preservation Commission
Yolanda Sepulveda	Rep., Arts & Culture Commission
Michael Coppess	Rep., Planning Commission
Adriana Lim	Rep., Transportation Advisory Commission (TAC)

STAFF

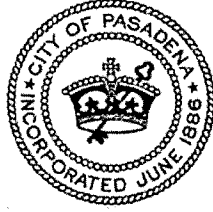
Leon White	Principal Planner
Kevin Johnson	Senior Planner
Edwar Sissi	Assistant Planner
Michi Takeda	Recording Secretary

*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, February 11, 2020 at 6:30 p.m.**

**Regular Meeting
City Hall, Council Chambers – Room S249
100 N. Garfield Avenue, Pasadena CA 91101**

1. ROLL CALL
2. APPROVAL OF MINUTES – January 28, 2020
3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4. APPROVAL OF THE AGENDA ORDER
5. PRELIMINARY CONSULTATION
 - A. **500 S. Pasadena Ave – (Council District 6)**
Demolition of existing buildings for the construction of a new two-story, 12,627 square foot daycare building with 10,647 square feet of playground on the ground and roof level.
Project will accommodate 22 parking stalls, a loading space, trash enclosure, and bicycle parking.

(Case Planner: Edwar Sissi)

Owner/Applicant: Pasadena 500 Corp./Cadence Acquisition LLC

Architect: TAIT & Associates

6. CONCEPT DESIGN REVIEW
 - A. **650 S. Raymond Ave – (Council District 6)**
Demolition of an existing light industrial building and construction of a new four-story, 40,857 square-foot medical office building with 2,943 square feet of retail on the ground floor and five levels of subterranean parking.

Staff Recommendation:

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; and that the project is categorically exempt from the California Environmental Quality Act under §15332, (Class 32) "in-fill development projects" and that there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

2. Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review.

(Case Planner: Kevin Johnson)

Owner/Applicant: Pasadena Physicians 650 S. Raymond LLC

Architect: Dan Taylor & Associates and eStudio

B. 83 N. Lake Ave – (Council District 3)

Demolition of three existing commercial buildings and construction of a mixed-use project with 54 residential units; 100,898 square feet of office space; 7,852 square feet of retail sales; 3,540 square feet of restaurant; and parking at grade and in three subterranean levels.

Staff Recommendations:

1. Find that the application for Concept Design Review was subject to environmental review in the Categorical Exemption adopted by the Planning Commission for Conditional Use Permit #6658 on October 23, 2019, and that there are no changed circumstances or new information which would require further environmental review.
2. Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review.

(Case Planner: Kevin Johnson)

Owner: Singpoli BD Development LLC

Applicant/Architect: Adept Architecture

7. COMMENTS AND REPORTS FROM STAFF

8. COMMENTS AND REPORTS FROM COMMISSION

9. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Loomis, Carpenter)
2. **Historic Preservation Commission** - (Elfarra)
3. **Planning Commission** - (Coppess)
4. **Transportation Advisory Commission** - (Lim)
5. **Arts & Culture Commission** - (Sepulveda)
6. **Concept Design Review Application Subcommittee** - (Toro, Loomis)
7. **Las Encinas Psychiatric Hospital & Barn Subcommittee** - (Carpenter, Elfarra)
8. **Specific Plan Implementation Process Subcommittee** - (TBD, Rao, Loomis)
9. **100 West Walnut St. Subcommittee (PARSONS)** - (Toro, Chiao, Loomis)
10. **Olivewood (North and South) Subcommittee** - (Lim, Chiao, Loomis)
11. **130-140 N. Fair Oaks Avenue Subcommittee** - (TBD, TBD, Loomis)
12. **3200 East Foothill Boulevard (SpaceBank)** - (Chiao, Loomis)
13. **94 S. Los Robles Avenue (Kaiser)** - (Lim, Chiao, Loomis)
14. **1539 East Howard St. (EF Academy)** – (Toro, Chiao, Loomis)
15. **Design Awards Subcommittee** – (Lim, Loomis)

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 7th day of February 2020, 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, a copy of 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

Michi Takeda, Recording Secretary