



**SPECIAL MEETING  
DESIGN COMMISSION  
Tuesday, August 23, 2022  
4:30 P.M.**

**MEMBERS**

Yolanda Sepulveda, Chair, Arts & Culture Commission  
Christopher Hawthorne, Vice-Chair, At Large/District 7  
Robert Carpenter, At Large/District 1  
Jose Noel Toro, At Large/District 5  
Philip Chiao, At Large, District 6  
Srinivas Rao, Rep., At Large/District 6  
VACANT., Historic Preservation Commission  
Julianna Delgado, Rep., Planning Commission  
Kevin Litwin, Rep., Transportation Advisory Commission

**STAFF**

Kevin Johnson, Principal Planner  
Stephanie Cisneros, Senior 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/88528801772>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 885 2880 1772**

## **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, August 23, 2022  
4:30 P.M.**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

**A. JULY 12, 2022**

**B. JULY 26, 2022**

**3. PRELIMINARY CONSULTATION**

**A. 100 S. MENTOR AVE (COUNCIL DISTRICT 7)**

To allow the construction of a four-story, 25,872 square-foot mixed-use building. The new building has 16 residential units and 7,245 square feet of ground-floor commercial space with a 40-space subterranean garage. The project includes demolition of an existing 4,432 single-story commercial building and surface parking lot improvements.

(Case Planner: Edwar Sissi)

Owner: David Yi

Applicant/Architect: Jay Zapata

**4. CONCEPT DESIGN REVIEW**

**A. 86 S. FAIR OAKS AVE – GREEN HOTEL (COUNCIL DISTRICT 6)  
(CONTINUED FROM 7/12/2022)**

Construction of a new six-story, with mezzanine, approximately 93,355-square-foot mixed-use building. The proposed mix of uses would include 11,617 square feet of ground-floor commercial space including retail, restaurant, and four work/live units. 84 residential dwelling units are proposed on the upper floors and subterranean parking is proposed below.

Staff Recommendation:

1. Affirm that the application for Concept Design Review was subject to environmental review in the Sustainable Communities Environmental Assessment approved by the City Council for the same project on April 11, 2022, 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 during Final Design Review.

(Case Planner: Stephanie Cisneros)

Owner/Applicant: Green Hotel Apartments, LP

Architect: Architectural Resources Group

**5. COMMENTS AND REPORTS FROM STAFF**

**6. COMMENTS AND REPORTS FROM COMMISSION**

**7. COMMENTS AND REPORTS FROM COMMITTEES**

**A. SELECT VOLUNTEERS FOR SUBCOMMITTEES**

**B. COMMITTEES**

1. Urban Forestry Advisory Committee - (Carpenter)
2. Historic Preservation Commission - (VACANT)
3. Planning Commission - (Delgado)
4. Transportation Advisory Commission - (Litwin)
5. Arts & Culture Commission - (Sepulveda)
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sepulveda)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, TBD)
8. Olivewood (North and South) Subcommittee - (Chiao, TBD)
9. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, TBD)
10. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado)
11. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao)
12. 280 Ramona St Subcommittee (Chiao, Delgado, Hawthorne)


**Projects on Hold**

- 13. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
- 14. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
- 15. Design Awards Subcommittee – (TBD, TBD)

**8. 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 19th day of August 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/>.

  
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Jennifer Paige, Acting Director of Planning  
and Community Development

  
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Kevin Johnson, Principal Planner

  
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Michi Takeda, Recording Secretary