

**Action Minutes
Design Commission
Tuesday, May 14, 2019 at 6:30 p.m.**

**Regular Meeting
City Hall, Council Chambers – Room S249
100 N. Garfield Avenue, Pasadena CA 91101**

**For a complete and detailed recap of the meeting, please log to:
<https://ww5.cityofpasadena.net/commissions/commission-meetings-archived-recordings/>**

1. **ROLL CALL** – Chair Keane called the meeting to order at 6:30 p.m.
Present: Commissioners Chiao, Carpenter, Loomis, Floyd, Sepulveda, Toro (late arrival), Edwards, Rawlings, Keane, Carpenter
Absent: Commissioners Chiao, Loomis (excused)
Staff: Leon White, Kevin Johnson, and Amanda Landry

2. **APPROVAL OF MINUTES** -
Motioned by Floyd, seconded by Sepulveda to approve minutes of March 26th 2019

Vote:

Ayes: Sepulveda, Keane, Carpenter, Floyd

Noes:

Absent: Chiao, Loomis

Abstain: Edwards, Rawlings, Toro

Vote: 4-0-3

3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
None

4. **APPROVAL OF AGENDA ORDER** - Agenda approved as written.

5. **TIME EXTENSION**

- A. **33-45 West Green Street – (Council District 6)**

New two-four story mixed use project, originally approve by the Design Commission on February 3, 2015. The current request is for a one-year time extension of the previous approval.

Staff recommendation:

1. Find that the application for Time Extension was subject to environmental review in the Categorical Exemption adopted by the Design Commission for Concept Design Review for this project on July 22, 2014, and that there are no changed circumstances of new information which would require further environmental review.
2. Approve the application for the Time Extension for one additional year to, February 17, 2020.

Case Planner: Kevin Johnson, Senior Planner

Applicant: Richard A. McDonald, Esq.

Owner: Green Mills, LLC

Motion: Motioned by Commissioner Floyd and seconded Commissioner Sepulveda to approve staff's recommendation as stated.

Ayes: Sepulveda, Keane, Carpenter, Floyd

Noes: Rawlings

Absent: Loomis, Toro, Chiao

Abstain: Edwards

Vote: 4-1-1

6. PRELIMINARY CONSULTATION

A. 650 S. Raymond Avenue (Council District 6)

New construction of a 4-story 38,957 square foot building with 3,398 sq. ft. of ground-floor commercial space and 35,559 sq. ft. of medical office space with subterranean parking. The site is currently occupied by a non-historic one-story light industrial building built in 1965, which is proposed to be demolished.

Public speakers:

None

Commission's comments:

Further explore designing the ground-floor main building lobby as a Private Indoor Node, including enhancing the programming of the space and architecturally emphasizing the entry as recommended in the South Fair Oaks Specific Plan design guidelines, consider whether upper-floor nodes should also be created that would integrate architecturally with the ground-floor node, further study the location of elevators on the front façade and the possible need for a penthouse that would interrupt the roof edge and cornice at the front of the building; further explore the programming of ground-floor setback areas along both streets to ensure they are designed as Private Outdoor Nodes consistent with the definition of such nodes in the South Fair Oaks Specific Plan design guidelines, carefully consider the sequence of pedestrian travel into the building to ensure that it is pleasant and inviting; the west (Raymond Avenue) elevation shows an accessibility ramp and railing along the southerly portion of the frontage, the ground floor of the building should align with sidewalk grade to the greatest extent feasible and any necessary accommodation of changes in grade should occur within the interior of the building; the south elevation of the building will be highly visible from the public realm; further explore ways to continue the fenestration and architectural treatment of the west and north facades to the south façade, at a minimum, the ribbon windows on the west elevation should wrap the corner to as much of the south façade as possible, also consider creating niches in the building wall to allow additional fenestration, paint could also be used to enliven the elevation, the building should have a high-quality, integrated design on all sides; further consider the solar orientation of the building in conjunction with the placement of canopies, which should extend to cover entire openings that are positioned on facades that will experience the highest levels of solar heat gain (west, south and east), explore how the fenestration of the building could further respond to the solar orientation of the different building facades; while the desire to create a dialog between the proposed building and the adjacent medical office building to the north is understood, the South Fair Oaks Specific Plan encourages innovative architectural solutions that highlight the area as a center for technological advancement, consider ways to create an innovative, dynamic design for the building while remaining compatible with the surrounding context, for example, consider a more expressive roof form that may integrate the proposed solar panels into the building roofline while also allowing for access to northern light, as well as a more unique fenestration pattern that highlights interior nodes, as recommended above; provide renderings depicting the design of the patient drop-off and lobby to ensure they are inviting and have high-quality finishes; since Pico Street at this location is a private street, consider whether it could be narrowed to dedicate more space to pedestrian access; consider the possibility of creating a focal element at the terminus of Pico Street, including consideration of views from the Metro Gold Line; provide details to ensure that the building will be constructable with the existing street trees remaining in place, work with the Department of Public Works to ensure compliance with standards for any proposed new street trees; if a public art project is proposed for the site, an art consultant should be engaged as soon as possible to avoid delays in the review process.

7. DESIGN COMMISSION ORGANIZATION WORKSHOP

Speaker: Theresa Fuentes, City Attorney

8. COMMENTS AND REPORTS FROM STAFF

Leon White, Principal Planner announced the following:

- Preservation Awards May 23rd.
- Budget update

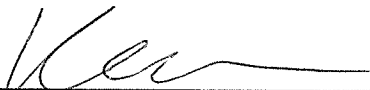
9. COMMENTS AND REPORTS FROM COMMISSION

None

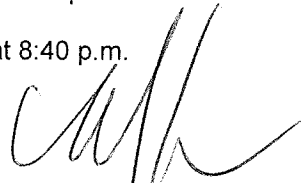
10. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee – (Rawlings). Report recent activities
2. Historic Preservation Commission – (Floyd). 1167 N. Catalina project, Preservation Awards
3. Planning Commission – (Keane). Inclusionary housing ord. amendments update
4. Transportation Advisory Commission – (Edwards). NoHo Metro transit project update
5. Arts & Culture Commission – (Sepulveda). No report.
6. Rose Bowl Subcommittee – (Rawlings) No report.
7. Concept Design Review Application Subcommittee – (Loomis, Toro). No report.
8. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Floyd, Rawlings). No report.
9. Specific Plan Implementation Process Subcommittee - (Loomis, Keane). No report
10. 100 West Walnut St. Subcommittee (PARSONS) – (Loomis, Rawlings, Toro). No report.
11. Design Commission Annual Trip Subcommittee - (Sepulveda, Keane, Loomis). No report
12. Alexandria Subcommittee - (Keane, Chiao). No report
13. Olivewood (North and South) Subcommittee – (Rawlings, Loomis, Floyd) No report.
14. 130-140 N. Fair Oaks Avenue Subcommittee – (Rawlings, Loomis, Floyd) No report.
15. 270 Bellevue Drive Subcommittee – (Rawlings, Keane, Toro). Project update.
16. 3200 Foothill Blvd (Spacebank). – (Chiao, Loomis). No report

11. ADJOURNMENT – Chair Keane adjourned the meeting at 8:40 p.m.



Patricia Keane, Chair



Recording Secretary