



**Action Minutes
Design Commission
Tuesday August 11, 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 3:05 p.m.
Present: Commissioners Toro, Carpenter, Chiao (arrived late), Barar, Lim, and Rao
Absent: Commissioners Elfarra, Loomis, and Sepulveda
Staff: Leon White, Kevin Johnson, Amanda Landry, and Edwar Sissi
2. **APPROVAL OF MINUTES** – Motioned to move the approval of the May 26, 2020 and June 9, 2020 minutes to the next meeting (August 25, 2020).
3. **OLD BUSINESS – CONECEPT DESIGN REVIEW**
 - A. **101 S. MARENGO AVE – (COUNCIL DISTRICT 6)**
(Continued from 7/14/2020)

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: Nina Chomsky, Christine Fedukowski, Pasadena Heritage

Commission Comments:

- Consider further options for the proposed window openings including the following:
 - Further differentiating the facades from one another based on interior programming and solar exposure/light quality,
 - Creating a singular design element that retains the iconic monumentality of the existing windowless box, such as an all-glass façade or a glass façade with an exterior screen,
 - Studying additional proportions, numbers and sizes of openings, including horizontal orientations,
 - Retaining the windowless exterior and exploring other means of bringing natural light into the building including light shafts and light shelves, and
 - Generally reducing the number and sizes of the windows proposed.
- Explore removal of physical and/or visual barriers to pedestrian movement and views along Green Street.
- Recommend staff look into the potential of this building being historically significant in the future.

Motion: To continue the hearing to the August 25th meeting. Moved and seconded by Commissioners Carpenter and Lim.

AYES: Commissioners Toro, Carpenter, Chiao, Barar, Lim, and Rao
NOES: None
ABSENT: Commissioners Elfarra, Loomis, and Sepulveda
ABSTAIN: None
APPROVED: 6-0-3

4. PRELIMINARY CONSULTATION

A. 452 N. LOS ROBLES AVE. – (COUNCIL DISTRICT 3)

A proposed development that would include the demolition of an existing 99 Cent Store and a corner commercial building and, the new construction of a mixed-use project with 227 residential units, approximately 4,500 square feet of commercial space on the ground floor, and two levels of subterranean parking containing 365 parking spaces.

(Case Planner: Amanda Landry)

Owner: Los Robles Villa Property

Applicant/Architect: Keven Doherty Summerhill Apartment Communities Investments, LLC

Public Comments: Carol H. Hernandez, Pasadena Heritage

Commission Comments:

- Continue to study additional ways to incorporate more contextually sensitive massing at transition areas next to the adjacent lower-scaled development through the use of additional upper floor step backs, roof decks, or other appropriate design strategies.
- Explore introducing additional variation in the roofline, possibly by incorporating additional roof decks or by physically separating the building mass above the pedestrian passages.
- Provide a figure-ground study in future submittals. The Los Robles Avenue frontage should be as open and walkable as possible and the central courtyard should be more visible to the public realm.
- Further articulate or separate the building masse to avoid long uninterrupted façades facing the streets. Solutions could include but are not limited to relocating and enlarging the pedestrian passages at these facades and incorporating open circulation decks above them or leaving them open to the sky.
- Consider shifting mass from the north and west elevations to the interior of the site and connecting the southern ends of the east and west building volumes, leaving a one-story pedestrian passage at the ground level.
- Consider also re-orienting the direction of the longer building masses, so that the shorter facades face the streets.
- Consider additional ground floor amenities, such as outdoor seating areas, at the corner and along the commercial storefronts.
- As the project site is within a TOD area, continue to further develop the walkability of the site and street facing elevations. Enhance the pedestrian paseos and other linkages to facilitate pedestrian activity and the use of alternative modes of transit. As there will most likely also be a significant amount of pedestrian traffic along Los Robles Avenue, consider adding a second prominent pedestrian lobby at the southeast corner facing Los Robles Avenue.
- Explain in future submittals how a bicyclist would enter the site at the southwest corner and navigate the grade difference and the path of travel to arrive at the bicycle parking room.
- Further study the transition in grade at the southeast corner of the site and consider revising the private patio configuration to add unit entryways to the north, south and east elevations of

the building volume at the south east corner of the site, to further enhance the pedestrian oriented design of the project.

- In future submittals, clearly explain how the massing and architectural character of the development is compatible with the surrounding context and will contribute to the architectural character and legacy of Pasadena.
- Study how to further enhance the proposed design strategy of using differing architectural details and materials to distinguish the four primary building masses so that each mass is clearly distinguished, with a unique Modern inspired design.
- Continue to study the path of travel and circulation from the subterranean parking to units above. Incorporate open circulation decks or windows at the ends of the double loaded corridors to allow more light into these interior pathways.
- In future submittals, clearly explain the site access controls and perimeter fencing.
- Consider incorporating windows at the ends of circulation corridors, to bring more light into the interior of the buildings.
- Restudy the function, location, programming, and size of the proposed paseo and consider if this space may be better utilized in a more appropriate manner to help reduce the massing and scale of the proposed buildings, or explore different design strategies to better integrate it with the design and circulation of the project, so that it does not appear to be an afterthought.
- Restudy the parking plate and explore if relocating it further south will improve the parking circulation and layout and improve the connections between the parking levels and structure/courtyard above.
- Introduce additional planter areas that connect to natural grade so that more significant trees can be incorporated into the courtyard of the project.
- The proposed architectural style needs to be further developed and refined. If the modern influence is carried forward, special care must be taken to ensure the simplicity of the design does not unintentionally emphasize the massive appearance of the proposed buildings.

5. CONSOLIDATED DESIGN REVIEW

A. 251 S. LAKE AVE – (COUNCIL DISTRICT 7)

Installation of a new 26.25 square foot internally-illuminated building identification sign composed of individual channel letters proposed to be located on the north-facing parapet wall of the office tower building.

(Case Planner: Edwar Sissi)

Owner: Donna Guerrero, 251 South Lake Avenue

Applicant/Architect: Marissa Alvarado/BK Signs

Public Comments: None

Commission Comments:

- The electrical conduit shall be painted to match the color of the parapet wall, and shall be attached directly to the face and top edges of the parapet wall with no gaps, and in the two locations indicated in the proposed plans.
- The logo, individual channel letters, and raceway shall be re-sized to provide an equal, clear spacing around the sign and logo on all four sides in order to provide a clear field for the sign to sit on.
- The logo shall be shifted to the east and the individual channel lettering shall be shifted to sit centrally above the façade fins.

Motion: Moved and seconded by Commissioners Carpenter and Rao.

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

6. ACTION ITEM

A. ELECTION OF NEW OFFICERS (FY2020-2021)

Subcommittee presented their nominations as follows: Commissioner Carpenter for Chair and Commissioner Rao for Vice Chair.

Motion: Moved and seconded by Commissioners Chiao and Barar.

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

7. COMMENTS AND REPORTS FROM STAFF

Staff reported that for our next meeting there will be our annual presentation by the City Attorney, to go over the rules and regulations of the Design Commission. There will be an email sent out to assess starting the meeting at 4:30pm instead of 3:00pm to help accommodate with scheduling.

8. COMMENTS AND REPORTS FROM COMMISSION

Requested to have breaks at some point during the meeting. It was recognized that breaks will be called at the next meeting. Also it was asked if controls during presentations would be given to the commission so they can better communicate with applicants during presentations.

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 - (Barar) 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)
 - Provided broad feedback to be conveyed to AECOM team. We are currently waiting for them to schedule a date to come to us with a presentation that addresses our questions/concerns. Following that meeting, our intent is to come up with a set of recommendations to present to the Design Commission for feedback and approval.
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

10. **ADJOURNMENT** – Chair Toro adjourned the meeting at 8:05 p.m.



Leon White, Principal Planner



Michi Takeda, Recording Secretary