



**Action Minutes
Design Commission
Tuesday November 17, 2020**

**Special Public Meeting at 4:30 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 4:30 p.m.
Present: Commissioners Carpenter, Chiao, Elfarra, Rao, and Sales
Absent: Commissioners Barar, Toro and Sepulveda
Staff: Leon White, Kevin Johnson, and Amanda Landry

2. **APPROVAL OF MINUTES** –
Motion to approve minutes for **July 28, 2020**, was moved and seconded by Commissioners Chiao and Sales, no opposition, minutes were approved.
Motion to approve minutes for **August 25, 2020** was moved and second by Commissioners Chiao and Sales; no opposition, the minutes were approved.

3. **INFORMATION ITEM**
 - A. **3452 – 3488 E. FOOTHILL BLVD (COUNCIL DISTRICT 4) – PROJECT UPDATE**
Applicant presentation on upcoming proposed changes to the previously approved 232-unit residential project and remodeling of existing Panda Inn restaurant and office buildings.

(Case Planner: Kevin Johnson)
Owner: CFT NV Developments, LLC
Applicant/Architect: LCRA Architects

4. **PRELIMINARY CONSULTATION**
 - A. **758 & 766 S. FAIR OAKS AVE – (COUNCIL DISTRICT 6)**
New construction of an approximately 100,000 square-foot, four-story, Contemporary style medical office building with two levels of subterranean parking.

(Case Planner: Amanda Landry)
Applicant/Owner: Brad McCoy/Collis P & Howard, Huntington Memorial Hospital
Architect: Mascari Warner Dinh Architects (Thai Din)

Public Comments: Thomas Priestley

Commission Comments:

- The proposed site plan is arranged around a passenger-loading zone at the South Fair Oaks Avenue frontage and the northeast corner of the site. The overall organization of the site is not convincing and needs improvement, as the design inappropriately over-emphasizes a type of circulation and access that is not consistent with the applicable guidelines or vision for the Specific Plan area. Further, the circulation to and from the site is problematic, as most visitors will most likely be coming from the north. Future submittals shall more clearly explain the anticipated user behaviors and patterns and how this relates to the site design.
- The entrance to the development should be relocated to Fillmore Street, and doing so could enhance Fillmore Street as an East/West entrance to the overall Huntington Hospital campus. Reconsider and further study the design depicted on page 32 of the Design Review Submittal, which utilizes the adjacent alley as an access point for a sheltered passenger drop-off area. This design more successfully engages the corner and de-emphasizes the vehicular access to the site. This design needs to be more closely studied and greater efforts need to be taken to ensure that this option, or a similar more refined option, are carried forward.
- Future submittals shall more clearly demonstrate how the proposed design is compatible with the more recent development patterns and new construction found elsewhere in the specific plan area. The building typology and site design diverges from the other successful developments in the context, which have drop-off and parking located at the rear of the sites, not adjacent to Fair Oaks Avenue.
- If the alley width is currently problematic, consider that the location of the site at the corner of Fillmore Street and Edmonson Alley provides opportunities for the alley to be widened along the width of the project site so that it could become more functional. Consider flipping the concept of the site design and widening the alley for improved circulation, rather than setting the building back from and creating a passenger drop off along Fair Oaks Avenue.
- The emphasis on the large roof gardens is not a significant benefit to this design, as they are elevated far above the street, and few people are likely to enjoy them. These amenities should be focused on the ground floor to provide a better public benefit and enhance the design. Further, reconsider the location and coordination of the building entries and the required open spaces and private nodes. The South Fair Oaks Specific Plan emphasizes the coordinated integration of private nodes and open space into projects in order to humanize the built environment. The design depicted on page 32 of the Design Review Submittal more successfully incorporates the required nodes into a design that celebrates the corner and street frontages and creates a more welcoming environment.
- The proposed design creates a pedestrian “island” at the northwest corner of the site that is disconnected from the rest of the building. Due to the fast moving traffic along South Fair Oaks Avenue, this area is likely to be a hostile pedestrian environment. Although the drawings depict that the “island” would be programmed with seating and a fountain, it lacks shade due to its location at the intersection and will most likely not be significantly used. Reconsider the programming and design of the “island” and incorporate additional design measures to create an environment that feels safer and more comfortable for pedestrian use.
- The site design and architectural design appears more appropriate for a suburban setting, rather than Pasadena. Once a more contextual site design is developed, an appropriate architectural style of the building will become more apparent. Reconsider the extensive use of glazing on the west elevation. Consider breaking up some of the larger areas of glazing by expressing the major horizontal or vertical structural supports on the exterior façade.

5. FINAL DESIGN REVIEW

A. 101 S. MARENGO AVE – (COUNCIL DISTRICT 6)

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)

Applicant/Owner: Atlas V Marengo LLC

Architect: RCH Studios

Public Comments: Andrew Salimian (Pasadena Heritage)

Commission Comments:

- The applicant shall prepare a salvaging plan for the existing travertine cladding that establishes an intention to re-use the material on publicly accessible interior vertical surface(s) of the building, including parameters for desired sizes, quality and quantity of salvaged material.
- The building plans shall identify the intended location(s) of the salvaged material and the demolition plan and specifications shall require the contractor to make a good faith effort to salvage a sufficient amount of material that meets the established parameters for re-use in the identified area(s) of the building.
- The plan shall also identify alternative intended uses for the travertine material in the event that the removal of sufficient material meeting the established parameters for reuse on interior wall(s) is/are unsuccessful.
- The applicant shall provide access to staff to oversee the removal of the material and shall work with staff to ensure that the material is reused in accordance with the applicant’s plan or other alternatives that may be identified based on the condition of the material upon removal.
- Note on the storefront schedule on sheet A00.85 that the existing ground-level storefronts will remain except in two locations on the west elevation as noted on the demolition and proposed floor plans and elevations.
- Clarify in the demolition plans and elevations that the existing parapet will be removed and reconstructed, with no increase in height over the existing condition. Ensure that all references to the parapet indicate the correct height (46”).
- Provide the heights of all new proposed rooftop appurtenances and a calculation of the area of the roof covered by all existing-to-remain and proposed new appurtenances, which shall not cover more than 25% of the roof area.
- A copy of this decision letter 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.
- Explore the removal or relocation of planters within the east plaza to establish a direct pedestrian connection from the street to the new entry canopy, while retaining the symmetrical design of the plaza.

Motion:

Motion made to approve with conditions. Moved and seconded by Commissioners Rao and Lim.

AYES: Commissioners Rao, Sales, Elfarra, Chiao, and Carpenter

NOES: None

ABSENT: Commissioners Barar, Sepulveda, and Toro

ABSTAIN: None

APPROVED: 5-0-3

6. **COMMENTS AND REPORTS FROM STAFF**

7. **COMMENTS AND REPORTS FROM COMMISSION**

8. **COMMENTS AND REPORTS FROM COMMITTEES**

A. **SELECT COMMISSIONERS TO FILL SUBCOMMITTEE VACANCIES**

Moved to the next meeting.

1. **Urban Forestry Advisory Committee** - (TBD, Carpenter) No Report
2. **Historic Preservation Commission** - (Elfarra) No Report
3. **Planning Commission** - (Barar) No Report
4. **Transportation Advisory Commission** - (Sales) No Report
5. **Arts & Culture Commission** - (Sepulveda) No Report
6. **Concept Design Review Application Subcommittee** - (TBD, Toro) No Report
7. **Las Encinas Psychiatric Hospital & Barn Subcommittee** - (Carpenter, Elfarra) No Report
8. **Specific Plan Implementation Process Subcommittee** - (TBD, Rao, TBD) No Report
9. **100 West Walnut St. Subcommittee (PARSONS)** - (Toro, Chiao, TBD)
10. **Olivewood (North and South) Subcommittee** - (TBD, Chiao, TBD) No Report
11. **130-140 N. Fair Oaks Avenue Subcommittee** - (TBD, TBD, TBD) No Report
12. **3200 East Foothill Boulevard (SpaceBank)** - (Chiao, TBD) No Report
13. **94 S. Los Robles Avenue (Kaiser)** - (TBD, TBD, Chiao) No Report
14. **1539 East Howard St. (EF Academy)** – (Toro, Chiao, TBD) No Report
15. **Design Awards Subcommittee** – (TBD, TBD) No Report

9. **ADJOURNMENT** – Chair Carpenter adjourned the meeting at 8:05 p.m.



Leon White, Principal Planner



Michi Takeda, Recording Secretary