



**Action Minutes  
Design Commission  
Tuesday July 28, 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** – Chair Toro called the meeting to order at 3:00 p.m.  
Present: Commissioners Toro, Carpenter, Chiao, Elfarra, Lim, Loomis, and Rao  
Absent: Commissioners Barar and Sepulveda (both Excused)  
Staff: Leon White, Kevin Johnson, and Amanda Landry
2. **APPROVAL OF MINUTES** – Motion to move approval of March 10 and May 12 minutes to a meeting in the future was moved and second by Commissioners Loomis and Lim; no opposition, the minutes will be approved at another meeting.
3. **CONCEPT DESIGN REVIEW**
  - A. **1000 E. WALNUT ST. – (Council District 5)**

Demolition of a non-historic, two-story commercial building and the new construction of a four-story building featuring 68 single-room occupancy (SRO) dwelling units above a ground floor Charitable Institutional use for The Salvation Army.

*(Case Planner: Amanda Landry)*  
*Owner/Applicant: The Salvation Army/Jerry Hill*  
*Architect: Carde Ten Architects*

Public Comments: None.

Commission Comments:

    - Provide consistent architectural treatments on all elevations, including the west and south elevations, to maintain design consistency.
    - The design of the shade devices shall be further studied and revised to ensure they are more consistent with the design of the building.
    - The ground floor and storefront details of the north and east elevations, and to a lesser extent the south elevation, shall continue to be refined to be consistent with and reflect the same level of detail and attention as the upper floors.
    - The east entryway detailing shall continue to be refined to better reflect its purpose as a residential entryway, and the landscaping to the south of the entryway shall be further enhanced to appropriately buffer the residential units within from the public realm.
    - The column/pilaster detailing, cornice, belt course application, exterior stair details, solar shades, and landscaping shall further refined and the plans submitted for Final Design Review shall clearly depict these features as fully-integrated design details on the elevations.
    - Separate enlarged details for all exterior architectural features shall also be included in the Final Design Review submittal.

- The use of slightly darker shades of the primary building color shall be studied for use on the accent details, such as the column capitals, belt course, cornice and window trim.
- Appropriate landscaping that is consistent with the overall landscape plan shall be provided along the southern and eastern property line to adequately screen and shade the surface parking lot.
- Provide enlarged details of the wall vents and clearly depict them on the elevation drawings. Pursue options to utilize the vents as decorative “medallions” and incorporate them into the architectural design.
- Explore further refining the proportions and details as described by Commissioner Chiao and Rao during the public hearing.
- Further study coordination of colors and material and present several alternatives for consideration in the submittal for Final Design Review.
- Consider mid-span column(s) at open balconies facing Walnut, consistent with overall architectural vocabulary.
- Consider recessing stair tower from south façade, so cornice molding turns in and terminates into the tower.
- Consider incorporating a roof cover element over the Walnut Street entry where building signage is indicated on the elevation drawings.
- Explore acoustical treatment on the ceilings where the interior is open to Walnut Street.
- Consider larger windows within the individual rooms.
- Explore vertical vs horizontal proportions of the Yoga Room windows on the second floor overlooking the Walnut Street entry.
- Consider using the Manager Unit on the east façade as an opportunity to break the regularity of the façade, while respecting and emphasizing the overall symmetry and architectural vocabulary.

Motion:

Moved and seconded by Commissioners Loomis and Chiao.

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

**4. FINAL DESIGN REVIEW**

**A. 127 N. MADISON AVE – (Council District 3)**

New construction of a 72,000 square-foot, five-story mixed-use building containing 49 dwelling units and 2,500 square feet of commercial space with 87 subterranean parking spaces.

(Case Planner: Amanda Landry)

Owner/Applicant: MBC Enterprises, LLC/Mike Balian

Architect: Hraztan Zeitlian, Struer Architects

Public Comments: None

Commission Comments:

- The project shall comply with the conditions of approval associated with AHCP #11879, to the satisfaction of said departments.
- 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.
- A copy of this decision letter shall be included in the plans submitted for building permit plan check.

- Approval of a Master Sign Plan shall be required prior to installation of any project-identification, wayfinding or commercial signage on the building.
- All exterior lighting metalwork to be the same dark bronze color, independent of the different manufacturers' color names.
- The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures.
- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
- The plans submitted for building plan check shall include a detail for a standard "U" shaped bike rack with a dark metal finish for the outdoor bicycle racks adjacent to the community room.
- Enlarged details and/or product specifications for all amenities, such as the fire rings/pits, site furniture, and planter pots shall be included in the plans submitted for building plan check for staff review and approval to ensure they are of high quality and compatible with the overall architectural design.
- The removal and/or planting of street trees are not approved as part of this application review

Motion:

Moved and seconded by Commissioners Loomis and Elfarra.

AYES: Commissioners Rao, Loomis, Elfarra, Chiao, Carpenter and Toro  
 NOES: Commissioner Lim  
 ABSENT: Commissioners Barar and Sepulveda  
 ABSTAIN: None  
 APPROVED: 6-1-2

**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 in three subterranean levels

(Case Planner: Kevin Johnson)  
 Owner: Singpoli BD Development LLC  
 Applicant/Architect: Adept Architecture

Public Comments: None

Commission Comments:

- Further reduce the scale of the vehicular access portal along Hudson Avenue as presented to the Design Commission at the July 28, 2020 meeting.
- Further study means of articulating the massing of the residential building, including the possibility of accentuating the articulation created by the use of recessed balconies.
- All visible soffits, including at balconies, shall either be in the same material as the adjacent wall surface/fascia or be painted to match the material as closely as possible.
- The window details shall include callouts to indicate proposed recess dimensions. All windows shall be recessed a minimum of 2" from the exterior building wall surfaces and floor plate edges.
- The main office lobby and commercial entry frame elements shall be clad on all sides in a single material. Consider differentiating the materials of the main office lobby frame from the commercial entry frames.
- Provide additional details of the method of attachment of the fiber-cement panels to the building at the lower volume of the office building.
- Mechanical venting shall be directed to the roof to the greatest extent feasible.

- If through-the-wall vents are required for mechanical ventilation, their locations shall be depicted on the building elevations and they shall be arranged in a clear and logical pattern on the façade and not placed on street-facing elevations.
- Provide details of overflow drainage for the balconies and terraces to ensure that scuppers are either avoided (preferred) or, if required, carefully integrated into the design of the building and are high quality.
- Any mechanical equipment, piping, conduit, utilities or other similar features within the parking entry portals shall be screened from public view and any publicly visible walls or ceiling of the portals shall be finished in a high quality manner that is consistent with the design and finishes of the building.
- Approval of a Master Sign Plan shall be required prior to installation of any project-identification, wayfinding or commercial signage on the building.
- Revise the demolition plan to clearly depict the retention of all existing street trees.
- 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 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 buildings' finishes shall be provided and reviewed by staff prior to installation of exterior materials.
- Consider using Trespa panels on the lower-height volume of the office building rather than the proposed fiber-cement panels.

Motion:

Moved and seconded by Commissioners Elfarrá and Chiao.

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

**5. COMMENTS AND REPORTS FROM STAFF**

Staff reported that elections of new officers will be on the next agenda August 11, and that we will have three projects: 452 N. Los Robles (Preliminary Consultation), 251 S. Lake (building identity sign), and 101 S. Marengo Ave. (former Bank of America building).

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

**7. COMMENTS AND REPORTS FROM COMMITTEES**

1. **Urban Forestry Advisory Committee** - (Loomis, Carpenter) No Report
2. **Historic Preservation Commission** - (Elfarrá)  
Approved two landmark applications
3. **Planning Commission** - (Barar) No Report
4. **Transportation Advisory Commission** - (Lim)  
Approved the recommendations to "Update the CEQA transportation performance thresholds of significance."
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, Elfarrá) 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

8. **ADJOURNMENT** – Chair Toro adjourned the meeting at 8:00 p.m.



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Leon White, Principal Planner



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Michi Takeda, Recording Secretary