



**Action Minutes
Design Commission
Tuesday June 25, 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 7:15 p.m.
Present: Commissioners Carpenter, Floyd, Toro, Loomis, and Keane
Absent: Commissioners Sepulveda, Edwards, Chiao, Rawlings, (All Excused)
Staff: Leon White, Kevin Johnson, Amanda Landry and Michi Takeda
2. **APPROVAL OF MINUTES**
Moved and seconded by Commissioners Floyd and Toro to approve the April 23, 2019 minutes; with the minor changes; no opposition, the minutes were approved. Commissioner Loomis abstained.
Moved and seconded by Commissioners Floyd and Toro to approve the May 14, 2019 minutes; no opposition, the minutes were approved. Commissioner Loomis abstained.
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** – No comments.
4. **APPROVAL OF THE AGENDA ORDER** – The Commission moved to change the order of the agenda by continuing discussion on 6. A. 745-765 Orange Grove to July 9 meeting and approving the minutes at the end of the meeting; no opposition, the motion was approved.
5. **PRELIMINARY CONSULTATION**
 - A. **356 Cordova Street - (Council District 6)**
New construction of a two-to-three-story, 62-unit multi-family residential project with subterranean parking. The project also involves the on-site retention of seven protected trees, on-site relocation of seven protected trees, and removal of three protected trees.

Public comments:
Ann Schrid
Andrew Saliman

Commission comments:
 - applicant should ensure that the site plan, all floor and roof plans and the landscape plan depict the locations of trees to remain in place and trees to be relocated on-site along with their accurate tree numbers, coordinated with the submitted tree inventory, and continuing to depict their canopies as accurately as possible;
 - consider the possibility of preserving additional existing trees along the north and west property lines;
 - consider whether any of the protected trees proposed to be relocated could be installed in the “Pine Courtyard” tree well;
 - support required findings for modification of development standards as provided in the Tree Protection Ordinance;
 - consider further reducing parking to ensure preservation of as many trees as possible;
 - ensure that the plans submitted for Concept Design Review clearly identify locations of unit entries;

- consider the possibility of designing rooftops as accessible communal spaces;
- further details of access control measures at openings along the street frontages;
- explore creation of a strong architectural terminus at the southern end of the long northerly combined courtyards and/or creation of a paseo between them and the separate Sycamore Courtyard;
- further study the planting of new Sycamore trees over the subterranean parking garage;
- openings on the west and south elevations should be carefully placed and sized to ensure privacy of both adjacent multi-family residential buildings and future residents of the proposed new building;
- ensure that courtyards are designed to be usable spaces with amenities for the residents including seating, cooking facilities, shade structures, etc.;
- explore ways to incorporate additional private open space into the project;
- further study the proposed fenestration and consider simplifying some of the window types;
- clarify the concept of the arches in the project to ensure they are clearly grounded in an architectural intent.

B. 141 South Lake Avenue – (Council District 7)

New construction of a six-story mixed-use development consisting of approximately 10,000 square feet of commercial space for professional office and restaurant use and 91 residential units with subterranean parking.

Public comments: No comments.

Commission comments:

- Consider the Lake Avenue elevation as being more contemporary or Modern in architectural style and transition to a more traditional design for the Hudson Avenue facing context
- composition of multiple building volumes visible from South Lake Avenue should be further refined and simplified to be more contextually compatible with the commercial context of South Lake Avenue
- consider adjusting the massing and detailing to more significantly emphasize and accentuate common space areas and entryway
- study the architectural detailing and cladding of similarly scaled buildings facing South Lake Avenue
- consider more significantly accentuating the residential entryway, and differentiate the residential entryways from the commercial entryways
- provide east and west elevation drawings that also show the adjacent buildings so that the contextual relationship between the proposed development and the adjacent built environment can be better evaluated
- provide additional information and studies about the garage entrance and the detailing of the building mass adjacent to and above the driveway ramp
- provide detailed studies showing what alternatives were considered and demonstrate, visually and in writing, how the proposed design is consistent with the required findings for Height Averaging.

6. CONCEPT DESIGN REVIEW

A. 745-765 North Orange Grove Blvd. - (Council District 3)

New construction of a four-story, mixed use development with 10,000 square feet of commercial space for office, retail or restaurant use, and 46 for-sale residential units with subterranean parking.

Public comments: No comments.

Commission comments:

- The project shall comply with all applicable development standards, except as specified in this report under the Tree Protection Policy of the Tree Protection Ordinance.
- The project shall comply with the conditions provided by the Departments of Public Works (dated June 3, 2019) and Transportation (dated February 4, 2019), included in this report as Attachments B and C, to the satisfaction of said departments. The plans submitted for Final Design Review shall also be re-routed to City Departments and revised conditions, if any, shall be incorporated into the conditions of approval for Final Design Review. Compliance with these conditions shall be clearly depicted on the plans.

- The color of the façade of the Lincoln Avenue Arcade and the size of the second story windows of the proposed corner element shall be refined to more effectively convey the significance of the corner by utilizing a lighter color and more proportional second story windows. The direction of the design evolution of the West elevation, as presented to the Commission at the public hearing of July 9, 2019, is appropriate.
- The garage entry details and interior programming of the entryway shall be clearly specified in the plans submitted for Final Design Review.
- Large scale landscape and hardscape details shall be provided in the plans submitted for Final Design Review.
- Incorporate additional permanent or integrated site amenities, such as engaged wall seating into the larger planters of the plaza, and site furniture into the sun deck area.
- Shade features shall be incorporated into the elevated terraces and balconies to the greatest extent feasible. The applicant shall also study placing additional trellis's elsewhere on the interior elevations.
- Large scale details for all site amenities shall be included in the plans submitted for Final Design Review and these details shall reflect high quality or custom designs.
- The terminus of any interior corridor shall be treated with window openings to the greatest extent possible.
- A certified arborist selected by the City and paid for by the applicant shall monitor the protected tree (tree #1, Quercus agrifolia with a DBH of 33 inches) during and after construction activity and provide status reports directly to the City on the condition of the tree, including any recommendations for corrective action necessary to maintain the tree in good condition. City staff will consult with the certified arborist to determine how long after construction the tree's health needs to be monitored. If the protected tree fails to survive or declines (within the monitoring term as determined by the arborist consulted by the City) so that long term survival is not possible, the protected tree shall be replaced with a minimum 96-inch box Quercus agrifolia. This condition of approval shall be carried over to the decision related to Final Design Review.
- The City's standard tree protection measures shall be implemented and verified by staff prior to the issuance of any building permit related to any construction related activities on the project site. This condition of approval shall be carried over to the decision related to Final Design Review.
- Provide enlarged details for all architectural features such as plaster screeds, vents, window typology and finishes, stairs, decorative metalwork, etc... with the plans submitted for Final Design Review
- The project features and actions indicated on the plans demonstrating consistency with the City of Pasadena Climate Action Plan shall be clearly incorporated into and shown on the plans submitted for Final Design Review.
- Study incorporating arched screen walls in addition to or in-lieu to the trellis facing Orange Grove Boulevard
- Urban Forestry Advisory Committee approval shall be obtained for any street tree removal related to the project prior to submitting an application for Final Design Review. A copy of said approval shall be included with the application submittal for Final Design Review.
- Found that the project, upon implementation of the conditions of approval, will comply with the Citywide Design Principles in the Land Use Element of the General Plan, the Design Guidelines in the Fair Oaks Orange Grove Specific Plan, and the Design Guidelines for Neighborhood Commercial & Multi-Family Residential Districts.
- Approved the application for Concept Design Review subject to further review during Final Design review

Motion:

Moved and seconded by Commissioners Loomis and Toro to continue item to July 9, 2019 meeting.

AYES: Commissioners Carpenter, Floyd, Toro, Loomis, and Keane.
 NOES: None
 ABSENT: Commissioners Sepulveda, Edwards, Chiao, Rawlings
 ABSTAIN: None
 APPROVED: 5-0-0

7. COMMENTS AND REPORTS FROM STAFF

Staff stated we needed to select a nominating committee for our new officers; however, he recommends we wait until the next meeting when we have more members in attendance.

Discussed cancelling some meeting dates in the summer.

8. COMMENTS AND REPORTS FROM COMMISSION

Commissioner Keane announced this would be her last meeting. No word as to who will replace her.

9. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Rawlings) No report.
2. **Historic Preservation Commission** – (Floyd) No report.
3. **Planning Commission** - (Keane) No report.
4. **Transportation Advisory Commission** - (Edwards) No report.
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) No report.
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.

10. ADJOURNMENT – Chair Keane adjourned the meeting at 10:12 p.m.



Leon White, Principal Planner



Michi Takeda, Recording Secretary