



**Action Minutes  
Design Commission  
Tuesday July 14, 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 3:10 p.m.  
Present: Commissioners Carpenter, Chiao, Barar, Lim, Loomis, Rao, and Sepulveda  
Absent: Commissioners Toro and Elfarra  
Staff: Talyn Mirzakhanian, Leon White, Kevin Johnson, and Rodrigo Pelayo
  
2. **CONCEPT DESIGN REVIEW**
  - A. **253 S. LOS ROBLES AVE. – (COUNCIL DISTRICT 6)**  
New development of a new six-story project with 90-unit multi-family residential building and two levels of underground parking for 125 cars.  
  
(Case Planner: Rodrigo Pelayo)  
Owner/Applicant: Zhuang & Zhong Los Robles LLC  
Architect: Tyler and Kelly Architecture, Inc

Public Comments: Will Freeark, Daniel Goldthwait, Gloria Liu, Eileen Read, Erika Foy, Stacey Fortner, Marion White, Lori MacPherson, Mary Ann Smith, Georgie Maechling, Lisa Weithas, Pamela Halferty, Suzanne Sanchez, Kelly Johnson, Jennie Peutet, Heather Lillard, Brett Foy, Kandis Jaffrey, Heidi Johnson, Jonathan Jaffrey, Ryan Panzarello,

Commission Comments:

- In response to public comment and commission concerns strongly in favor of retaining the Canary Island Pine tree (#6 on the inventory), the Commission defers the findings for the tree removal request to Final Design Review. The applicant shall explore all options to retain this tree, including reconfiguring the garage stairwell at the northeast corner of the proposed building and reducing parking stalls/count as permitted by the PMC Section 17.44.090(D) and other means.
- Incorporate steps/walkways to the patios of the south-facing dwelling units to encourage residents to walk through the main courtyard.
- The landscaping plans shall demonstrate careful selection and placement of landscaping elements that will preserve views from the courtyard-facing dwelling units and amenity spaces to the street.
- Replace the solid patio walls of the north-facing dwelling units with additional low-height landscaping elements to preserve views from the units to the north garden. Incorporate paving to provide access from the patios to the garden spaces.

- Restudy the arrangement of window bays and structural projecting walls at the ground level of the east elevation fronting the courtyard to provide a sense of alignment with features above and visually ground the metal screening elements.
- Refine the fenestration along the base of the south elevations, and incorporate additional openings on the upper levels to enhance the solid and flat appearance of the facades. The application of the cladding materials shall also be refined to create subtle wall plane variation, enhanced dimensionality, varying textures, and visually break down the scale of the building volumes to minimize the vertical and horizontal spans of the cladding systems.
- The hardscape designs within the courtyard shall be further enhanced and integrated to the overall building design by refining the transition of stone paving to concrete pathways, including the nuances in paver unit colors, textures, sizes, and pattern.
- A walkway with landscaping and hardscape elements consistent with designs of the north and east open spaces shall be incorporated into the southerly edge of the site so that the project is more responsive to the neighborhood context.
- Introduce additional materiality, change in planes, or other design elements (not necessarily additional windows) to develop the north façade.
- The overhang and glass railing located above Unit No.316 (as labeled in the floor plan) shall extend over the balcony of Unit No.315 to maintain the architectural language of the balconies similar those on the other sides of the building and to create a visual break in the horizontal span of the façade.
- Modify the porch widths of the street-facing ground-level units to have similar proportions and be vertically aligned with the balconies directly above. In addition, incorporate screening elements to these balconies with designs similar to those on the southerly portion of the east elevation.
- The proportions and scale of individual panels for each cladding system proposed shall ensure that the in-plane transition of the cladding materials exhibit a well-integrated design. The alignment and widths of control joints/reveals, and nuances in the material colors shall contribute to the integration of the cladding systems.
- Refine the window openings along the southerly edge of the west elevation to be more consistent with the proportions of those on the opposite side of the façade.
- The wing walls of the west-facing balconies shall be clad in more than one material to enhance the solid and flat appearance of the walls and provide greater visual interest along the balcony ends.
- The plans submitted for Final Design Review shall include enlarged detail drawings showing the application of plaster and concrete materials onto the building base and demonstrating their compatibility with the overall building design. All plan drawings shall show the drip line footprint of the three Canary Island Pine trees in the northeast corner of the site.
- To ensure all landscaped areas within the site maintain a cohesive design, the landscape plans shall demonstrate that the existing patio area consists of landscaping/hardscape elements that are compatible with the design of the new garden areas and open spaces; and that permanent amenities such as seating, trellises, or dining areas are incorporated to its design.
- The applicant shall include an illustrated written response to each condition of approval associated with Concept Design Review. Brief written responses without accompanying diagrams are not acceptable.
- The project shall comply with conditions of approval associated with Affordable Housing Concession Permit #11869 to the satisfaction of said departments.
- Reconsider the material finish of the elevation in the inside northwest corner of the entry courtyard.
- On the north and south elevations, consider a solid material for the balcony fronts that run parallel to the façade (for privacy concerns).

Motion: Moved and seconded by Commissioners Loomis and Sepulveda to approve the project as conditioned.

AYES: Commissioners Sepulveda, Rao, Loomis, Lim, Chiao, Barar, and Carpenter  
NOES: None  
ABSENT: Commissioner Toro and Elfarrar  
ABSTAIN: None  
APPROVED: 7-0-2

**B. 101 S. MARENGO AVE – (COUNCIL DISTRICT 6)**

The project involves major alterations to the existing Bank of America office building, including the creation of window openings and re-cladding the building with new travertine material to match the existing travertine as closely as possible.

(Case Planner: Kevin Johnson)  
Owner/ Applicant: Atlas V Marengo LLC  
Architect: RCH Studios

Public Comments: Chris Fedukowski, Andrew Salimian

Commission Comments:

- Provide a design evolution exhibit to demonstrate designs that were considered and rejected as part of the development of the proposed design. In addition, given the process that occurred with the previous design team, please provide reasons for rejecting those designs that were previously reviewed by the Design Commission.
- While the design concepts of health/wellness, sustainability and retention of the iconic character of the building are appropriate, the scale of the openings and repetition should be further studied. In particular, consider applying a similar scale of openings and repetition found on other Edward Durrell Stone buildings to the proposed project. Additional options for responding to the design concepts should be presented.

Motion: Moved and seconded by Commissioners Loomis and Lim to continue the item to a date uncertain.

AYES: Commissioners Sepulveda, Rao, Loomis, Lim, Chiao, Barar, and Carpenter  
NOES: None  
ABSENT: Commissioner Toro and Elfarrar  
ABSTAIN: None  
APPROVED: 7-0-2

### 3. FINAL DESIGN REVIEW

#### A. 135 S. CATALINA AVE – (COUNCIL DISTRICT 7)

This proposal is for the demolition of an existing surface parking lot, and the development of a 75-unit residential project to be built over a shared subterranean parking structure that provides 345 parking spaces for both the housing and existing medical service use.

(Case Planner: Kevin Johnson)

Owner/Applicant: Thatcher Green LLC

Architect: Adept Architecture

Public Comments: Andrew Salimian

Commission Comments:

- The alternative north elevation that was presented to the Commission at the July 14, 2020 hearing satisfactorily addresses this condition.
- All visible soffits, including at balconies, shall be painted to match the adjacent wall surface/fascia material as closely as possible.
- Provide further details of the height, design and materials of the parking ramp side walls and any gates that may be visible from the street. Any mechanical equipment, piping, conduit, utilities or other similar features within the parking entry portal shall be screened from public view and any visible walls or ceiling of the portal shall be finished in a high quality manner that is consistent with the design and finishes of the building.
- All window and door frames shall be recessed a minimum of 2" from the exterior walls.
- Brick window and door header details shall be revised to specify use of soldier course corner bricks, and brick window sill details shall be revised to specify use of rowlock course corner bricks.
- The plans submitted for a building permit shall demonstrate that all mechanical venting (laundry, kitchen, bathroom & garage exhaust) will be routed to the roof and that no through-the-wall vents will be used.
- If Building Code requirements require venting through exterior walls, they shall be located in the least publicly visible locations possible and away from courtyard elevations to the greatest extent feasible and details and specifications of vent covers shall be provided that ensure that they are integrated into the design of the building with no exposed flashing.
- The landscape plans shall be further coordinated with the architectural site/ground floor plan to include the proposed locations of utilities to ensure that the proposed landscape material will adequately screen them from public view.
- Provide architectural details and materials specifications of the proposed infinity-edge water feature.
- A separate Consolidated Design Review application for signage shall be submitted for review and approval prior to installation of project name and parking signage.
- The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.
- The Vibration Management Plan that was included as Exhibit 6 to the Environmental Noise Report for the project prepared by Michael Baker International and dated November 2019 shall be incorporated into the plans submitted for a building permit and the specified vibration monitoring equipment shall be installed on the site in the locations prescribed in the plan, and their installation shall be satisfactorily demonstrated to staff, prior to issuance of a building permit.
- 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 the building finishes shall be provided and reviewed by staff prior to the installation of exterior materials.

- 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, or alternative location requirements are depicted in the plans and adequately screened.
- Consider matching the materials vocabulary of the revised north elevation (i.e., brick on projecting volumes and stucco on recessed volumes) on the south elevation.
- Consider toning down the proposed color variation of the brick veneer

Motion: Moved and seconded by Commissioners Rao and Loomis to approve the project as conditioned.

AYES: Commissioners Sepulveda, Rao, Loomis, Chiao, Barar, and Carpenter  
 NOES: None  
 ABSENT: Commissioner Toro, Elfarra and Lim (left meeting early)  
 ABSTAIN: None  
 APPROVED: 6-0-3

#### 4. COMMENTS AND REPORTS FROM STAFF

Staff reported next meeting that there will be a full agenda with three items.

#### 5. COMMENTS AND REPORTS FROM COMMISSION

Election of Officers for FY2020-2021-it was requested, in an effort to keep things moving forward, that the committee report on their recommendations soon.

#### 6. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Loomis, Carpenter) No Report
2. Historic Preservation Commission - (Elfarra) No Report
3. **Planning Commission** - (Barrar)
  - Reported that the last meeting was a study session on use of parking lot for temporary housing
4. Transportation Advisory Commission - (Lim) No Report
5. Arts & Culture Commission - (Sepulveda) Award of grants .
6. Concept Design Review Application Subcommittee - (Toro, Loomis) No Report
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Elfarra) No Report
8. **Specific Plan Implementation Process Subcommittee** - (Carpenter, Rao, Loomis)
  - There was a presentation from AECOM, however no new information was given. Therefore, the subcommittee met to develop parameters for questions we would like to have answered or to discuss with AECOM before bringing something back to the commission.
9. **100 West Walnut St. Subcommittee (PARSONS)** - (Toro, Chiao, Loomis)
  - No update, but there is a mock-up wall erected. Unknown if subcommittee will be asked to take a look at it anytime soon.
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) - (Lim, Chiao, Loomis) No Report
14. 1539 East Howard St. (EF Academy) – (Toro, Chiao, Loomis) No Report
15. Design Awards Subcommittee – (Lim, Loomis) No Report

**ADJOURNMENT** –Chair Toro adjourned the meeting at 8:40pm.



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Leon White, Principal Planner



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Michi Takeda, Recording Secretary

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