

**NOTICE OF
DESIGN COMMISSION MEETING
TUESDAY, FEBRUARY 25, 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 Elfarra	Rep., Historic Preservation Commission
Yolanda Sepulveda	Rep., Arts & Culture Commission
Michael Coppess	Rep., Planning Commission
Adriana Lim	Rep., Transportation Advisory Commission (TAC)

STAFF

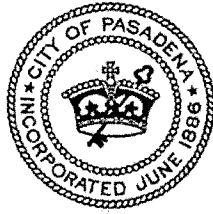
Leon White	Principal Planner
Kevin Johnson	Senior Planner
Amanda Landry	Senior Planner
Rodrigo Pelayo	Associate Planner
Michi Takeda	Recording Secretary

*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 25, 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 – February 11, 2020**
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
4. **APPROVAL OF THE AGENDA ORDER**
5. **ADVISORY REVIEW**
 - A. **Amendment for Tree Planting** – The Department of Public Works recommends that the Design Commission support an amendment to the City's Master Street Tree Plan that would replace ornamental pear, *Pyrus calleryana*, tree with crepe myrtle, *Lagerstroemia indica*, tree as the designated street tree for W. Walnut Street from N. Pasadena Avenue to N. Fair Oaks Avenue.

(M. King, Public Works, Urban Forestry)
6. **INFORMATION ITEM**
 - A. **1307 Lincoln Ave – (Council District 1)**
Demolition of 45,072 square feet of existing buildings and the construction of 59 new detached, two-story townhomes with attached at-grade garage parking.

(Case Planner: Amanda Landry)
Owner/Applicant: The Lincoln Townhome Project, LLC
Architect: Inaba Williams

7. PRELIMINARY CONSULTATION

A. 164 Chestnut St. – (Council District 3)

New construction of a 24 unit, five-story, multi-family project including two levels of subterranean parking. The structure, which currently exists on the site, has been approved to be relocated to a different site.

(Case Planner: Kevin Johnson)

Owner/Applicant: Alpha Cap LLC/Shahab Ghods

Architect: Plus Architects

8. CONCEPT DESIGN REVIEW

A. 231 N. Hill Ave – (Council District 2)

Development of a new 58 unit, four-story, Single Room Occupancy (SRO) housing project with partial-subterranean parking on a property formerly used as a railroad right-of-way extending between Hill Avenue and Holliston Avenue.

Staff Recommendation:

1. Find 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 and, therefore, there are no unusual circumstances.
2. 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 for Neighborhood Commercial and Multi-Family Residential Districts.
3. Based on these findings, approve the application for Concept Design Review subject to conditions, which will be further reviewed during Final Design Review.

(Case Planner: Rodrigo Pelayo)

Owner/Applicant: Hill & Holliston LLC

Architect: Tyler+Kelly Architecture

9. COMMENTS AND REPORTS FROM STAFF

10. COMMENTS AND REPORTS FROM COMMISSION

11. 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)

12. ADJOURNMENT

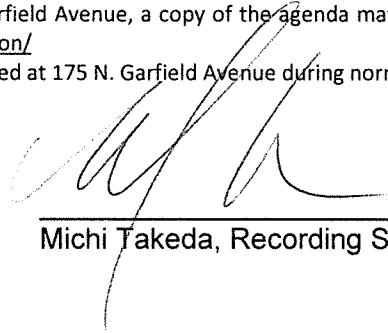
POSTING STATEMENT:

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 21st 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.

TMA



Leon White, Principal Planner



Michi Takeda, Recording Secretary