



**Action Minutes
Design Commission
Tuesday January 14, 2020 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 6:41 p.m.
Present: Commissioners Toro (arrived at 7:17pm), Carpenter, Chiao, Elfarrar, Lim, Loomis, and Rao
Absent: Commissioners Coppess and Sepulveda
Staff: Leon White, Kevin Johnson, Amanda Landry, and Michi Takeda
2. **APPROVAL OF MINUTES** – The approval of the minutes for December 10, 2019 was continued until the January 28, 2020 meeting.
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** – No comments.
4. **APPROVAL OF THE AGENDA ORDER**
It was requested Agenda Item 6A be moved in front of Item 5A. Moved and seconded by Commissioners Loomis and Elfarrar. No opposition; the change in Agenda Order was approved.
5. **PRELIMINARY CONSULTATION**
 - A. **439 N. Hill Ave – (Council District 2)**
This proposal is for the new construction of a two-to-three-story, 13-unit apartment building, with surface-level parking.

*(Case Planner: Amanda Landry)
Owner/Applicant: Setrak Ajemian/Harout Ajemian
Architect: Garo V. Minassian*

Public Comments: Andrew Saliman

Commission Comments:
 - The project is too utilitarian and institutional looking, the style shall be refined to more closely resemble (with respect to site design, building form, roof form, fenestration and entry treatments) either the Craftsman style or an alternative compatible Contemporary concept.

- Reconfigure the two Hill Avenue adjacent units so that the stairs are eliminated from the front elevation and both units have prominent and clearly defined ground floor entries that incorporate traditional residential design elements such as stoops, canopies or other covered entryway elements.
- Restudy the circulation and unit orientation so that the majority of the units are organized around the main garden and have their entrances directly from or facing the main garden area and to eliminate redundant or unnecessary sets of stairs.
- Consider revising the massing to create two distinct volumes, a two-story volume and a three-story volume.
- Further study and refine the proposed massing to provide for more articulated, less monotonous and repetitive forms, especially for the north elevation, which will be prominently visible.
- Study additional means to articulate the interior courtyard-facing elevations to provide for more engagement, depth and articulation.
- Further study the scale and architectural detailing of the parking entrance. Blank, unarticulated walls facing public streets, including alleys, are strongly discouraged.
- Ensure that the communal open spaces for the project include amenities that will allow for their active use by the residents of the project, such as benches or a playground area.
- Explore ways to take advantage of retaining the existing home, which while it may not be individually eligible for designation has value and contributes in a positive way to the context.

B. 300 E. Colorado Blvd – (Council District 6)

This proposal is for major modifications to the Paseo Colorado mixed use development. The proposed modifications are applicable to the two-story commercial portion of the development only.

(Case Planner: Kevin Johnson)

Owner/Applicant: CAPREF Paseo LLC

Architect: DLR Group

Public Comments: Andrew Saliman

Commission Comments:

- Although described as movable and non-permanent, further review is required to determine if the proposed ground-mounted shading devices within this zone may be allowed.
- Further explore unification of the proposed new design elements to ensure that a high quality, timeless appearance is maintained by the new installations and to ensure that the proposed new features are of a quality that is consistent with the existing character of the Civic Center.
- Use of the Garfield Promenade for events such as outdoor movie showings may be an appropriate use for the space; however, consider a removable installation that would only be in place for such events.
- Refine the use of patterned lighting in strategic locations as opposed to wholesale lighting of the ground plane.
- In future submittals, ensure that renderings accurately depict whether changes to paving are proposed and provide clear specifications regarding proposed paving improvements.
- Provide further details regarding irrigation for the proposed new landscape planters, to ensure that new landscape elements are properly maintained.

- Work with Cultural Affairs Staff to further define the proposed art components of the project.
- Work with the staff of the Department of Public Works regarding the proposed installation of a crosswalk mural at the Green Street/Garfield Promenade intersection.
- Consider additional means of providing shade within the Garfield Promenade, including extending proposed canopies further beyond the faces of the buildings, installing freestanding canopies and revisiting the possibility of planting trees.
- Consider a more dynamic installation of the proposed tournament of Roses plaques rather than the proposed static design.
- Reduce and refine those proposed elements that are frequently found in enclosed malls and further refine the identities of each separate zone within the Paseo.
- Consider conducting studies and surveys to inform the proposed design, including installation of temporary features to study how people respond.
- Explore ways to direct pedestrian traffic closer to commercial storefronts, such as installation of more landscape and seating elements within the central portion of pathways, particularly within the Garfield Promenade.

6. COMMENTS AND REPORTS FROM STAFF

- Director's Update** – Brief overview of how some of the ramifications of state legislation on housing and how that will affect the Design Commission's review process for future housing projects.
- Selection of Commissioners to fill subcommittee vacancies. Commissioner Carpenter has volunteered for Urban Forestry Advisory Committee and Las Encinas Psychiatric Hospital & Barn Subcommittee; Commissioner Rao volunteered for the Specific Plan Implementation Process Subcommittee; and it was recommended to remove the Design Commission Annual Field Trip Subcommittee for now. The remaining vacancies will be filled at the next Commission meeting.

7. COMMENTS AND REPORTS FROM COMMISSION - None

8. COMMENTS AND REPORTS FROM COMMITTEES

- Urban Forestry Advisory Committee** - (Loomis) No Report
- Historic Preservation Commission** - (Elfarra) No Report
- Planning Commission** - (Coppess) No Report
- Transportation Advisory Commission** - (Lim) No Report
- Arts & Culture Commission** - (Sepulveda) No Report
- Concept Design Review Application Subcommittee** - (Loomis, Toro) No Report
- Las Encinas Psychiatric Hospital & Barn Subcommittee** - (TBD, TBD) No Report
- Specific Plan Implementation Process Subcommittee** - (Loomis, TBD, TBD) No Report
- 100 West Walnut St. Subcommittee (PARSONS)** - (Loomis, Chiao, Toro)
 - It was reported that mock ups will be happening soon.
- Design Commission Annual Field Trip Subcommittee** - (Sepulveda, TBD, Loomis) No Report
- Alexandria Subcommittee** - (TBD, Chiao) No Report
- Olivewood (North and South) Subcommittee** - (TBD, Loomis, TBD) No Report
- 130-140 N. Fair Oaks Avenue Subcommittee** - (TBD, Loomis, TBD) No Report
- 270 Bellevue Drive Subcommittee** - (TBD, TBD, Toro) No Report
- 3200 East Foothill Boulevard (SpaceBank)** - (Chiao, Loomis) No Report
- 94 S. Los Robles Avenue (Kaiser)** - (Loomis, Lim, Chiao) No Report
- 1539 East Howard St. (EF Academy)** – (Toro, Chiao, Loomis) No Report
- Design Awards Subcommittee** – (Loomis, Lim) No Report

9. ADJOURNMENT – Chair Toro adjourned the meeting at 10:45 p.m.



~~Jose Noel Toro, Chair~~ V. CHAIR
ROBERT CARPENTER



Michi Takeda, Recording Secretary