



**Action Minutes
Design Commission
Tuesday October 13, 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 Carpenter called the meeting to order at 3:00 p.m.
Present: Commissioners Carpenter, Chiao, Elfarra, Rao, Sales, Sepulveda (Late), and Toro (late)
Absent: Commissioner Loomis, Barar
Staff: Leon White, Kevin Johnson, and Edwar Sissi

2. **APPROVAL OF MINUTES** –
Motion to approve minutes for **June 23, 2020**, moved and second by Commissioners Chiao and Rao; Commissioners Loomis and Barar were absent; Commissioner Elfarra abstained; no opposition, minutes were approved.
Motion to approve minutes for **July 14, 2020** was moved and second by Commissioners Chiao and Rao; Commissioners Loomis and Barar were absent; Commissioner Elfarra abstained; no opposition, the minutes were approved.

3. **PRELIMINARY CONSULTATION**
 - A. **825 N. LAKE AVE – (COUNCIL DISTRICT 5)**
A façade remodel to an existing commercial shopping center consisting of two one-story buildings and a surface parking lot. No new square footage is proposed for the project.

(Case Planner: Edwar Sissi)
Owner: Andre Movsesyan
Applicant/Architect: Vano Baghdahsarian

Public Comments: None

Commission Comments:

- Further explore the relationship of the buildings to their immediate adjacent residential context. Consider the visual impacts of increasing the parapet height to the adjacent single-family residential neighborhood. Also, consider the visual impacts of non-articulated walls facing the residential neighborhood and the use of vegetative screening at the parking lot behind Building B.
- Consider upgrading the landscaping to coincide with the façade update of the shopping center while providing a vegetative element that satisfactorily screens the parking lots from immediate adjacencies and provides adequate shade tree canopy.
- Design all side and rear walls with the same attention to detail as the primary facades. In particular, explore additional facade modulations and public-oriented fenestrations at the elevations fronting the two street edges and further extend the parapet and cornice treatment

and façade materials onto portions of side and rear facades that are visible to the public. Consider utilizing existing features such as service doors or rear entries, and accentuating them in a feasible, yet visually effective way.

- Evaluate the application of the materials and their relationship to each other and the modulations of the façade plane. Consider establishing a horizontal hierarchy in the logic of material application along the façade planes that carries through to both buildings.
- Reconsider the proposed use of corrugated metal as a façade material. Proposed materials should be reflective of the surrounding development context. The use of flat metal paneling or other prefinished composite materials may be considered as more appropriate to the surrounding urban context.
- Consider a stone or brick cladding, detailed as a bearing wall, along the base of the façade to establish a baseline hierarchy and order of materials.
- The selected materials should have a proven durability against deterioration. Materials should be authentic, and not applied as thin appliques; therefore, in-plane materials transitions should be avoided and should occur at inside corners. The use of tile may be acceptable provided it is detailed appropriately as a base material that can appear to visually support the weight of the upper façade. Consider an appropriately detailed and full-surround stone wainscot. Carefully consider the selection and application of the materials at the pedestrian level, particularly along the façade elevations fronting Lake Avenue and Merrett Drive.
- Further study the design logic of the proposed awnings and their relationship with each other in size, mounting height, and detailing to add elegance and clarity.
- Determine the design of the cornice trim and avoid the potential use of foam trim elements.
- Consider additional hues to the color palette to add visual interest.
- For Building B, add additional glazing fenestrations and architectural detailing at the south elevation, particularly at the proposed tower element. Additionally, further study the proportions and height along the façade and how they relate to each other.
- Look into treating tenant space 825 as an architectural end piece that reads as one volume.
- Further study how the façade relates to the hierarchy of the interior tenant partitioning.
- Clearly define the accessibility paths of travel and how that relates to the site design and façade remodel.

B. 1870 E. WALNUT ST – (COUNCIL DISTRICT 2)

New construction of a two-to-four-story, 58-unit residential project with subterranean parking. The site is currently developed with two non-historic commercial/auto service buildings, which are proposed to be demolished.

(Case Planner: Kevin Johnson)

Owner/Applicant: HHP-Walnut, LLC

Architect: Moule & Polyzoides, Architects and Urbanists

Public Comments: Tami Kagan-Abrams

Commission Comments:

- Further consider the pedestrian scale of the project, including softening entrances and ensuring adequate transparency, further articulating the building massing, lowering the community room volume to better engage the street grade, improving visibility into courtyards and considering an open space/plaza element along Walnut Street.
- Further explore the connection between the community room and the courtyards.
- The raked roof at the southwest corner is the beginning of an idea that could be more developed and reflected on other building elevations.
- Consider moving the bicycle storage room to the first floor.
- Consider replacing trellises and shade sails with box-metal canopies to improve consistency with the chosen architectural style.

- While the design incorporates height averaging to achieve much of its massing and roofline articulation, this is not authorized by the Zoning Code, which limits use of height averaging to certain areas of the Central District Specific Plan. However, additional height up to 12 feet over no more than 60% of the proposed building footprint may be allowed as a concession for providing required on-site affordable housing pursuant to Zoning Code Section 17.43.055.B. If this option is being pursued, and in light of the fact that only approximately 20% of the proposed building footprint is proposed to exceed the 45-foot height limit of the CG Zoning District, consider whether additional areas of increased height at the northern portion of the site would further improve the massing and roofline articulation of the project.
- The building is appropriately sited to frame and be oriented toward the public streets onto which it fronts, including appropriate fenestration and frontage elements for direct pedestrian access. However, pursuant to comments provided by staff of the Current Planning Section, the property at 170 N. Parkwood Avenue, which is within the RM-16 Zoning District, is not sited to comply with the development standards of this district (such as including a required main garden). Staff understands that the applicant may pursue Variances or an Affordable Housing Concession Permit to allow the site design as proposed; however, any changes to the design that may be made in the future may require a second Preliminary Consultation review.
- Consider incorporation of additional articulation or fenestration on the rear/south façade and avoid unbalanced blank wall conditions on this façade to the greatest extent feasible in the areas that would be most visible to the public, while also ensuring adequate privacy of the adjoining existing residential properties.
- Further consider differentiated design/programming elements for the two courtyards to provide alternative open space areas for different purposes. Ensure that courtyards include amenities to promote their active use, such as seating, water features, shade, and outdoor cooking and eating facilities. In addition, consider reducing or eliminating private open space encroachments into the relatively small communal courtyard spaces, while providing direct pedestrian access to units that adjoin them.
- In future submittals, ensure that the location and approximate canopy size of the protected tree proposed to be retained is shown on all floor plans and elevations to ensure adequate protection of the tree during and after construction.

4. FINAL DESIGN REVIEW

A. 254 E. UNION ST- (COUNCIL DISTRICT 3)

Development of a new density bonus mixed-use project with 59 residential units (5 very low income units), 2,002 square feet of commercial space and 153 subterranean and ground-level parking spaces .

(Case Planner: Kevin Johnson)
 Owner/Applicant: DC Union Holdings, LLC
 Architect: LCRA Architects

Public Comments: Tami Kagan-Abrams

Commission Comments:

- The base colors proposed on the north elevation shall wrap to the west façade, north of the stair tower.
- Study the placement of the windows on the west elevation of the stair tower to be more consistent with the similar windows on the southeast corner tower. Alternatively, the architect may propose other means of articulating the northwest stair tower, subject to staff review and approval.
- The floor plans and window schedule in the plans submitted for building plan check shall clearly indicate that the operable windows are all casement operation.
- The proposed fiber-cement panels below windows shall be painted to match as closely as possible the dark bronze window frame color.

- The proposed plaster covering over high-density foam detailing shall be changed to a higher-quality precast concrete or stone finish at the base of the building (first and second floors). All precast concrete elements shall be unpainted and shall have an integral color consistent with the paint color proposed for these elements.
- If allowed to project from the face of the building, an articulated precast concrete trim shall be installed at the transition from the precast concrete wainscoting to the plaster walls above. Precast concrete corners shall be mitered to avoid visible exposed edges.
- Plaster control joints shall be painted to match the adjoining plaster wall surfaces.
- Study the possibility of routing to the west elevation the mechanical vents proposed at the north end of the east elevation facing the courtyard and Union Street. All mechanical vent covers (both round and louvered) shall be painted to match the adjoining wall surfaces.
- Provide additional head and jamb details of the windows that are proposed to include trim elements.
- No scuppers for drainage of outdoor spaces or balconies surrounded by solid walls shall penetrate the exterior building wall. All overflow drainage shall be routed within building walls to discharge at the base of the building to the greatest extent allowed by the Building Code.
- The project shall comply with all requirements of Affordable Housing Concession Permit #11870 and all applicable requirements of the Zoning Code.
- 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, including written responses to each condition indicating how and where they are addressed, shall be included in the plans submitted for building permit plan check.
- 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 construction and installation of finishes.

Motion:

Motion made to approve the staff recommendations with the conditions listed above. Moved and seconded by Commissioners Sales and Toro.

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

5. COMMENTS AND REPORTS FROM STAFF

Staff brought up the issue of start time for commission due to COVID and reviewed why we changed the start time to an earlier time of 3:00pm. It was also noted that several commissioners had advised about the challenges of an earlier start time. However when polled about a later start time, the results of that poll resulted in everyone wanting different start times. As such, another poll will be taken to determine whether to start the meetings at 4:30pm, which would be more in line with Planning Commission and other Commissions that also start at 4:30pm.

6. COMMENTS AND REPORTS FROM COMMISSION

Commissioners suggested that to keep meeting from going too long, Commissioners should adhere to the rules of conduct and expectations to ensure that questions and comments are appropriate to the project's current stage in the design review process (i.e., Preliminary Consultation, Concept Design Review, etc.) If questions or comments go outside of expectations, then that person needs to be told. Also when presentations are given by applicant, time needs to

be kept and to ensure no one goes over their time. Another request was to lessen the slides used or given and to focus on what we should know at that level.

7. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Loomis, Carpenter)
2. **Historic Preservation Commission** - (Elfarra) No Report
3. **Planning Commission** - (Barar) No Report
4. **Transportation Advisory Commission** - (Sales)
 - Shared that the FY2021 CIP is underway and is seeking ideas and recommendations for new projects.
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)
 - Subcommittee Report was issued with eight points discussed.
10. **Olivewood (North and South) Subcommittee** - (TBD, 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)** - (TBD, Loomis, Chiao) No Report
14. **1539 East Howard St. (EF Academy)** – (Toro, Chiao, Loomis) No Report
15. **Design Awards Subcommittee** – (Loomis, TBD) No Report

8. **ADJOURNMENT** – Chair Carpenter adjourned the meeting at 7:00 p.m.



Leon White, Principal Planner



Michi Takeda, Recording Secretary