



**SPECIAL MEETING
DESIGN COMMISSION
Tuesday, June 8, 2021
4:30 P.M.**

MEMBERS

Robert Carpenter, Chair, At Large/District 1
Srinivas Rao, Vice Chair, At Large/District 6
Christopher Hawthorne, 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
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/81387526504>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 813 8752 6504

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, June 8, 2021
4:30 P.M.**

1. ROLL CALL

2. APPROVAL OF MINUTES

- A. APRIL 27, 2021**
- B. MAY 11, 2021**
- C. MAY 18, 2021**

3. MAJOR CHANGE TO APPROVED PROJECT

**A. 85 W. GREEN ST – (COUNCIL DISTRICT 6)
(CONTINUED FROM 4/27/2021)**

Request to change a previously approved application for Concept Design Review for a 14,008-square-foot commercial/office building to a 20,530-square-foot mixed-use building with 3,702 square feet of commercial space and 18 residential units.

Staff Recommendation:

- 1. Find that the application for Changes to an Approved Project was subject to environmental review in the Categorical Exemption adopted by the Hearing Officer for Minor Conditional Use Permit #6647 on September 13, 2018, and that there are no changed circumstances or new information which would require further environmental review.
- 2. Approve the application for Major Changes to an Approved Project subject to conditions, to be reviewed by the Design Commission during Final Design Review.

(Case Planner: Kevin Johnson)

Applicant/Architect: Alen Malekian, AIA

Owner: Sunshine Management Group

**B. 3452-3488 E. FOOTHILL BLVD – (COUNCIL DISTRICT 4)
(CONTINUED FROM 4/27/2021)**

Request to change a previously approved application for Concept Design Review for a 232-unit residential project with exterior remodeling of an existing restaurant (Panda Inn) and office building to a mixed-use project with 5,350 square feet of commercial space, 234 residential units and exterior remodeling of the existing restaurant only (no exterior office remodeling).

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. Approve the application for Major Changes to an Approved Project subject to conditions, to be reviewed by the Design Commission during Final Design Review.

(Case Planner: Kevin Johnson)

Owner: CFT NV Developments, LLC

Applicant/Architect: Mill Creek Development Company LLC/CallistonRTKL

4. CONCEPT DESIGN REVIEW

A. 1336-1350 & 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVE. & 36-56 N. HOLLISTON AVE. (COUNCIL DISTRICTS 2 & 7)

Proposed new maximum-eight-story, 335,560-square-foot, 375-room hotel with subterranean parking on the northerly parcel and a maximum-five-story mixed-use building with 40,916 square feet of commercial space, 49 residential units and subterranean parking on the southerly parcel.

Staff Recommendation:

1. Find that the application for Concept Design Review was subject to environmental review in the Final Environmental Impact Report certified by the City Council for a previously approved application for establishment of PD-35 for the same project on October 30, 2019, and that there are no changed circumstances or new information which would require further environmental review.

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

(Case Planner: K. Johnson)

Owner: J&K Plus Investments, LLC

Applicant/Architect: ACRM Architects + Interiors

5. ACTION ITEM

A. SELECTION OF NEW OFFICER (FY2021-2022) NOMINATION COMMITTEE

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)
10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Potter, Sales)

Projects on Hold

11. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
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 3rd day of June 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