



**ACTION MINUTES
DESIGN COMMISSION
Tuesday, April 27, 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– CHAIR CARPENTER CALLED THE MEETING TO ORDER AT 4:30 P.M.

Present: Commissioners, Carpenter, Chiao, Potter, Rao, Sales, and Toro

Absent: Commissioners Barar (Unexcused) and Sepulveda (Excused)

Staff: Leon White, Kevin Johnson, Amanda Landry and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **March 9, 2021** with changes to reflect that Commissioner Toro had recused himself from item #3A, was moved and second by Commissioners Sales and Chiao; Commissioners Barar, and Sepulveda were absent; no opposition, the minutes were approved.

Motion to approve **March 23, 2021** was moved and second by Commissioners Sales and Chiao; Commissioners Barar, and Sepulveda were absent; no opposition, the minutes were approved.

3. PRELIMINARY CONSULTATION

**A. 673 E. COLORADO BLVD – (COUNCIL DISTRICT 3)
(CONTINUED FROM 4/13/2021)**

Exterior façade remodel of an existing 25,000 square-foot commercial building (the Laemmle Theater) in conjunction with an interior remodel to create a multi-tenant building with restaurant, office, retail, and service uses.

(Case Planner: Amanda. Landry)

Owner: Arash Danialiffer & Fred Farzan

Applicant/Architects: McKently Malak Architects

Public Comments: None

Commissioner Comments:

- Continue to explore incorporating additional architectural treatments, such as, murals, architectural reveals, or landscaping at the northeasterly portion of façade facing the existing paseo, the new exterior stairs in the courtyard and the northwesterly portion of the north elevation facing the alley to alleviate the blank wall conditions found at these locations.
- The southwest corner of the proposed building is not proposed to change as part of the façade remodel. However, this corner is the most publicly visible portion of the entire building and should be treated/remodeled consistent with the proposed vision for the rest of the building. Consider providing more height at this location, as well as appropriately treating the second floor elevations behind this corner. The rounded tower is not encouraged.
- Consider recessing all of the ground floor entries, and in particular, the entries facing the courtyard, to provide for additional sheltered transitional space from the semi-public courtyard to the private interior spaces within the building and to provide for further articulation of the ground floors.
- More clearly explain the logic behind the proposed vertical fins/engaged pilasters facing El Molino Avenue. Consider maintaining consistency between the height of these elements and the height of the parapets and roof edge treatments.
- Future submittals shall more clearly describe the programming of the proposed courtyard. The courtyard should include on-site planting, furniture, lighting and site details so that it is a comfortable space for human activity and social interaction. Future submittals shall also more clearly explain how the proposed courtyard and other visual cues coordinate with the existing paseo, alley improvements and nearby public art.
- Consider utilizing high quality exterior materials and avoid overusing channelized expansion joints as a prominent design feature of this project.
- Although signage will be considered at a later stage of the development process, the future Master Sign Plan should encourage and promote creative, diverse, and appropriately scaled signage.

B. 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: Pasadena Heritage, T. Priestley

Commission Comments:

- The vehicular access, passenger loading zone, and commitment to the building form continue to inappropriately dictate the site plan and massing of the site and all of these project features should be reconsidered, as they are not consistent with other recent development in the general context or the Huntington Hospital main campus and Master Plan area. The proposed site plan and massing, even with the proposed revisions, is not successful in meeting the existing and future Specific Plan guidelines or development standards. The site planning should be resolved first, with the massing developed after.
- The vehicular access should be separated from the pedestrian access. Consider re-locating the passenger drop-off area from at-grade to subterranean, and provide a feasible option that better incorporates and considers the alleyway as a drop off location.
- 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. Although this design appears to have been dismissed as part of the design evolution process, it more successfully engages the corner and de-emphasizes the vehicular access to the site, as seen from Fair Oaks Avenue and Fillmore Street.
- An updated Preliminary Consultation is recommended prior to moving forward to Concept Design Review. Future submittals should reflect more consideration into the context, and include a clear discussion of how the project relates to the Huntington Hospital Master Plan. Future submittal shall also include feasible options that have vehicular drop offs not only from Fair Oaks Avenue and Fillmore Street, but subterranean and from the alley, showing building massing for each option that follows the site planning.

4. MAJOR CHANGE TO APPROVED PROJECT

**A. 85 W. GREEN ST – (COUNCIL DISTRICT 6)
(CONTINUED FROM 4/13/2021)**

Request to change a previously approved application for Concept Design Review for a 14,008-square-foot commercial/office building to a 20,530-square-foot mixed-use building with 3,702 square feet of commercial space and 18 residential units.

(Case Planner: Kevin Johnson)
Applicant/Architect: Alen Malekian, AIA
Owner: Sunshine Management Group

Motion:

Motion to continue the public hearing for this project to Tuesday June 8, 2021, per the applicant's request to further redesign the project. Moved and seconded by Commissioners Sales and Chiao.

AYES: Commissioners, Carpenter, Chiao, Potter, Rao, Sales, and Toro
NOES: None
ABSENT: Commissioners Barar (Unexcused) and Sepulveda (Excused)
ABSTAIN: None
APPROVED: 6-0-2

**B. 3452 E. FOOTHILL BLVD – (COUNCIL DISTRICT 4)
(CONTINUED FROM 4/13/2021)**

Request to change a previously approved application for Concept Design Review for a 232-unit residential project with exterior remodeling of an existing restaurant (Panda Inn) and office building to a mixed-use project with 5,350 square feet of commercial space, 234 residential units and exterior remodeling of the existing restaurant only (no exterior office remodeling).

(Case Planner: Kevin Johnson)
Owner: CFT NV Developments, LLC
Applicant/Architect: Mill Creek Development Company LLC/CallistonRTKL

Public Comments: J. Cyrulewski

Commission Comments:

- Study the fire lane and wall, elevation and planting details along the 210 freeway at the rear of the site. Provide a section through that area demonstrating the relationships between the height of the freeway, existing and proposed planting zones on both the project site and the freeway, barrier wall, fire lane and building interface.
- Clarify the achievability of the proposed glazing systems for sound attenuation and energy compliance. Provide more explanation of the window materiality and color.

- Provide additional information on the proposed finishes of the building.
- Provide details of the wall system including windows from the ground up to the parapet.
- Provide details of the residential forecourt gates and fencing as well as further explanation of security measures needed for this area of the project.
- Demonstrate how the design of the residential buildings will be influenced by 1920's warehouse architecture without mimicking it. Consider more limited and selective application of design features of the chosen style.
- Study the height of the building base throughout the project to ensure it contributes to the pedestrian experience. Study the possibility of elevating the ground floor to provide entry stoops for the ground-level units.

Motion:

Motion made to continue the public hearing for this project to a date uncertain.
 Moved and seconded by Commissioners Sales and Rao.

AYES: Commissioners, Carpenter, Chiao, Potter, Rao, Sales, and Toro
 NOES: None
 ABSENT: Commissioners, Barar (Unexcused) and Sepulveda (Excused)
 ABSTAIN: None
 APPROVED: 6-0-2

5. INFORMATION ITEM

A. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT

Review and approval of the CLG annual report prior to submittal to the California Office of Historic Preservation (OHP). The reporting period is for October 1, 2019 through September 30, 2020.

(Case Planner: Edwar Sissi)

- Staff requested that any comments Commissioners would like to add, to please forward it to staff by Thursday, April 29, 2021 by noon.

6. COMMENTS AND REPORTS FROM STAFF

Staff reported on upcoming meetings and agenda items.

7. COMMENTS AND REPORTS FROM COMMISSION

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter, Potter)
2. Historic Preservation Commission - (Potter)
 - 4/20/21 meeting - Suicide Bridge presentation
 - The Commission preferred Option B:
 - Least impact on the bridge itself

- The curve is the most effective for discouraging suicides.
 - Integration of the dimensions of the lights that will not obscure the lights as well as other modification that will make the design more compatible with the design of the bridge.
- Updated Preservation ordinance:
 - Is now active and online, including an updating of the website to include potential eligible landmark districts
 - Planning department will create a campaign for public outreach
- 3. Planning Commission - (Barar)
- 4. Transportation Advisory Commission - (Sales)
- 5. Arts & Culture Commission - (Sepulveda)
- 6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales)
 - The Subcommittee has completed its preliminary review of the application process and in consultation with Mr. White & Ms. Landry, has presented a DRAFT display overview of the 3-step design review application process which is intended to further inform applicants of submittal needs and focus at each step in the process. This draft is being review by staff and will be re-issued to the subcommittee for finalization. Based on this review, certain elements of the applications may also be edited to align with the draft design review process display
- 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)
- 10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Potter, Sales)

Projects on Hold

- 11. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
- 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 9:40 P.M.




Leon White, Principal Planner

Michi Takeda, Recording Secretary