



**ACTION MINUTES  
DESIGN COMMISSION  
Tuesday, March 9, 2021**

**SPECIAL PUBLIC MEETING AT 4:30 P.M.  
Virtual Meeting**

**FOR A COMPLETE AND DETAILED RECAP OF THE MEETING, PLEASE LOG ON 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 (arrived late), Chiao, Potter (left early), Rao, Sales, Sepulveda and Toro

Absent: Commissioner Carpenter (Excused)

Staff: Leon White, Amanda Landry, and Michi Takeda

**2. APPROVAL OF MINUTES - NONE**

**3. PRELIMINARY CONSULTATION**

**A. 710 N. FAIR OAKS AVE – (COUNCIL DISTRICT 3)**

New construction of a mixed-use development with 70-units of supportive housing for homeless seniors and approximately 2,200 square-feet of ground floor commercial space. All existing structures on the site will be demolished.

(Case Planner: A. Landry)

Applicant: Anna Slaby, BRIDGE Housing Corporation

Owner: City of Pasadena

Note: Commissioner Toro recused himself from this item.

Public Comments: Pasadena Heritage

Commission Comments:

- The location of the site at the northeast corner of the major intersection of Fair Oaks Avenue and Orange Grove Boulevard is identified as a key focal point in the Specific Plan area. Consider strengthening the southwest corner by exploring other design strategies, such as re-arranging the programming by relocating the open space/roof deck to another site or to the ground floor at the corner, and shifting the location of the retail and community spaces, to ensure the development appropriately engages the corner and intersection.

- The project should endeavor to incorporate a wide array of pedestrian oriented design elements to better contribute to a neighborhood feeling, such as appropriate lower scaled and detailed storefronts and a combination of traditional building materials.
- Consider buffering the ground floor residential spaces adjacent to the alleyway with additional well-lit landscaping or other means to create a more comfortable living experience.
- The massing should continue to be refined to promote a village like atmosphere with three visually distinct masses, engage the corner and intersection, further articulate the facades, provide for more visual interest and convey a greater sense of quality and permanence. This may be achieved by articulating the northwest corner more significantly, incorporating more significant setbacks, upper floor step backs, deeply recessed punched windows or the additional use of projecting or recessed balconies protected by overhead shade covers, such as awnings.
- Consider enhancing the village atmosphere by omitting the open circulation corridors at the second and third floors of the south elevation, and replacing the enclosed hallway at the south elevation and bridges that connect the two primary building volumes with a simple gate with an open design, so that the passageway is open to the sky and allows greater visibility from the public realm into the central courtyard. Consider also physically separating the northeastern building volume at the lobby and elevator shaft, from the rest of the building or creating a more transparent lobby that provides better views to the Oak tree at the interior of the site. Separating the building northern building volume and introducing transparent fencing will also contribute to a village like feeling.
- Consider more significantly distinguishing the appearance of the non-residential ground floor uses from the residential space above through the use of upper floor step backs, materials, colors and other architectural features, while maintaining appropriate proportionality and design cohesiveness that ensures that the upper floors appear to be appropriately grounded. Special care should also be taken to emphasize those aspects of the design that contribute to or will further enhance the pedestrian experience.
- The various entries to the development, including the secondary residential lobby facing Fair Oaks Avenue should be more significantly differentiated from the other adjacent storefronts, either by a more distinct recess, or by accentuating them with surface details, canopies, or special lighting features.
- Due to the location and solar orientation of the development, the use of awnings and outdoor seating should also be strongly considered as an integral part of the design and incorporated where appropriate.
- Landscaping will pay a critical role in ensuring a successful design at this key focal point location. The specific plan encourages the use of shade giving-street trees, pedestrian scaled lighting, and underground utilities. Although utilities are typically considered during the later stages in the Design Review process, special consideration should be taken early on in the development process to ensure the utilities can be sited and screened so that they are not

significantly visible from the public right-of-way. All parking areas should be screened with landscaping and fences, if proposed, should be integrated with the landscaping plan to soften their appearance.

#### **4. CONCEPT DESIGN REVIEW**

##### **A. 274 N. OAKLAND AVE – (COUNCIL DISTRICT 3)**

The project proposes the demolition of four non-historic residential units and associated garage structures and construction of a new six-story, 181-unit Single Room Occupancy (SRO) building with 25 at-grade parking spaces.

(Case Planner: A. Landry)

Owner: Josefina Torres Miller Trust

Applicant/Architect: Jim Osterling of CBG/Bridge Financial Advisors

Public Comments: Pasadena Heritage, Teresa Eilers, Anthony Manousos, Ferne Hayes, Sonja Berndt

##### Commission Comments:

- The solid vertical walls on the north and south elevations shall be treated with alternative architectural treatments, aside from the proposed smooth stucco and pattern of reveals, to enliven their appearance and soften their harsh solid appearance.
- The “front porch” concept and transitional space between the entry and the sidewalk shall continue to be refined and the entry doors shall be expanded from a single main door to a double door. The landscape features, including the fountain, walkway width, landscaping and exterior lighting shall also be revised to work more effectively with the second-floor patio and signage to create a building entrance that is a prominent and engaging visual connection to the public realm.
- Clear glazing shall be used for the ground floor storefronts.
- Enlarged details and views of the driveway portal shall be incorporated into the plans submitted for Final Design Review to ensure the portal is appropriately integrated into the overall design.
- Alternative design and materials studies for the balcony railings shall be provided in the submittal package for Final Design Review.
- The programming of all communal open space areas shall be refined to incorporate more active and coordinated programming, and in the case of the rooftop open space, appropriate code compliant sun shading devices.
- An exhibit demonstrating compliance with the maximum appurtenance height and coverage development standards shall be included in the drawings submitted for Final Design Review.
- Additional landscaping (such as vines espaliered on a decorative cabling system permanently affixed to the solid wall surfaces) shall be incorporated into the large solid walls at the patio facing the street at the second level street facing patio to provide visual relief to this area.

- Comply with the conditions provided by the Departments of Public Works and Transportation as reflected in Attachment C, to the satisfaction of said departments.
- Air filtration systems with a minimum MERV 13 rating shall be incorporated into the design. Filter replacement shall be conducted as recommended by the manufacturer and the manufacturer's recommendations and records of filter replacement shall be maintained on-site for inspection by the City. New residents shall also be provided with educational materials outlining the health risks of long-term exposure to freeway emissions and recommending against opening windows and prolonged use of balconies along the building perimeter. Educational materials shall be submitted to staff for review and approval prior to issuance of a Certificate of Occupancy for the new buildings and new tenants shall be required to sign a document indicating receipt of the materials, copies of which shall also be maintained on-site for future City inspection

Motion:

Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review. Moved and seconded by Commissioners Sales and Sepulveda.

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

**B. 139 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)  
 (CONTINUED FROM 2/9/2021)**

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: A. Landry)  
 Owner/Applicant: Nor Brand III, LLC/Missak Balian  
 Architect: Onyx

Public Comments: None

Commission Comments:

- Additional architectural treatments shall be incorporated into the south and east elevations, to the greatest extent possible, to further resolve the appearance of the projecting unsupported mass over the driveway.
- The project features and actions indicated on the plans demonstrating consistency with the City of Pasadena Climate Action Plan shall be clearly incorporated into and shown on the plans submitted for Final Design Review.

- The project shall comply with the conditions provided by the Departments of Public Works (dated June 26, 2020) and Transportation (dated April 17, 2020), included in this report as Attachments D and E, to the satisfaction of said departments. The plans submitted for Final Design Review shall also be re-routed to City Departments and revised conditions, if any, shall be incorporated into the conditions of approval for Final Design Review.
- The composition of the central volume on the north elevation, consisting of a large solid vertical expanse, the open rooftop balcony railings and the rooftop trellis on the north elevation shall be restudied and revised so that it better reflects the architectural character of the rest of the design.
- Explore extending the rooftop trellis closer to the plane of the façade.

Motion:

Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review. Moved and seconded by Commissioners Toro and Sales.

AYES: Commissioners Barar, Rao, Sales, Sepulveda and Toro  
 NOES: None  
 ABSENT: Commissioner Carpenter (Excused) and Potter (left early)  
 ABSTAIN: Commissioner Chiao  
 APPROVED: 5-0-2

**5. INFORMATION ITEM – (CONTINUED FROM 2/23/2021)**

**A. ANNUAL REPORT TO CITY COUNCIL**

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

(Case Planner: L. White)

Motion:

Approve and forward to City Council. Moved and seconded by Commissioners Sales and Barar.

AYES: Commissioners Barar, Rao, Sales, Sepulveda and Toro  
 NOES: None  
 ABSENT: Commissioners Carpenter (Excused) and Potter (left early)  
 ABSTAIN: Commissioner Chiao  
 APPROVED: 5-0-2

**6. COMMENTS AND REPORTS FROM STAFF**

Staff reported on upcoming agenda items for the next meeting.

**7. COMMENTS AND REPORTS FROM COMMISSION**

**8. COMMENTS AND REPORTS FROM COMMITTEES**

1. Urban Forestry Advisory Committee - (Carpenter, Potter) (NO REPORT)
2. Historic Preservation Commission - (Potter) (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 - (Toro, Rao, Sales) (NO REPORT)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Barar) (NO REPORT)
8. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao) (NO REPORT)
9. Olivewood (North and South) Subcommittee - (Chiao, Sales) (NO REPORT)

**Projects on Hold**

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

**9. ADJOURNMENT – VICE CHAIR RAO ADJOURNED THE MEETING AT 9:10 P.M.**



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Leon White, Principal Planner



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Michi Takeda, Recording Secretary