

**Action Minutes (Revised)
Design Commission
Tuesday May 28, 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** – Vice-Chair Toro called the meeting to order at 6:35 p.m.
Present: Commissioners Toro, Rawlings, Loomis, Sepulveda, Chiao, Floyd, Carpenter, and Edwards
Absent: Keane (late arrival)
Staff: Leon White, Kevin Johnson, Amanda Landry, Rodrigo Pelayo, and Michi Takeda
2. **APPROVAL OF MINUTES** – Approval of the minutes (April 9, 2019) was continued to next meeting.
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** – No comments.
4. **APPROVAL OF THE AGENDA ORDER** – Approved
5. **TIME EXTENSION**
 - A. **1105 East Villa Street - (Council District 5)**
New construction of a one-to three story 16 unit residential project with subterranean parking.

Public comment: None

Commission comments: None

Motion:
Moved and seconded by Commissioners Rawlings and Floyd to approve time extension.

AYES: Toro, Rawlings, Loomis, Chiao, Sepulveda, Floyd,
Carpenter, Edwards
NOES: None
ABSENT: None
ABSTAIN: Keane (late arrival)
APPROVED: 8-0-1
6. **INFORMATION ITEM (PROJECT UPDATE)**
 - A. **101 South Marengo Avenue – (Council District 6)**
Major modification to an existing five story windowless office building to create window openings for future office uses. *This item was for information only.*

Public comments: None

Commission comments: The Commission generally supported the design direction presented by the applicant.

7. FINAL DESIGN REVIEW

A. 85 West Green Street – (Council District 6)

New construction of a two-story, 14,008 square foot commercial and office building with a 5,162 square foot basement. Required parking to be provided with an off-site parking lease agreement.

Public comments: None

Commission comments:

- The applicant will pay an alternative replacement fee instead of planting 50% of the required number of replacement trees.
- A Master Sign Plan shall be required for project identification, wayfinding, or commercial signage on the building.
- Simplify the design of the bulkheads below the fixed storefront windows to eliminate the granite base and extend the tile to the ground plane.
- Eliminate the shade fabric proposed at the arcade.
- The plans submitted for building plan check to include color and finish specifications of paving within the arcade areas.
- The thickness of the second floor window sills and the continuous band between the first and second floors of the building shall be of the same dimensions.
- Align the precast concrete joints between the tower arches and those on the wall surfaces above
- The Tree Protection Plan required in condition no. 41 of MCUP #6647 shall be included in the plans submitted for building plan check and the tree protection zones required by the Department of Public Works shall be noted on all site and floor plans.
- The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures.
- Provide an 8' x 8' minimum mock-up panel of the building finishes to be reviewed and approved by DHP staff prior to construction and installation.
- If metalwork color is changed from black, all metalwork shall be changed to dark bronze or oil-rubbed bronze.
- The glazing of the second floor windows shall be lightened to be closer in color to the transparent glass used at the ground floor.

Motion:

Moved and seconded by Commissioners Rawlings and Sepulveda to approve with conditions.

AYES: Keane, Toro, Rawlings, Loomis, Chiao, Sepulveda, Floyd, Carpenter, Edwards

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED: 9-0-0

B. 1005 Armanda Drive (Council District 2)

New construction of a three-story, 3,010 square foot classroom/innovation laboratory building at an existing private school campus (Chandler School).

Public comments: Emina Darakjy

Commission comments:

- o A tree protection plan for any protected trees in close proximity to construction activities to be included into the plans submitted for building plan check.
- o Ensure the dimensions of individual precast concrete cap units proposed on top of the Arroyo stone wall veneer are consistent with those on the existing building.
- o The steel elements at the top of the elevator shall be further refined to have a balance of simplicity and intricacy that is more compatible with other metalwork details proposed. Consider a more Craftsman or Prairie style to emphasize more of the horizontal or possibly a clock tower.
- o Provide a detail of the mechanical vent covers to ensure a high-quality, integrated installation (i.e., no exposed flashing).

Motion: Moved and seconded by Commissioners Rawlings and Loomis to approve with conditions.

AYES: Keane, Toro, Rawlings, Loomis, Chiao, Sepulveda, Floyd, Carpenter, Edwards
 NOES: None
 ABSENT: None
 ABSTAIN: None
 APPROVED: 9-0-0


8. COMMENTS AND REPORTS FROM STAFF

9. COMMENTS AND REPORTS FROM COMMISSION- No Report.

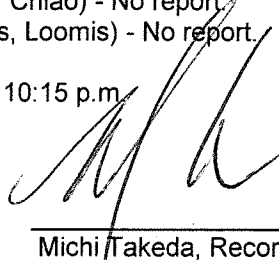
10. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Rawlings) – No meeting
 - Acknowledge Identification of tree issues at Preliminary Consultation
2. Historic Preservation Commission – (Floyd)
 - Annual Preservation Awards - recap
3. Planning Commission – (Keane)
 - Single family residential development standards (Mansionization)
4. Transportation Advisory Commission – (Edwards) - No report.
5. Arts & Culture Commission - (Sepulveda) – No meeting
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)
 - Reference material regarding Specific Plan activity online
 - May 30 – North Lake Specific Plan workshop
 - July 20 a walking tour of Fair Oaks/Orange Grove Specific Plan
10. 100 West Walnut St. Subcommittee (PARSONS) – (Loomis, Rawlings, Toro) - No report.
11. Design Commission Annual Trip Subcommittee - (Sepulveda, Loomis) – No report
12. Alexandria Subcommittee - (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, Toro) - No report.
 - Applicant still working on solution to present to Commission
16. 3200 East Foothill Boulevard (SpaceBank) – (Chiao, Loomis) - No report.
17. 94 S. Los Robles Avenue (Kaiser) – (Edwards, Floyd, Chiao) - No report.
18. 1539 East Howard St. (EF Academy) – (Toro, Rawlings, Loomis) - No report.

11. ADJOURNMENT – Chair Keane adjourned the meeting at 10:15 p.m.



 Noel Toro, Vice-Chair



 Michi Takeda, Recording Secretary