



**Action Minutes
Design Commission
Tuesday September 10, 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 Carpenter called the meeting to order at 6:42 p.m.
Present: Commissioners Toro (arrived at 6:44p), Loomis, Rawlings, Lim, Coppess, Chiao, Carpenter, Sepulveda
Absent: None
Staff: Leon White, Kevin Johnson, and Michi Takeda
2. **APPROVAL OF MINUTES** – Approval of the minutes July 23, 2019.
Moved and seconded by Commissioners Rawlings and Loomis to approve the minutes. No opposition the minutes were approved.
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** – No comments.
4. **APPROVAL OF THE AGENDA ORDER** –
Moved and seconded by Commissioners Rawlings and Loomis. No opposition the Agenda Order was approved.
5. **FINAL DESIGN REVIEW**
 - A. **690-700 N. ORANGE GROVE BLVD. – (Council District 3)**
Construction of a new one-to-three-story mixed-use project with 7,309 square feet of commercial space, 48 residential units, and one level of subterranean parking.

Public comments: None

Commission comments:
 - The upper-floor openings on the mixed-use building shall be revised to better align with the dimensions of the ground-floor commercial storefront openings.
 - Revise the integration of the shed roof and parapet at the northeast corner portion of the residential-only building to create a roof form that is consistent with the design of this portion of the project.
 - Revise the fenestration of the northern portion of the east elevation of the residential-only building to create a more balanced solid-to-void proportion that is more consistent with the publicly visible elevations of the building.
 - All materials and color transitions shall occur at inside corners. Exposed soffits shall be finished to match the adjoining wall surfaces.

- The publicly visible interior walls of the parking area shall be finished to match the street-facing elevation at that location. Utilities and infrastructure within the parking area shall be set back as far as possible within the building to limit their public visibility to the greatest extent feasible. The interior of the garage shall be painted a light color and lensed light fixtures shall be utilized to enhance the appearance of the garage portal. Any proposed security gates shall be reviewed and approved by staff and shall provide visual interest to the project.
- For the mixed-use building, provide additional details of the brick patterning at the ground plane and recessed storefront openings. The brick at the base shall be modulated in color or texture from the remainder of the brick used on the project.
- Windows within the residential building shall be recessed a minimum of 3" from the exterior wall plane and windows in the stucco-clad portion of the mixed-use building shall be recessed a minimum of 2" from the exterior wall plane. The proposed recess depth shall be indicated on all window details.
- Further clarify in the elevations and details the proposed design of the vertical siding within the gable-ends of the residential-only building (i.e., board-and-batten or tongue-and-groove design). To provide texture on the façade and relate better to the Craftsman style influence of the building design, board-and-batten is preferred.
- References to "Cedarmill" siding shall be changed to reflect the proposed smooth-finish siding.
- Provide additional details of the residential-only building including front porch posts, bases and caps, and concealed joinery of the proposed garden arbor. In addition, provide large-scale, dimensioned elevations of all railings.
- Revise the design of the main garden entry gate to be more consistent with the Craftsman style language chosen for the project.
- Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the utility equipment shown on the plans are sufficient to meet the demands of the project and that the locations shown in the plans are approved.
- Provide drawings and details of the design of the garden and any other amenities that are proposed to be installed in place of the previously proposed public art project, including the proposed specimen *Ginkgo biloba* tree presented to the Commission.
- All ground-floor residential units adjoining the main garden of the residential-only portion of the site shall have direct access from the units to the main garden.
- Any lighting fixtures proposed to be attached to the buildings shall be subject to further staff review and approval of a lighting plan and product literature of proposed fixtures prior to issuance of a building permit.
- The project shall comply with all applicable Zoning Code requirements except as modified by Affordable Housing Concession Permit (AHCP) #11873 and shall comply with all conditions of approval of the AHCP. In particular, planter walls in the main garden shall not exceed 18" in height. Pilasters associated with freestanding stone and brick walls may reach a height of 21".
- Approval of a Master Sign Plan shall be required prior to installation of any project identification, wayfinding, or commercial signage on the building.
- A copy of this decision letter shall be included in the plans submitted for building permit plan check.
- The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
- An 8' x 8' minimum mock-up panel of each of the buildings' finishes shall be provided and shall be reviewed and approved by staff prior to construction and installation. The mock-up shall include windows, screeds, brick and corner details and shall remain on-site for the duration of construction of the project until a final inspection has been conducted by staff to confirm proper installation of materials consistent with the approved mock-up.

- Provide details of the rooftop trellis at the mixed-use building and add the missing canopy to wall section B on sheet A-3.3.
- Further resolve the exterior stair design within the main garden of the residential-only building to make it more integral to the design of the building.
- All windows within the brick façade shall be of a different color than the others used in the project (cream color suggested by the Commission).
- This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter, and that all work is performed consistent with the approved plans.
- Consider extending the two-story brick façade for one additional bay to the south on Lincoln Avenue.
- Consider an alternative cladding material for the “penthouse” area at the corner of Lincoln Avenue and Orange Grove Boulevard. Corrugated metal shall not be used.

Motion

Moved and seconded by Commissioners Rawlings and Loomis to approve the application for Final Design Review subject to conditions and recommendations, which shall be subject to staff review and approval prior to issuance of a building permit.

AYES: Commissioners Sepulveda, Rawlings, Loomis, Lim, Coppess, Chiao, Carpenter, and Toro
 NOES: None
 ABSENT: None
 ABSTAIN: None
 APPROVED: 8-0-0

6. COMMENTS AND REPORTS FROM STAFF

- Leon White advised that we may cancel the meeting before Thanksgiving and may have one more meeting in November and December. Design & Historic Preservation staff has moved back the 2nd floor of the Hale Building after being temporarily located in the Main Library for Hale Bldg. renovations.

7. COMMENTS AND REPORTS FROM COMMISSION- No Report.

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Rawlings) – No report
2. Historic Preservation Commission – (TBD) No report
3. Planning Commission – (Coppess) No report.
4. Transportation Advisory Commission (Lim) - No report.
5. Arts & Culture Commission - (Sepulveda) – No report
6. Rose Bowl Subcommittee - (Rawlings)
 - Commissioner Rawlings recommend removing this Subcommittee from this Agenda. She stated that presently she has a conflict of interest due to her firm working on a related project. She will draft a letter to file with regards to the construction going on at the Rose Bowl.
7. Concept Design Review Application Subcommittee - (Loomis, Toro) - No report.
 - Leon will schedule a meeting with Chair Toro to discuss.
8. Las Encinas Psychiatric Hospital & Barn Subcommittee - (TBD, Rawlings) No report.
9. Specific Plan Implementation Process Subcommittee - (Loomis) – No Report
 - Two events coming up, La Mirada Park Community Walking Tour September 28, 2019 and Student Summit October 19, 2019. Details can be found at ourpasadena.org
10. 100 West Walnut St. Subcommittee (PARSONS) – (Loomis, Rawlings, Toro) - No report.

11. Design Commission Annual Trip Subcommittee - (Sepulveda, Loomis)
 - Tentative dates will be the third or fourth Saturday in October. Commission Loomis recommended October 26 as the day.
12. Alexandria Subcommittee - (Chiao) - No report.
13. Olivewood (North and South) Subcommittee – (Rawlings, Loomis, TBD) - No report.
14. 130-140 N. Fair Oaks Avenue Subcommittee – (Rawlings, Loomis, TBD) - No report.
15. 272 Bellevue Drive Subcommittee – (Rawlings, Toro) -
 - Commission Rawlings noted that the plans submitted are not professional and there is a call for review. And will come back to the commission for approval.
16. 3200 East Foothill Boulevard (SpaceBank) – (Chiao, Loomis) - No report.
 - Still in environmental clearance stag. Leon will get more information and report back.
17. 94 S. Los Robles Avenue (Kaiser) – (TBD, TBD, Chiao) - No report.
18. 1539 East Howard St. (EF Academy) – (Toro, Rawlings, Loomis) - No report.

9. **ADJOURNMENT** – Chair Toro adjourned the meeting at 9:13 p.m.



Jose Noel Toro, Chair (Acting)



Michi Takeda, Recording Secretary