



**SPECIAL MEETING  
DESIGN COMMISSION  
Tuesday, April 26, 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 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto: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/86915869334>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 869 1586 9334**

## **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](mailto: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](mailto:mtakeda@cityofpasadena.net).



**AGENDA  
SPECIAL MEETING  
DESIGN COMMISSION  
Tuesday, April 26, 2022  
4:30 P.M.**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

**A. FEBRUARY 22, 2022**

**B. MARCH 8, 2022**

**3. CONCEPT DESIGN REVIEW**

**A. 995 S. FAIR OAKS AVE. (COUNCIL DISTRICT 6)  
(CONTINUED FROM 3/22)**

New construction of a five-story, 76-unit, independent living facility for seniors and 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; and
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

**B. 1336-1350 & 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVE. & 36-56 N. HOLLISTON AVE. (COUNCIL DISTRICTS 2 & 7)  
(CONTINUED FROM 1/25/2022)**

Proposed eight-story, 335,560-square-foot, 375-room hotel with subterranean parking on the northerly parcel and a five-story mixed-use building with 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 September 12, 2016, and that there are no changed circumstances or new information which would require further environmental review; and
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

**C. 280 RAMONA ST (COUNCIL DISTRICT 3)**

Proposed five-story, 80,025 square-foot, residential building with 111 affordable senior housing units with on-site amenities, support offices, and a one level subterranean parking garage.

Staff Recommendation:

1. Find that the project is exempt from the California Environment Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15332 (Class 32: In-fill Development Projects); and
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: Kevin Johnson)

Applicant: National Community Renaissance

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 21st day of April 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://www.cityofpasadena.net/commissions/design-commission/>.



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David Reyes, Director Planning and  
Community Development



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Kevin Johnson, Principal Planner



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Michi Takeda, Recording Secretary