



**SPECIAL MEETING
DESIGN COMMISSION
Tuesday, September 22, 2020
3:00 P.M.**

MEMBERS

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

STAFF

Leon White, Principal Planner
Kevin Johnson, Senior Planner
Amanda Landry, Senior Planner
Edwar Sissi, Assistant Planner

Design Commission meetings are held on the 2nd and 4th Tuesday of each month.

Agendas and related documents are available for public review on the City website at:
<https://www.cityofpasadena.net/commissions/design-commission/>

To request meeting materials in alternative formats or other disability-related modifications or accommodations necessary to facilitate meeting participation, please contact the Planning & Community Development Department as soon as possible at (626) 744-7135 or mtakeda@cityofpasadena.net. Providing at least 72-hour advance notice will help ensure availability.

Language translation services may also be requested with 72-hour advance notice by calling (626) 744-7135. Habrá servicio de interpretación disponible para éstas juntas llamando (626) 744-7135 al por lo menos con 24 horas de anticipación.

PUBLIC PARTICIPATION

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE ***SOLELY BY TELECONFERENCE/VIDEOCONFERENCE***.

MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY IN THE OPEN SESSION PORTION OF THE MEETING.

ACCESS TO THE MEETING IS AS FOLLOWS:

Video Conference: <https://us02web.zoom.us/j/88609765943>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 886 0976 5943

PUBLIC COMMENT INSTRUCTIONS

If you wish to provide comment you may do so as follows:

1. ADVANCE CORRESPONDENCE, TO BECOME PART OF THE RECORD:

Submit public comment of any length to mtakeda@cityofpasadena.net prior to the meeting day. Please be aware that, while these comments will be provided to the members of the body and will become part of the meeting record, they will not be read aloud.

2. COMMENTS TO BE READ ALOUD AT THE MEETING:

At the start of the meeting you may submit public comment of up to 200 words regarding items on the agenda to: <https://www.cityofpasadena.net/planning/public-comment/>. The body reserves the right to summarize comments if necessary for the orderly and timely flow of the meeting. All comments in their entirety will become part of the meeting record. Comments will not be accepted after the public comment period has closed.

Public comments will be limited to matters on this agenda.

If you need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act because you are unable to participate electronically as set forth above, please contact the Planning Department as soon as possible by calling (626) 744-7135 or mtakeda@cityofpasadena.net.



**AGENDA
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, September 22, 2020
3:00 P.M**

1. ROLL CALL

2. APPROVAL OF MINUTES

- A. May 26, 2020
- B. June 9, 2020
- C. August 11, 2020

3. ADVISORY REVIEW

A. 10 W. WALNUT AVENUE – (COUNCIL DISTRICT 3)

Review of the cultural signage for the Lincoln Properties Companies mixed-use development. The mixed-use project received final design approval on August 2, 2016. The Design Commission's comments will be forwarded the City's Northwest and Arts & Culture Commissions.

(Case Planner: Leon White)
Owner: PPF OFF 100 West Walnut, LP
Applicant: LPC West, LLC

4. PRELIMINARY CONSULTATION

**A. 130-140 N. MAR VISTA AVE – (COUNCIL DISTRICT 5)
PROJECT WAS RESCHEDULED TO THE 9/22 MEETING**

Construction of a new three-story, 28,616 square-foot, 23-unit multi-family residential project with one level of partially subterranean parking. Four existing residential units on the site will be demolished.

(Case Planner: Edwar Sissi)
Owner: Alexander & Kathy Metaxas
Applicant/Architect: Steve Kuchenski & Daniel Sanchez, ONYX Architects

5. CONSOLIDATED DESIGN REVIEW

**A. 272 W. BELLEVUE DR – (COUNCIL DISTRICT 6)
PROJECT WAS RESCHEDULED TO THE 9/22 MEETING**

Call for Review of staff’s previous approval of an application for Consolidated Design Review of a proposed three story, seven unit multi-family residential development with grade-level parking on a currently vacant project site.

Staff Recommendation:

1. Find that the proposed project is categorically exempt from review as California Environmental Quality Act (CEQA) under Section 15332, Class 32 of the CEQA Guidelines as an “in-fill development project,” and that there are no features that distinguish this project from others in the exempt class; and, therefore, there are no unusual circumstances.
2. Approve the application for Consolidated Design Review subject to conditions of approval, which shall be incorporated in the final construction documents to be reviewed and approved by staff prior to the issuance of a building permit.

(Case Planner: Amanda Landry)
Owner/Applicant: Paykan Corporation
Architect: Kruschen Evangelista

6. CONCEPT DESIGN REVIEW

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.

Staff Recommendations:

1. Find that the proposed 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. Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review.

(Case Planner: Kevin Johnson)
Owner/ Applicant: Alpha Cap LLC/Shahab Ghods
Architect: Plus Architects

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 - (Barrar)
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 - (Carpenter, 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 City Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on or before the 18th day of September 2020, by 5:30 p.m. The agenda will also be posted at Hale Building, 175 N. Garfield Ave. and the agenda may be viewed at the City's website at: <http://ww5.cityofpasadena.net/commissions/design-commission/>.



David Reyes, Director Planning and
Community Development



Leon White, Principal Planner



Michi Takeda, Recording Secretary