

## MEETING MINUTES

### Ad-Hoc Downtown Project Advisory Committee

Thursday, April 11, 2013

6:30 p.m.

Fire Department E.O.C.

817 Mound Avenue, South Pasadena

#### **Attendees**

Committee Members: Anita Artukovich, Frank Catania, John Fisher, Stuart Morkun, Jack Pettee, and Odom Stamps

Committee Members Absent: Ellen Daigle

Council Liaisons: Philip C. Putnam and Marina Khubesrian, M.D.

Staff: Sergio Gonzalez, City Manager  
Hilary Straus, Assistant City Manager  
Kimberly Hall Barlow, Assistant City Attorney  
John Mayer, Senior Planner  
Lucy Kbjian, Executive Assistant to the City Manager

#### **Call to Order**

The special meeting was called to order at 6:35 p.m. by Assistant City Manager Straus. Executive Assistant Kbjian called the roll.

#### **1. Oath of Office**

Executive Assistant Kbjian administered the oath to the Committee Members.

#### **2. Welcome and Introductions**

Assistant City Manager Straus introduced the Committee Members, Council Liaisons, and staff members in attendance.

#### **3. Public Comment**

There was no public comment.

#### **4. Selection of Chair and Vice Chair**

Assistant City Manager Straus called for the selection of Chair and Vice Chair. Stamps nominated Catania for Chair, seconded by Fisher. No further nominations. Vote called, elected unanimously. Chair Catania took over the meeting. Stamps nominated Artukovich for Vice-Chair, seconded by Morkun. Artukovich nominated Morkun, seconded by Chair Catania. Voice vote, five for Artukovich, one for Stuart. Artukovich elected Vice Chair.

## **5. Conflict of Interest, FPPC Form 700**

Assistant City Attorney Hall Barlow presented on Brown Act compliance and the City's adopted Conflict of Interest Code which requires committee members to submit a Fair Political Practices Commission Form 700 disclosing economic interests.

## **6. Introduction of Jonathan Genton, Genton Property Group**

Project Developer Genton gave an overview of his involvement in the project and presented case studies of Genton Property Group projects.

## **7. Proposed Modifications to Project**

Developer Genton presented on his proposed changes to the project plans. The proposed changes, if approved by the committee tonight, will be studied to determine feasibility. If the proposed changes require additional environmental analysis and potential impacts beyond what was studied for the original project, the developer will not pursue the changes to the project plan. Discussion followed. Action was taken on the following proposed changes:

### **A. Garage and Parking Locations, Ingress and Egress Points**

Modified plan allows El Centro to remain accessible throughout construction phase; Garages repositioned to serve Mission Area; Entry/Exit point added on Mission to ease circulation to/from garages.

### **B. Fair Oaks Driveway and Public Plaza**

Original plan called for a driveway on Fair Oaks to surface parking lot; modified plan replaces driveway with larger pedestrian access; also orients pedestrians to underground structure, reorganized building and increase (double) the size of the public plaza.

### **C. Dual Driveways for Building C**

Modified plan allows vehicular access between Mound and Edison Lane, reducing impact on El Centro.

### **D. Setback from Existing Buildings on Mission**

Modified plan sets project off Mission Parcels.

### **E. Hope and Mound Parcel**

Genton proposed to reduce underground parking on the "nursery property" site and reallocate these spaces to an above-grade structure and laminate with retail. He also proposed to relocate housing units from the "nursery site" to the parking lot at Hope/Mound with parking for tenants and for public use. These changes were proposed in order to accomplish greater efficiency for the project and activate the Rialto Theatre.

Discussion followed. Action was taken on the following proposed changes:

### **A. Garage and Parking Locations, Ingress and Egress Points**

Artukovich moved to approve proposed changes adding "with careful consideration to traffic on Mission," seconded by Stamps. After discussion, Fisher introduced an amendment to the motion

to include traffic consideration at Mission and Fair Oaks bulbouts. No opposition. By voice vote, six ayes, one absent (Daigle), the motion passed as amended.

**B. Fair Oaks Driveway and Public Plaza**

Stamps moved to approve proposed changes, seconded by Artukovich. No discussion. By voice vote, six ayes, one absent (Daigle), the motion passed.

**C. Dual Driveways for Building C**

After discussion, Artukovich moved to approve proposed changes, seconded by Stamps. No further discussion. By voice vote, six ayes, one absent (Daigle), the motion passed.

**D. Setback from Existing Buildings on Mission**

After discussion, Pettee moved to approve proposed changes, seconded by Stamps. Discussion followed. Artukovich introduced a friendly amendment regarding access for trucks and disposal. Friendly amendment accepted. By voice vote, six ayes, one absent (Daigle), the motion passed.

**E. Hope and Mound Parcel**

After discussion of the Rialto Theatre and public parking, Fisher made a motion to approve the proposed changes with the understanding that there is a study on the impacts at the intersections surrounding the Hope/Mound parcel, seconded by Stamps. Further clarification was made by Assistant City Manager Straus regarding a parking analysis. By voice vote, six ayes, one absent (Daigle), the motion passed.


**8. Next Steps**

Assistant City Manager Straus announced the next meeting was scheduled for May 29, 2013, at 6:30 p.m., at the Library Community Room. He said the next meeting will include a refined site plan reflecting the action taken by the Committee this evening and a design charrette.

**Adjournment**

There being no further business, Committee Member Stamps moved to adjourn. Without objection, it was so ordered. The meeting was adjourned at 9:13 p.m.

Respectfully submitted:

  
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Lucy L. Kbjian  
Executive Assistant to the City Manager

Approved By:

  
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Frank Catania  
Chair