



**SPECIAL MEETING
DESIGN COMMISSION
Tuesday, March 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
Amanda Landry, Senior 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/81584000273>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 815 8400 0273

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

1. ROLL CALL

2. APPROVAL OF MINUTES - NONE

3. PRELIMINARY CONSULTATION

A. 710 N. FAIR OAKS AVE – (COUNCIL DISTRICT 3)

New construction of a mixed-use development with 70-units of supportive housing for homeless seniors and approximately 2,200 square-feet of ground floor commercial space. All existing structures on the site will be demolished.

(Case Planner: A. Landry)

Applicant: Anna Slaby, BRIDGE Housing Corporation

Owner: City of Pasadena

4. CONCEPT DESIGN REVIEW

A. 274 N. OAKLAND AVE – (COUNCIL DISTRICT 3)

The project proposes the demolition of four non-historic residential units and associated garage structures and construction of a new six-story, 181-unit Single Room Occupancy (SRO) building with 25 at-grade parking spaces.

Staff Recommendation:

1. Find that the project is this project is exempt from environmental review pursuant to the California Environmental Quality Act (Public Resources Code Section 21155.4). This exemption applies to residential, employment center, and mixed-use development projects within a transit priority area that are consistent with a specific plan; consistent with the general use designation, density, building intensity, and applicable policies of the applicable sustainable communities strategy; and that meet other specified criteria in the Public Resources Code.

(Staff Recommendation continued to next page)

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

(Case Planner: A. Landry)

Owner: Josefina Torres Miller Trust

Applicant/Architect: Jim Osterling of CBG/Bridge Financial Advisors

**B. 139 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)
(CONTINUED FROM 2/9/2021)**

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: A. Landry)

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

Architect: Onyx

5. INFORMATION ITEM – (CONTINUED FROM 2/23/2021)

A. ANNUAL REPORT TO CITY COUNCIL

July 2019 through June 2020 and Work Plan for 2020-2021

(Case Planner: L. White)

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 - (Barar)
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. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao)
9. Olivewood (North and South) Subcommittee - (Chiao, Sales)

Projects on Hold

10. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
11. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD)
12. 1539 East Howard St. (EF Academy) – (Toro, Chiao, TBD)
13. Design Awards Subcommittee – (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 March 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