



**ACTION MINUTES
DESIGN COMMISSION
TUESDAY FEBRUARY 23, 2021**

**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 – VICE CHAIR RAO CALLED THE MEETING TO ORDER AT 4:30 P.M.

Present: Commissioners Barar, Chiao, Potter, Rao, Sales, Sepulveda and Toro

Absent: Commissioner Carpenter (Excused)

Staff: Leon White, Kevin Johnson, Anita Cerna, and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **January 12, 2021** was moved and second by Commissioners Sales and Potter; Commissioner Carpenter was absent; Commissioner Barar abstained; no opposition, the minutes were approved.

Motion to approve **January 26, 2021** was moved and second by Commissioners Sales and Barar; Commissioner Carpenter was absent; Commissioners Rao and Toro abstained; no opposition, the minutes were approved.

3. ADVISORY REVIEW

A. SOUTH FAIR OAKS AVE SPECIFIC PLAN: REQUEST FOR COMMENTS

Commission review of draft design and development standards and guidelines as part of the third round community engagement process. Feedback received will inform the preparation of the plans that will be presented later to the Planning Commission and City Council.

(Case Planner: David Sanchez/Anita Cerna)

4. PRELIMINARY CONSULTATION

A. 2030 E. COLORADO BLVD – (COUNCIL DISTRICT 7)

New construction of a 3,490 square-foot self-serve car wash facility with 30 self-serve vacuum stations, including the renovation of an existing storage building, and the demolition of four structures.

(Case Planner: R. Pelayo)

Owner/Applicant: SGL Management, LLC

Architect: Sipan Nazaryan

Public Comments: C.J. Green, Richard Luczyski

Commission Comments:

- Further study the site design in an effort to relocate vehicular access from San Marino Avenue to Colorado Boulevard at the northwest corner of the site, if allowed by other City Departments, and reorganize the site in conjunction with the relocated access point, while also ensuring that noise associated with the use is screened from neighboring residential uses. Options include setting the building further back from Colorado Boulevard or reorienting the longer face of the building toward San Marino Avenue, while ensuring engagement of the building architecture with the streets. Consider site configurations that would make the vacuum canopies more visible from Colorado Boulevard.
- Further study the proportions and heights of the freestanding equipment enclosures and kiosk and ensure that their design is subordinate to the primary structure. In addition, restudy the overhang projections on the shed roofs so that they serve the intended purposes (shade and protection from the elements) similar to traditional Mid-Century styles.
- Further study the architectural treatment on all sides of the car wash structure and equipment enclosures to enhance their predominantly flat and solid appearance. The architectural design should be further studied to create a bolder and more dynamic expression of the proposed Mid-Century Modern architectural style, which could include angled posts or fins, canted or chevron elements, broader extended canopies and exuberant signage.
- Restudy the choice and application of exterior materials for all of the proposed structures so that they convey a high-quality aesthetic and maintain visual cohesiveness. Examples may include but are not limited to materials such as facing stone (not stacked) or color blocking in-lieu of the painted concrete masonry units.
- Consider incorporating a stucco exterior finish on the east, south, and west facades of the existing storage building to maintain greater consistency with the exterior improvements being proposed on the north façade and achieve a high-quality design.

- Appurtenances such as mat wash sinks and vending machines that are located at the exterior of buildings are not appealing and detract from the overall project design. Consider locating these appurtenances inside the structure or alternatively, providing more significant wall recesses to tuck the sinks and vending machines within the footprints of the structures.
- Consider eliminating ornamentation at the base of the canopy structures to maintain the simple aesthetic similar to traditional designs.

5. FINAL DESIGN REVIEW

A. 650 S. RAYMOND AVE – (COUNCIL DISTRICT 6)

Construction of a new approximately 39,409-square-foot, 4-story medical office building with approximately 2,969 square feet of ground-floor commercial space, 36,602 square feet of medical office and five levels of underground parking.

(Case Planner: Kevin Johnson)

Owner/Applicant: Pasadena Physicians 650, LLC

Architect: EStudio Architecture + Design

Public Comments: None

Commission Comments:

- Provide a detail of the corner transition from the metal panel wall cladding to the metal wood-look soffit at the ground floor.
- Overflow drainage for the solid balcony railings shall be provided within the building walls without visible scuppers.
- The stucco finish on the south elevation shall be upgraded to a minimum 20/30 sand finish or hand-troweled finish. Provide specifications of the proposed color, which shall be reviewed in conjunction with other proposed materials in the mock-up required in condition 12.
- Provide specifications of plantings proposed within the forecourt planters, which shall be consistent with the design of the building.
- Comply with the conditions in Attachment C provided by all reviewing departments/ divisions, to the satisfaction of said departments/divisions.
- Approval of separate applications for design review shall be required prior to installation of any signage on the building.
- 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.
- Provide an updated Climate Action Plan checklist along with updated reports and data to demonstrate compliance with the Climate Action Plan.
- 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:

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

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

6. COMMENTS AND REPORTS FROM STAFF

A. ANNUAL REPORT TO CITY COUNCIL

July 2019 through June 2020 and Work Plan for 2020-2021

(Case Planner: L. White)

Commission moved to continue this item to the next meeting on March 9, 2021.

7. COMMENTS AND REPORTS FROM COMMISSION

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter, Potter)
2. Historic Preservation Commission - (Potter)
3. Planning Commission - (Barar)
4. Transportation Advisory Commission - (Sales)
5. Arts & Culture Commission - (Sepulveda)
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Barar)
8. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao)
9. Olivewood (North and South) Subcommittee - (Chiao, Sales)

Projects on Hold

10. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
11. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
12. 1539 East Howard St. (EF Academy) – (Toro, Chiao, TBD)
13. Design Awards Subcommittee – (TBD, TBD)

9. ADJOURNMENT – VICE CHAIR RAO ADJOURNED THE MEETING AT 8:20 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary