



**Action Minutes
Design Commission
Tuesday June 23, 2020**

**Special Public Meeting at 3:00 p.m.
Virtual Meeting**

For a complete and detailed recap of the meeting, please log to:
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

1. **ROLL CALL** – Vice Chair Carpenter called the meeting to order at 3:00 p.m.
Present: Commissioners Toro, Carpenter, Chiao, Barar, Lim, Loomis, Rao, and Sepulveda
Absent: Commissioners Elfarra
Staff: Leon White and Amanda Landry

2. **PRELIMINARY CONSULTATION**

- A. **270-282 North Los Robles Ave. – (Council District 3)**

This proposal is for the new construction of a new six-story, 75-foot tall, 105-unit residential apartment project with 162 parking spaces provided in one level of subterranean parking and one level of at-grade parking. The building is proposed to have a contemporary architectural design featuring, glass, stucco and masonry.

(Case Planner: Amanda Landry)

Owner/Applicant: CDB Investments LP/Odyssey Development Services

Architect: LRCA Architects

Public Comments: None

Commission Comments:

- Future submittals should more clearly address how the project massing is compatible with the surrounding lower scaled context to the south and east, and how the project is consistent with the height averaging purposes and findings.
- The project site is prominently visible from properties to the north of the 210 Freeway and from the freeway itself. Future submittal should include renderings from those various perspectives.
- The project features a significant amount of inward-facing roof decks and an atrium, which are not perceptible from the public view. Consider relocating the roof decks and reconfiguring the atrium to create a more interesting and visually compelling skyline as viewed from the public realm.
- The Central District Specific Plan Private Realm Design Guidelines clearly envision a walkable, pedestrian oriented community with activated ground floor uses and visually attractive housing. It is unclear how this project reinforces these ideas on all elevations, as there is only one access point for pedestrian travel to and from the building, which is from Los Robles Avenue, and almost the entirety of the ground floor facing Corson Street is occupied by parking and vehicular access.

- The ground floor of the north elevation consists of parking and lacks meaningful architectural details or pedestrian interest. This elevation should be re-studied and the ground floor provided with the same level of detail provided for the ground floor as depicted on the west elevation.
- The proposed site design and massing of the building are intended to emphasize the centrality and significance of the courtyard. Consider re-studying the common characteristics of the courtyard typology in Pasadena and revising the project to be more consistent with those characteristics.
- It is unclear how the Contemporary architectural style of the proposed building is particular to Pasadena. The provided narrative indicates the repetitious shed style roofs on the north elevation are intended to evoke images of Pasadena's manufacturing past, even though Pasadena does not have a significantly notable manufacturing history.
- The project site is at a prominent corner. As the project turns the corner from the west to the north elevation, the transition from articulated sub volumes at the west, to a large glazed tower element at the corner to the repeating shed roof forms on the north is abrupt. The transition should be further studied and refined to more successfully engage the corner and ensure consistency in architectural design.
- Although drawings were not provided for the interior courtyard elevations or the north and south elevations flanking the entryway portal at this stage, the rendering on the coversheet shows large blank walls on the north elevation of the southern volumes of the north elevation. This elevation will be prominently visible from the north and should include fenestration and architectural treatments consistent with the architectural design.
- Continue to study and refine the internal circulation and unit layout to ensure that all units will meaningfully engage with the courtyard and amenities, or are provided with a more directly accessible outdoor space that takes advantage of the mountain views to the north and west.
- The massing and site design shall be further explored and multiple options shall be studied and presented to the Design Commission at Concept Design Review. The options should include study bringing the courtyard to the ground level and placing an "L" shaped building behind the courtyard, exploring the creation of a two-story element at the corner by stacking the proposed amenity space, or creating a double height element at the podium level. Consider relocating the majority of the roof terraces to the southern wing.
- The circulation within the project site is important and the location and relationship of the stairs and elevators shall be better integrated into the design of the overall project.
- The north elevation should be restudied to take advantage of the light and views. Closely study the possibility of operable windows and balconies facing north.
- The expression of bays on the north elevation that come down from the upper level lofts should be continued to the podium level.
- Connectivity to transit and bike infrastructure are important for this project. Explain how someone with a bike will be able to easily travel to and from the site, in particular, the northeast corner of the building.

3. ACTION ITEM

- A. **Selection of Nominating Committee for New Officers (FY2020-21)**
Commissioners Loomis and Toro volunteered.

4. **ADJOURNMENT** –Chair Toro adjourned the meeting at 4:50pm.



Leon White, Principal Planner



Michi Takeda, Recording Secretary