

**Action Minutes
Design Commission
Tuesday February 11, 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** –Chair Toro called the meeting to order at 6:36 p.m.
Present: Commissioners, Toro, Carpenter, Chiao, Coppess, Elfarra, Lim, Loomis (late arrival 6:53pm), and Rao
Absent: Commissioner Sepulveda (Excused)
Staff: Leon White, Kevin Johnson, Edwar Sissi, and Michi Takeda
2. **APPROVAL OF MINUTES** – Motion to approve January 28, 2020 minutes was moved and second by Commissioners Carpenter and Coppess; no opposition, Commissioner Toro, abstained; Commissioner Sepulveda was absent; the minutes were approved.
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA** – No comments.
4. **APPROVAL OF THE AGENDA ORDER** - The content and order of agenda was approved.
5. **PRELIMINARY CONSULTATION**
 - A. **500 S. Pasadena Ave – (Council District 6)**
Demolition of existing buildings for the construction of a new two-story, 12,627 square foot daycare building with 10,647 square feet of playground on the ground and roof level. Project will accommodate 22 parking stalls, a loading space, trash enclosure, and bicycle parking.

(Case Planner: Edwar Sissi)
Owner/Applicant: Pasadena 500 Corp./Cadence Acquisition LLC
Architect: TAIT & Associates

Public Comments: None

Commission Comments:

- Consider retaining as many of the existing trees on the subject site as possible.
- Consider the relocation of the primary entrance, or provide an additional primary entrance, to directly open onto the street edge.
- Recommend that the cornice line of the building be accentuated with an architectural element, corresponding to historic architectural patterns of a tripartite design with a distinguishable base, middle, and top.

- Materials should be authentic, and not thin appliques. Also, carefully consider the detailing of in-plane transitions between materials, and the transitions of materials at changes in plane and at corners.
- The proposed elevations call for an unspecified wood laminate infill siding product on the elevations. Carefully consider the selection of materials for their proven durability and permanence.
- Consider the relocation of the roof-mounted mechanical equipment to provide an activated façade at the proposed second-story volume along Pasadena Avenue, and reduce the appearance of an unbroken wall plane.
- Further study a solution within the building interior to address the change in grade while allowing a more continuous at-grade engagement of the building with the street along Palmetto Drive.

6. CONCEPT DESIGN REVIEW

A. 650 S. Raymond Ave – (Council District 6)

Demolition of an existing light industrial building and construction of a new four-story, 40,857 square-foot medical office building with 2,943 square feet of retail on the ground floor and five levels of subterranean parking.

(Case Planner: Kevin Johnson)

Owner/Applicant: Pasadena Physicians 650 S. Raymond LLC

Architect: Dan Taylor & Associates and eStudio

Public Comments: Mike Dettling

Commission Comments:

- Incorporate an additional entrance to the main lobby at the terminus of the vertical strip of glazing on the west elevation.
- There shall be no publicly visible elevator overrun at the street-facing elevation.
- Expand the installation of specialty paving to the entire forecourt space.
- The proposed rooftop mechanical screening shall utilize high-quality materials that are integrated with the design of the building.
- The proposal to relocate existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager.
- Ensure that porcelain panels wrap all outside corners/edges and consider raising the panels to the top of the third floor guardrails.
- Revise the roof edge detailing to be more expressive. Provide the studies that were conducted by the design team that informed the final design proposal.
- Comply with the conditions provided by the Departments of Public Works and Transportation, Building Division and Current Planning Section, all in Attachment B, to the satisfaction of said departments.
- Plan demonstrating that the project will utilize at least 10% by cost of building materials and furnishings with at least 50% (pre- or post-consumer) recycled content or products designed for reuse.
- Further study the massing proposed at the mechanical penthouse at the southwest corner of the fourth floor.
- The Commission supports the proposal for a mural on the south façade and kinetic art piece at the terminus of Pico Street and encourages a partnership with the Art Center College of Design.
- Study a setback of the fourth floor facing Raymond Avenue.

Motion:

Moved and seconded by Commissioners Loomis and Rao.

AYES: Commissioners Rao, Loomis, Lim, Elfarra, Coppess, Chiao, Carpenter and Toro
NOES: None
ABSENT: Commissioner Sepulveda (Excused)
ABSTAIN: None
APPROVED: 8-0-1

B. 83 N. Lake Ave – (Council District 3)

Demolition of three existing commercial buildings and construction of a mixed-use project with 54 residential units; 100,898 square feet of office space; 7,852 square feet of retail sales; 3,540 square feet of restaurant; and parking at grade and in three subterranean levels.

(Case Planner: Kevin Johnson)

Owner: Singpoli BD Development LLC

Applicant/Architect: Adept Architecture

Public Comments: None

Commission Comments:

- The building massing along Lake Avenue shall be further broken down into sub-volumes that more closely align with the average unbroken building façade lengths along the street.
- Revise the design of the main lobby entrance to the office building to make it more prominent in terms of size, articulation and use of materials.
- Further define the design of the proposed ground-level box frames, including how they will interact with the proposed band between the first and second floors.
- Revise the design of the vehicular access portal and communicating stair along Union Street to ensure that it is designed with high-quality finishes that unify the designs of the building volumes that flank it and integrate this zone into the overall design of the project.
- Incorporate into the Lake Avenue elevation the accent panels proposed on the north, west and south elevations of the office building volume.
- Create a direct pedestrian connection from the southern end of the second-level courtyard to the residential amenity/pool deck.
- Clarify the design of the proposed balconies on the residential building (i.e., recessed vs. projecting) and ensure that the floor plans and elevations are consistent with one another regarding the balcony configuration.
- Further study means of reducing the scale of the vehicular access portal along Hudson Avenue.
- Extensive details and physical samples of the proposed metal cladding material shall be required to be submitted for review during Final Design Review.
- Further study the addition of appropriate amenities within the shared residential/office courtyard space.
- The proposal to remove existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager.
- Break the cornice/roof line with a fifth floor terrace to reduce the building façade mass fronting Lake Avenue.
- Removal of the vertical fins on the second-floor of the office building is preferred.
- Explore arcades or other means to open the streetscape corner at Lake/Union, more in keeping with the Preliminary Consultation.

Motion:

Moved and seconded by Commissioners Loomis and Chiao.

AYES: Commissioners Rao, Loomis, Lim, Coppess, Chiao, Carpenter and Toro
NOES: None
ABSENT: Commissioner Sepulveda (Excused), Elfarra (left early @ 10:00pm)
ABSTAIN: None
APPROVED: 7-0-2

7. COMMENTS AND REPORTS FROM STAFF

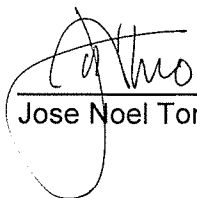
- Staff reported upcoming agenda items for next meeting February 25.

8. COMMENTS AND REPORTS FROM COMMISSION - None

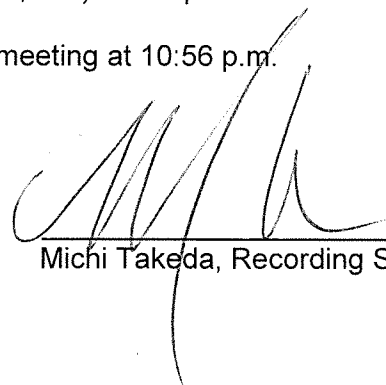
9. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Loomis, Carpenter) No Report
2. **Historic Preservation Commission** - (Elfarra) No Report
3. **Planning Commission** - (Coppess) No Report
4. **Transportation Advisory Commission** - (Lim) No Report
5. **Arts & Culture Commission** - (Sepulveda) No Report
6. **Concept Design Review Application Subcommittee** - (Loomis, Toro) No Report
7. **Las Encinas Psychiatric Hospital & Barn Subcommittee** - (Carpenter, Elfarra) No Report
8. **Specific Plan Implementation Process Subcommittee** - (TBD, Rao, Loomis) No Report
9. **100 West Walnut St. Subcommittee (PARSONS)** - (Toro, Chiao, Loomis)
 - Awaiting response from applicant from second review of mock up drawings.
10. **Olivewood (North and South) Subcommittee** - (Lim, Chiao, Loomis) No Report
11. **130-140 N. Fair Oaks Avenue Subcommittee** - (TBD, TBD, Loomis) No Report
12. **3200 East Foothill Boulevard (SpaceBank)** - (Chiao, Loomis) No Report
13. **94 S. Los Robles Avenue (Kaiser)** - (Loomis, Lim, Chiao) No Report
14. **1539 East Howard St. (EF Academy)** - (Toro, Chiao, Loomis) No Report
15. **Design Awards Subcommittee** - (Loomis, Lim) No Report

10. ADJOURNMENT – Chair Toro adjourned the meeting at 10:56 p.m.



Jose Noel Toro, Chair



Michi Takeda, Recording Secretary