



**Action Minutes
Design Commission
Tuesday February 9, 2021**

**Special Public Meeting at 4:30 p.m.
Virtual Meeting**

For a complete and detailed recap of the meeting, please log onto:

<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, Barar, Chiao, Potter, Rao, Sales, and Toro
Absent: Commissioner Sepulveda (Excused)
Staff: Leon White, Kevin Johnson, Amanda Landry, Rodrigo Pelayo, and Michi Takeda
2. **APPROVAL OF MINUTES** – Commission voted to move January 12, 2021 minutes to the next meeting for approval.
3. **CONSOLIDATED DESIGN REVIEW**
 - A. **155 N. LAKE AVE – (COUNCIL DISTRICT 3)**
To allow the installation of a 96 square-foot illuminated building identification sign at the top of an office building that is over 75 feet tall.

(Case Planner: R. Pelayo)
Applicant: Sign Specialists Corporation – Allan Tannaya
Owner: Swift Real Estate Partners

Public Comments: None

Commission Comments: None

Motion:

Moved and seconded by Commissioners Sales and Rao to approve application for Consolidated Design Review as proposed.

AYES: Commissioners Barar, Potter, Rao, Sales, and Toro
NOES: Commissioners Carpenter and Chiao
ABSENT: Commissioner Sepulveda
ABSTAIN: None
APPROVED: 5-2-1

4. **CONCEPT DESIGN REVIEW**

A. 139 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7) CONTINUED FROM 12/22/2020 MEETING

New construction of a four-story, 17-unit multi-family apartment building with approximately 21,334 square feet of gross floor area and one subterranean parking level with 20 parking spaces.

(Case Planner: R. Pelayo)

Owner/Applicant: Nor Brand III, LLC/Missak Balian

Architect: Onyx

Motion:

Moved and seconded by Commissioners Sales and Barar to continue to next meeting March 9, 2021.

AYES: Commissioners Barar, Chiao, Potter, Rao, Sales, and Toro

NOES: None

ABSENT: Commissioner Sepulveda

ABSTAIN: Commissioner Carpenter

APPROVED: 6-0-1

B. 439 N. HILL ST (COUNCIL DISTRICT 2)

This proposal is for the new construction of a two-to-three-story, 13-unit apartment building, with surface-level parking.

(Case Planner: Amanda Landry)

Owner/Applicant: Setrak Ajemian/Harout Ajemain

Architect: Garo V. Minassian

Public Comments: V. Tang

Commission Comments:

- The applicant shall prepare a submittal that responds, visually and in writing, to all of the proposed conditions of approval listed in the staff report dated February 9, 2021.
- In order for the Design Commission to support the request for the parking exception, meaningful revisions to the design of the project and an overall significant improvement in the quality of the design will need to be demonstrated. In addition to addressing all of the proposed conditions of approval in the published staff report, the following shall be clearly addressed in the revised submittal package
 - Finesse the ground floor plan by omitting or reconfiguring the exercise room and shift the parking to improve the overall circulation.
 - The trash may not be removed through the main garden.
 - Revise and customize the second and third level unit layouts in order to achieve improved circulation.
 - Focus more extensively on improving the front façade and yard to better reflect authentic Craftsman design traditions and connect the project to the public realm.
 - The submittal shall include revised and enlarged details that clearly reflect high quality Craftsman details throughout the project.

Motion:

Moved and seconded by Commissioners Chiao and Rao to continue this item to date uncertain.

AYES: Commissioners Carpenter, Barar, Chiao, Potter, Rao, Sales, and Toro
NOES: None
ABSENT: Commissioner Sepulveda
ABSTAIN: None
APPROVED: 7-0-1

5. **FINAL DESIGN REVIEW**

A. 164 CHESTNUT ST – (COUNCIL DISTRICT 3)

New construction of a 24 unit, five-story, multi-family residential project including two levels of subterranean parking. The structure, which currently exists on the site, has been approved to be relocated to a different site.

(Case Planner: Kevin Johnson)
Owner: Alpha Cap LLC
Architect: Shahab Ghods (Plus Architects)

Public Comments: None

Commission Comments:

- Provide a detail of in-plane transitions from fiber-cement cladding to plaster walls, which shall have an articulated reveal.
- The details for the brake metal banding throughout the project shall demonstrate that it will have adequate support backing to avoid oil-canning.
- Study the possibility of directing overflow drainage for the stucco-clad balcony railings within the building walls without visible scuppers. If found to be infeasible, restudy the locations of scuppers to ensure they are placed in the most visibly discreet locations possible.
- Provide details of the metal fencing at the pedestrian entries and ground-level patios. The entry canopy is prohibited by Zoning Code setback requirements. Therefore, study alternative means of accentuating the main pedestrian entry point at the northeast corner of the site.
- Brake metal trim near the top of the lower-height volume at the front façade shall be continuous along the articulated elements of the façade, including at inside corners.
- Exposed soffits shall be clad in the same material as the adjoining vertical wall surface or be painted to match as closely as possible.
- Study the possibility of relocating mechanical vents shown on the north, street-facing elevation to a more discreet location on a secondary elevation of the building or within the parking structure entry portal.
- Provide a lighting plan depicting locations of all exterior lighting fixtures proposed, as well as specifications of any additional proposed exterior fixtures not provided for review during design review.
- A separate application for design review shall be required for the proposed address number sign, as well as any other signage that may be proposed on the building in the future.
- Provide further details of the design and materials of the parking ramp side walls and ceiling 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.

- Provide details of the fifth-floor courtyard canopy. In addition, revise wall section C on Sheet A6.1 to include the projecting trim detail above the fifth floor window, with a callout to the applicable detail provided (detail 7 on sheet A8.5).
- The project shall comply with all Zoning Code requirements as outlined in Attachment A, with the exception of the driveway location requirement modified during Concept Design Review. In addition, the project shall comply with the conditions from the Departments of Public Works and Transportation in Attachment A, 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, 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.

Motion:

Moved and seconded by Commissioners Barar and Rao to approve application for Final Design Review subject to conditions, which shall be subject to staff review and approval prior to issuance of a building permit.

AYES: Commissioners Carpenter, Barar, Chiao, Potter, Rao, Sales, and Toro
 NOES: None
 ABSENT: Commissioner Sepulveda
 ABSTAIN: None
 APPROVED: 7-0-1

6. COMMENTS AND REPORTS FROM STAFF

Staff reported on projects for upcoming meetings.

7. COMMENTS AND REPORTS FROM COMMISSION - None

8. COMMENTS AND REPORTS FROM COMMITTEES

- Recommendation made to end Specific Plan Implementation Process Subcommittee
 - Move 3200 E. Foothill Blvd to the Hold section.
1. Urban Forestry Advisory Committee - (Carpenter, Potter) (No Reports)
 2. Historic Preservation Commission - (Potter) (No Reports)
 3. Planning Commission - (Barar) (No Reports)
 4. Transportation Advisory Commission - (Sales)
 - Study Session on 1/28/2021 on the subject of the new "CEQA & Local Mobility" environmental review standards as adopted by the City Council
 5. Arts & Culture Commission - (Sepulveda) (No Reports)
 6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales) (No Reports)
 7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Barar) (No Reports)
 8. Specific Plan Implementation Process Subcommittee - (Carpenter, Rao, Barar) (No Reports)
 9. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao) (No Reports)
 10. Olivewood (North and South) Subcommittee - (Chiao, Sales) (No Reports)
 11. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter) (No Reports)

On Hold

12. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)

13. 1539 East Howard St. (EF Academy) – (Toro, Chiao, TBD)

14. Design Awards Subcommittee – (TBD, TBD)

9. **ADJOURNMENT** – Chair Carpenter adjourned the meeting at 8:30 p.m.



Leon White, Principal Planner



Michi Takeda, Recording Secretary