



**SPECIAL MEETING
DESIGN COMMISSION
Tuesday, March 22, 2022
4:30 P.M.**

MEMBERS

Srinivas Rao, Chair, At Large/District 6
Yolanda Sepulveda, Vice Chair, Rep., Arts & Culture Commission
Robert Carpenter, At Large/District 1
Christopher Hawthorne, At Large/District 1
Jose Noel Toro, At Large/District 5
Philip Chiao, At Large, District 6
Stephen Lipira, Rep., Historic Preservation Commission
Julianna Delgado, Rep., Planning Commission
Timothy Sales, Rep., Transportation Advisory Commission

STAFF

Kevin Johnson, Principal Planner
Edwar Sissi, 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

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/83436379630>

OR

Phone: 1 (669) 900-6833 - Webinar ID: 834 3637 9630

PUBLIC COMMENT INSTRUCTIONS

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

1. CORRESPONDENCE, TO BECOME PART OF THE RECORD:

Members of the public may submit correspondence of any length up to the close of the public hearing. Comments must be sent to mtakeda@cityofpasadena.net.

2. LIVE PUBLIC COMMENTS DURING THE MEETING

During the meeting, members of the public may provide live public comment on an agenda item, at the time the Chair solicits public comments, by either (a) if using the Zoom application, selecting the “raise hand” function; or (b) if participating by telephone, pressing *9 to raise your hand. Public comments are limited to 3 minutes each.

Your live comments during the Commission meeting will be recorded as part of the Commission meeting. By staying on the line and making public comment during the Commission meeting, you are agreeing to have your phone call recorded.

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 22, 2022
4:30 P.M.**

1. ROLL CALL

2. APPROVAL OF MINUTES

A. FEBRUARY 22, 2022

3. CONCEPT DESIGN REVIEW

A. 995 S. FAIR OAKS AVE. (COUNCIL DISTRICTS 6)

New construction of a five-story, 76-unit, independent living facility for seniors over one level of subterranean parking.

Staff Recommendation:

1. Find that the application for Concept Design Review was subject to environmental review in the Categorical Exemption (Class 32, In-fill Development Projects) adopted by the Hearing Officer for Modification to Conditional Use Permit (MCUP) #4577 on May 26, 2020, and again for the minor change to the MCUP approved by the Director of Planning and Community Development on November 8, 2021; and that there is no new information or changed circumstances that would require further environmental review.
2. Approve the application for Concept Design Review subject to recommended conditions of approval, to be further reviewed during Final Design Review.

(Case Planner: Edwar Sissi)

Owner/Applicant: MorningStar Senior Living

Architect: KTG Y

B. 1401 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)

Demolition of two tennis courts and the construction of a new swimming pool with associated site improvements including landscaping and the construction of associated accessory structures including a restroom, food pavilion, and cabanas at the Langham Huntington Hotel.

Staff Recommendation:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances; and
2. Approve the application for Concept Design Review subject to the recommended condition of approval, to be further reviewed during Final Design Review.

(Case Planner: Edwar Sissi)

Owner: Pacific Huntington Hotel Corp.

Applicant: The Langham Huntington, Paul Leclerc

Architect: BrightView Design Group

C. 350 CORDOVA ST (COUNCIL DISTRICT 6)

Demolition of existing office buildings and construction of a new three-to-four-story, 88,295-square-foot, 86-unit multi-family residential project over one level of subterranean parking.

Staff Recommendation:

1. Find that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved; and
2. Disapprove the application for Concept Design Review.

(Case Planner: Kevin Johnson)

Owner/Applicant: Euclid Cordova Associates, LLC

Architect: Onyx Architects

4. COMMENTS AND REPORTS FROM STAFF

5. COMMENTS AND REPORTS FROM COMMISSION

6. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter)
2. Historic Preservation Commission - (Lipira)
3. Planning Commission - (Delgado)
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, Sales)
8. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao)
9. Olivewood (North and South) Subcommittee - (Chiao, Sales)
10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, Sales)
11. 1539 East Howard St. (EF Academy) – (Toro, Chiao, Sales)
12. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado)
13. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao)

Projects on Hold

14. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
15. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
16. Design Awards Subcommittee – (TBD, TBD)

7. 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 March 2022, 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



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary