



**SPECIAL MEETING
DESIGN COMMISSION
Tuesday, February 9, 2021
4:30 P.M.**

MEMBERS

Robert Carpenter, Chair, At Large/District 1
Srinivas Rao, Vice Chair, At Large/District 6
VACANT, At Large/District 1
Jose Noel Toro, At Large/District 5
Philip Chiao, At Large, District 6
Carol Potter, Rep., Historic Preservation Commission
Yolanda Sepulveda, Rep., Arts & Culture Commission
Ali Barar, Rep., Planning Commission
Timothy Sales, Rep., Transportation Advisory Commission

STAFF

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

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/88337757476>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 883 3775 7476

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, February 9, 2021
4:30 P.M.**

1. ROLL CALL

2. APPROVAL OF MINUTES

A. January 12, 2021

3. CONSOLIDATED DESIGN REVIEW

A. 155 N. LAKE AVE – (COUNCIL DISTRICT 3)

To allow the installation of a 96 square-foot illuminated building identification sign at the top of an office building that is over 75 feet tall.

Staff Recommendation:

1. Find that the application is categorically exempt from the California Environmental Quality Act (CEQA) Class 11 (Section 15311: Accessory Structures) which includes the construction of signs to existing commercial, industrial, or institutional facilities.
2. Find that the project, upon implementation of the condition of approval, will comply with the Citywide Design Principles in the Land Use Element of the General Plan, the Central District Design Guidelines, and the Design Guidelines for Signs.
3. Approve the application for Consolidated Design Review as proposed.

(Case Planner: R. Pelayo)

Applicant: Sign Specialists Corporation – Allan Tannaya

Owner: Swift Real Estate Partners

4. CONCEPT DESIGN REVIEW – CONTINUED FROM 12/22/2020 MEETING

A. 139 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)

New construction of a four-story, 17-unit multi-family apartment building with approximately 21,334 square feet of gross floor area and one subterranean parking level with 20 parking spaces.

Staff Recommendation:

1. Find that the project is categorically exempt from the California Environmental Quality Act under Section 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: R. Pelayo)

Owner/Applicant: Nor Brand III, LLC/Missak Balian

Architect: Onyx

**B. CONCEPT DESIGN REVIEW
439 N. HILL ST – (COUNCIL DISTRICT 2)**

This proposal is for the new construction of a two-to-three-story, 13-unit apartment building, with surface-level parking.

Staff Recommendation:

1. Find that the project is categorically exempt from the California Environmental Quality Act under Section 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: Amanda Landry)

Owner/Applicant: Setrak Ajemian/Harout Ajemain

Architect: Garo V. Minassian

5. FINAL DESIGN REVIEW

A. 164 CHESTNUT ST – (COUNCIL DISTRICT 3)

New construction of a 24 unit, five-story, multi-family residential 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 Recommendation:

1. Find that the application for Final Design Review was subject to environmental review in the Categorical Exemption adopted by the Design Commission for Concept Design Review of the same project on September 22, 2020, and that there are no changed circumstances or new information that would require further environmental review.
2. Approve the application for Final Design Review subject to conditions, which shall be subject to staff review and approval prior to issuance of a building permit.

(Case Planner: Kevin Johnson)

Owner: Alpha Cap LLC

Architect: Shahab Ghods (Plus Architects)

6. COMMENTS AND REPORTS FROM STAFF

7. COMMENTS AND REPORTS FROM COMMISSION

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter, Potter)
2. Historic Preservation Commission - (Potter)
3. Planning Commission - (Barrar)
4. Transportation Advisory Commission - (Sales)
5. Arts & Culture Commission - (Sepulveda)
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Barar)
8. Specific Plan Implementation Process Subcommittee - (Carpenter, Rao, Barar)
9. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao)
10. Olivewood (North and South) Subcommittee - (Chiao, Sales)
11. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)

Projects on Hold

12. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
13. 1539 East Howard St. (EF Academy) – (Toro, Chiao, TBD)
14. Design Awards Subcommittee – (TBD, TBD)

9. 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 5th day of February 2021, 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