



**SPECIAL MEETING  
DESIGN COMMISSION  
Tuesday, November 8, 2022  
4:30 P.M.**

**MEMBERS**

Yolanda Sepulveda, Chair, Arts & Culture Commission  
Julianna Delgado, Vice Chair, Rep., Planning Commission  
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, At Large/District 7  
VACANT., Historic Preservation Commission  
Kevin Litwin, Rep., Transportation Advisory Commission

**STAFF**

Kevin Johnson, Principal Planner  
Rathar Duong, 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/84662767015>

**OR**

**Phone: 1 (669) 900-6833 - Webinar ID: 846 6276 7015**

## **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 [commentsDC@cityofpasadena.net](mailto:commentsDC@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, November 8, 2022  
4:30 P.M.**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES - NONE**

**3. MAJOR CHANGES TO APPROVED PROJECT**

**A. 747 E. GREEN ST (COUNCIL DISTRICT 7)**

Changes to an approved Concept Design Review from a previously proposed 7-story, 83,802 square-foot mixed-use building with 5,303 square-feet of ground floor commercial space and 72 residential units above 3 levels of subterranean parking to a new 6-story, 80,800 square-foot mixed-use building with 5,303 square feet of ground floor commercial space and 60 residential units above 2.5 levels of subterranean parking, including façade renovation and conversion of the upper floors of an existing 4-story office building into residential use.

Staff Recommendation:

1. Continue the public hearing for this project to Tuesday, November 22, 2022 at 6:30 pm.

(Case Planner: Rathar Duong)

Owner/Applicant: 747 E. Green St. Development, LLC – Arthur Liu

Architect: Tyler +Kelly Architecture

**4. ADVISORY REVIEW**

**A. 405 S. EUCLID AVE (COUNCIL DISTRICT #6)**

Advisory review of a proposed Master Plan for Mayfield Junior School that would allow campus improvements, including new buildings, recreational amenities, and parking facilities, to be phased over a period of 10 years.

(Case Planner: Edwar Sissi)

Applicant/Architect: Eric Rutgers, Berliner Architects

Owner: Mayfield Junior School of the Holy Child Jesus

**5. PRELIMINARY CONSULTATION**

**A. 405 S. EUCLID AVE (COUNCIL DISTRICT #6)**

Review of Phase 1 and 2 of the proposed Master Plan for Mayfield Junior School. The phases include new subterranean parking, addition to an existing gym, recreational facilities, and construction of a building with classroom, office and library space. The existing library would be demolished.

(Case Planner: Edwar Sissi)

Applicant/Architect: Eric Rutgers, Berliner Architects

Owner: Mayfield Junior School of the Holy Child Jesus

**6. FINAL DESIGN REVIEW**

**A. 995 S. FAIR OAKS AVE (COUNCIL DISTRICT 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 Final 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 Final Design Review subject to conditions, to be reviewed and approved by staff prior to issuance of a building permit.

(Case Planner: Edwar Sissi)

Owner/Applicant: MorningStar Senior Living

Architect: KTG Y

**7. COMMENTS AND REPORTS FROM STAFF**

**8. COMMENTS AND REPORTS FROM COMMISSION**

**9. COMMENTS AND REPORTS FROM 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, TBD)
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, TBD)

**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)

**10. 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 November 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, AICP, Acting Director of  
Planning and Community Development



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Kevin Johnson, Principal Planner



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Michi Takeda, Recording Secretary