



**ACTION MINUTES  
SPECIAL MEETING  
DESIGN COMMISSION  
Tuesday, May 25, 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 4:40 P.M.**

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

Absent: Commissioners Sepulveda, Barar, and Carpenter (All Excused)

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

**2. APPROVAL OF MINUTES - NONE**

**3. PRELIMINARY CONSULTATION**

**A. 465-577 S. ARROYO PARKWAY – (COUNCIL DISTRICT 6)**

Demolition of six existing buildings, preservation of three existing historic buildings, and construction of a new approximately 154,000-square-foot medical office building and an approximately 184,376-square-foot assisted living building with 92 independent living units (Whole Foods site).

(Case Planner: Kevin Johnson)

Applicant/Owner: The Arroyo Parkway LLC

Architect: Adept Design

Public Comments: Bob Aronoff, John Callas, Darrell Done, Heather Drake, Melissa Eaves, Scott Feldmann, Erika Foy, Sharon Freeark, John Latta, Paul Little, Marissa Marchioni, Jenn Melyan, Steve Mulheim, Pasadena Heritage, Marie Queen, Lisa Sion, Greg Smith, Shannon Williamson, Julianne Worrell, Verona Tang, Heather Lillard, Marion White, Georgie Maechling, John Sanborn

Commission Comments:

- The proposed buildings are substantially higher than existing surrounding development and also exceed the height limit for new development along Arroyo Parkway. While the current design appropriately places lower-scaled volumes at the street edge with taller volumes behind, and incorporates strategies to provide lower volumes and open access points adjacent to the historic buildings to be retained, the height and massing of the buildings should continue to be studied to incorporate street-edge volumes that comply with the height limit of the Zoning District, as well as additional lower-height volumes north of the historic buildings. Consider placing building volumes over portions of the central vehicular access driveway and drop-off zone, particularly toward the western side of the site, to allow for creation of additional massing articulation without significant reduction in proposed floor area. Additional lower-scaled volumes could be placed adjacent to the historic buildings to further complete the streetscape and site; the small two-story volume behind the buildings could be slightly increased in height to create a more evident height transition from the historic buildings to the taller volumes to the west. If Fire Department access is a constraint on the site, demonstrate this in future submittals.
- Continue to explore ways that the different buildings and uses on the site interact with and relate to each other, both functionally and architecturally, including the existing historic buildings and the Whole Foods Market. In future submittals, provide exhibits to demonstrate how the design features of the new buildings relate proportionally to those of the historic buildings to be retained. Further study creation of a base element that relates better to the smaller scale historic buildings and ensures they are not overwhelmed by the larger scale of the proposed new construction.
- Incorporate additional entrances to the commercial space and medical office building lobby from Arroyo Parkway and California Boulevard. Provide architectural frontage elements and other architectural treatments to highlight the main building entries; consider incorporating an arcade at the street corner. Further define the proposed uses of the historic buildings and ensure that they maintain visual and functional engagement with the public realm. The middle portion of the block should be further activated.
- Provide a pedestrian circulation plan that outlines the intended paths of travel for the various users of the site and ensure that the buildings, open spaces and vertical circulation points are integrated with public and private pedestrian pathways that are meaningful, comfortable and inviting. Provide additional detail of the design and orientation of stairs and elevators that terminate in outdoor locations adjoining the public realm, or consider removing/relocating these circulation points to better integrate them into the design of the buildings.
- Further define the programming of open spaces and ground-level plazas and ensure that design features to support the intended uses of these spaces are incorporated into the design. The interior of the site feels crowded and the spaces between buildings are undefined. The massing of the two buildings should be completed/connected on the west side to enclose the open space

and the gap between the medical office building and the historic building north of it should be narrowed. Consider placing drop-off zones underground. In general, the pedestrian scale of the project along the street edges should be improved.

- Further study the treatment of rooflines and parapets in conjunction with the Central District design guidelines. Ensure that the tops of the buildings are articulated from the middle portions below and are visually attractive, sculptural and detailed in a manner consistent with the design of the buildings.
- The historic buildings to be retained should be carefully reviewed by a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project. Any structural or exterior cosmetic damage that is identified should be repaired and any missing or altered exterior features restored in conjunction with the project. Provide a rehabilitation plan for the buildings in future design review submittals.
- Explore the ideas of wellness and inclusivity for seniors that will be occupying the site. Search for ways to create greater synergy and connections between the uses on the site.

**B. 590 S. FAIR OAKS AVE (COUNCIL DISTRICT 6)**

New construction of an approximately 99,996 square-foot, four-story, medical office building with two levels of underground parking

(Case Planner: A. Landry)

Owner/Applicant: Genesis FO Partners, LLC / 590 Fair Oaks Development, LLC

Architect: Smith Group

Public Comments: Blair Miller, Erika Foy

Commission Comments:

- The architectural “ribbon” concept is a visually striking component of the design, and future submittals shall include details and information to show how the glazing and metal louver system are detailed and appropriately articulated from the ribbon so that it retains its visual prominence and effectively provides texture and movement to an otherwise solid cubic mass. Details for the lower level canopies and upper floor terraces should also be provided. The submittal for Concept design review shall include more realistic renderings accurately depicting the glazing, and include renderings from the pedestrian level. Multiple renderings of the northeast corner from various vantage points shall be included.
- Clear glazing is a significant component of the design on all levels. Future submittals shall include more developed preliminary interior floor plans and a through discussion of how the interior programming may appear through the glazing to ensure the design concept is effectively executed. The proportions and specifications for the glazing will be critical to ensure the success of the proposed design and success of the “ribbon” concept and future submittals

shall consistently depict the imagery and proportions of this concept to the greatest extent possible. If a future tenant has not yet been identified, multiple options for various uses and how they may impact the exterior, as well as a discussion of how ownership will intend to accommodate the floor plan needs of future tenants shall be provided.

- The location of the vehicular access ramp from Fair Oaks Avenue should be restudied to determine if it can be better coordinated with the passenger drop off area at Edmondson Alley. Consider directing all vehicular access from Edmondson Alley, or only provide ingress from Fair Oaks Avenue with egress to Edmondson Alley.
- Clarify in future submittals how the corner engages with the intersection and acknowledges this highly visible, and heavily trafficked, intersection. As the interior floor plan is further developed, consider relocating the terraces on other levels and elevations in order to provide level of visual emphasis that the corner should have.
- The location and detailing of the proposed paseo and the above ground mechanical enclosure should be further studied to ensure the paseo can develop intimate pedestrian oriented spaces that are also safe and comfortable and that the enclosure effectively coordinates with the design of the building and paseo.

#### **4. FINAL DESIGN REVIEW**

##### **A. 231 N. HILL AVE (COUNCIL DISTRICT 2)**

New construction of a four-story, 58-unit Single Room Occupancy (SRO) development with 47 partial-subterranean parking spaces and a combined gross floor area of approximately 19,140 square feet.

(Case Planner: A. Landry)

Owner/Applicant: Hill & Holliston LLC

Architect: Tyler+Kelly Architecture

Public Comments: None

Commission Comments:

- Large scale details and/or product specifications for all site amenities and landscape features shall be included in the plans submitted for Final Design Review.
- The project shall comply with the conditions provided by the Departments of Housing, Public Works, and Transportation, included in this report as Attachment C, respectively, to the satisfaction of said departments.
- 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 Building Plan Check as a separate exhibit.

- The return of the stucco elements near the decorative lintels shall be restudied, and a more substantial decorative lintel detail shall be consistently applied in the plans submitted for building plan check, clearly depicting that the proposed fiber cement lintel stands proud from the adjacent wall surface.
- An additional decorative detail, such as the curved stucco profile or the heavy timber pergola shall be incorporated at the open patio serving unit 401 of the west building.
- The architectural reveals/screeds shall clearly be depicted on the elevation drawings and in the details of the plans and reviewed by staff for further review to ensure consistency with the overall design.
- All metalwork, including perforated panels, light fixtures, flashing, etc. shall be a consistent color, independent of manufacturers' color names.
- Provide a detail of the through the wall mechanical vent covers to ensure a high-quality, integrated installation (i.e., no exposed flashing).
- Provide details of overflow drainage for the balconies to ensure that scuppers are either avoided (preferred) or, if required, carefully integrated into the design of the building and are high quality.
- 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.

Motion:

Approve the application for Final Design Review subject to the proposed conditions of approval, to be further reviewed before issuing permits. Moved and seconded by Commissioners Sales and Potter.

AYES: Commissioners, Toro Sales, Potter, Chiao, and Rao  
 NOES: None  
 ABSENT: Commissioners Sepulveda, Barar, and Carpenter (All Excused)  
 ABSTAIN: None  
 APPROVED: 5-0-3

**5. COMMENTS AND REPORTS FROM STAFF**

**6. COMMENTS AND REPORTS FROM COMMISSION**

**7. COMMENTS AND REPORTS FROM COMMITTEES**

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) (No Reports)
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. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao) (No Reports)
9. Olivewood (North and South) Subcommittee - (Chiao, Sales) (No Reports)
10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Potter, Sales) (No Reports)

**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)

**8. ADJOURNMENT – VICE CHAIR RAO ADJOURNED THE MEETING AT 9:25 P.M.**



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Leon White, Principal Planner



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Michi Takeda, Recording Secretary