

**Action Minutes  
Design Commission  
Tuesday, February 25, 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 6:45 p.m.  
Present: Commissioners Toro (Arrived late 6:53pm), Carpenter, Chiao, Lim, Loomis, Rao and Sepulveda  
Absent: Commissioner Coppess and Elfarra  
Staff: Leon White, Kevin Johnson, Amanda Landry, Rodrigo Pelayo, and Michi Takeda
2. **APPROVAL OF MINUTES** – Motion to approve February 11, 2020 was moved and second by Commissioners Loomis and Rao; Commissioner Sepulveda abstained; no opposition, 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. **ADVISORY REVIEW**
  - A. **Amendment for Master Street Tree Plan** – The Department of Public Works recommends that the Design Commission support an amendment to the City's Master Street Tree Plan that would replace ornamental pear, *Pyrus calleryana*, tree with crepe myrtle, *Lagerstroemia indica*, tree as the designated street tree for W. Walnut Street from N. Pasadena Avenue to N. Fair Oaks Avenue.

(M. King, Public Works, Urban Forestry)

Commissioners asked questions clarifying types of trees affected.

Motion:

Moved and seconded by Commissioners Lim and Chiao to endorse and forward Public Works', Parks and Natural Resources Division's amendment of the Master Street Tree Plan to City Council.

AYES: Commissioners Sepulveda, Rao, Loomis, Lim, Chiao, and Carpenter  
NOES: None  
ABSENT: Commissioner Coppess and Elfarra  
ABSTAIN: Commissioner Toro  
APPROVED: 6-0-2

## 6. INFORMATION ITEM

### A. 1307 Lincoln Ave – (Council District 1)

Demolition of 45,072 square feet of existing buildings and the construction of 59 new detached, two-story townhomes with attached at-grade garage parking.

*(Case Planner: Amanda Landry)*

*Owner/Applicant: The Lincoln Townhome Project, LLC*

*Architect: Inaba Williams*

The project applicant presented a status update on the project and the commission provided feedback on the revised design.

## 7. PRELIMINARY CONSULTATION

### B. 164 Chestnut St. – (Council District 3)

New construction of a 24 unit, five-story, multi-family project including two levels of subterranean parking. The structure, which currently exists on the site, has been approved to be relocated to a different site.

*(Case Planner: Kevin Johnson)*

*Owner/Applicant: Alpha Cap LLC/Shahab Ghods*

*Architect: Plus Architects*

Public Comments: Andrew Salimian

Commission Comments:

- Explore ways to create a more prominent pedestrian entrance to the project and, if possible, locating it west of the driveway to create a more pedestrian friendly connection to Old Pasadena and the Memorial Park station.
- Consider whether the side and rear yards may incorporate usable outdoor space for adjoining residential units at the ground level, or enhance common courtyard spaces.
- In future submittals, include the adjacent project's site plan with the proposed site plan for this project.
- The project courtyards should be designed to include useful amenities and features such as shading devices appropriate to their solar exposure, seating and cooking facilities, water features, etc.
- Incorporate fenestration into the building walls surrounding the courtyard to break up blank wall conditions and enliven the outdoor space.
- The mix of materials at the front of the building should be carried throughout all of the facades to ensure a complete, holistic design on all building facades.
- Explore ways to further soften the building with architectural detail and horizontal elements, including at guardrails and pergolas. Consider expanding the roof deck pergola to the edge of the building to soften the transitions at the roofline.
- If a public art project is proposed for the site, staff of the Cultural Affair Division and an art consultant should be engaged as soon as possible to avoid delays in the review process.

**8. CONCEPT DESIGN REVIEW**

**A. 231 N. Hill Ave – (Council District 2)**

Development of a new 58 unit, four-story, Single Room Occupancy (SRO) housing project with partial-subterranean parking on a property formerly used as a railroad right-of-way extending between Hill Avenue and Holliston Avenue.

*(Case Planner: Rodrigo Pelayo)  
Owner/Applicant: Hill & Holliston LLC  
Architect: Tyler+Kelly Architecture*

Public Comments: None

Commission Comments:

- Revise and refine the articulation of projecting wall volumes, the proportions between solid wall areas and openings, and other architectural features to create a more cohesive design throughout all elevations of each building.
- On the east building, refine the configuration and proportions of punched openings located at the easterly and westerly portions of the north/south facades.
- Refine the methodology for the connection of the metal screens and stone masonry veneer to the buildings so that they become intentional detailing rather than appearing as being applied onto the buildings.
- Large scale landscape and hardscape details (stamped concrete patterns, paver units, color, finish, etc.) shall be provided in the plans submitted for Final Design Review.
- Incorporate permanent or integrated site amenities, such as engaged wall seating around the tree bases, raised planter beds, and decorative planter bases into the pool deck area and other landscaped spaces.
- 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 project shall comply with the conditions provided by the Departments of Housing, Public Works, and Transportation, 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.

Motion:

Moved and seconded by Commissioners Loomis and Carpenter.

AYES: Commissioners Sepulveda, Rao, Loomis, Lim, Chiao, Carpenter and Toro  
NOES: None  
ABSENT: Commissioner Coppess and Elfarra  
ABSTAIN: None  
APPROVED: 7-0-0

**9. COMMENTS AND REPORTS FROM STAFF**

- Staff reported for the next meeting on March 3rd that there will be three items on the agenda.

**10. COMMENTS AND REPORTS FROM COMMISSION - None**

11. COMMENTS AND REPORTS FROM COMMITTEES

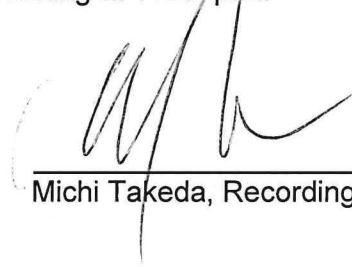
1. **Urban Forestry Advisory Committee** - (Loomis, Carpenter) No Report
2. **Historic Preservation Commission** - (Elfarra) No Report
3. **Planning Commission** - (Coppess) No Report
4. **Transportation Advisory Commission** - (Lim) No Report
5. **Arts & Culture Commission** - (Sepulveda) No Report
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) No Report
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

12. **ADJOURNMENT** – Chair Toro adjourned the meeting at 11:22 p.m.



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Jose Noel Toro, Chair



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Michi Takeda, Recording Secretary