



**ACTION MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, June 8, 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 4:38PM

Present: Commissioners Toro, Sepulveda, Potter, Hawthorne, Chiao, Rao, and Carpenter

Absent: Commissioners Sales and Barar (Both Excused)

Staff: Leon White, Kevin Johnson, and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **April 27, 2021** Commissioners Sales and Barar were absent; no opposition, the minutes were approved

Motion to approve **May 11, 2021**; Commissioners Sales and Barar were absent; Commissioner Toro abstained; no opposition, the minutes were approved

Motion to approve **May 18, 2021** Commissioners Sales and Barar were absent; Commissioner Toro abstained; no opposition, the minutes were approved

3. MAJOR CHANGE TO APPROVED PROJECT

**A. 85 W. GREEN ST – (COUNCIL DISTRICT 6)
(CONTINUED FROM 4/27/2021)**

Request to change a previously approved application for Concept Design Review for a 14,008-square-foot commercial/office building to a 21,002-square-foot mixed-use building with 4,840 square feet of commercial space and 16 residential units.

(Case Planner: Kevin Johnson)

Applicant/Architect: Alen Malekian, AIA

Owner: Sunshine Management Group

Public Comments: Pasadena Heritage

Commission Comments:

- The project shall comply with all applicable Code requirements prior to issuance of a building permit, unless deviation is authorized by a Zoning entitlement. The review process for the Zoning entitlements required for the project shall be completed prior to the Design Commission's review of an application for Final Design Review.
- Pursuant to PMC §8.52.075.C, prior to issuance of a building permit, the applicant shall pay an alternative replacement fee instead of planting 50% of the required number of replacement trees. The amount of the fee shall be verified by staff and shall include \$3,850.00, which is documented in a letter dated February 22, 2019 from William R. McKinley, Consulting Arborist (Attachment B) as being 100% of the appraised value of the tree that cannot be replaced.
- Provide for review references/inspiration images to support and demonstrate the architectural language proposed for the building.
- Further study the integration of the fourth floor into the overall design of the building along the east side (De Lacey Avenue). One option would be to push the fourth floor volume further back from the edge of the building so that it would no longer be visible from the street level, although the applicant may present other options.
- Further study measures to differentiate the balcony and canopy treatments at the third floor along Green Street from those at the second floor, in order to create visual continuity of a two-story element at this location.
- Study the size, number and location of balconies in relation to the total design, as well as the number of accessories such as lighting fixtures and mechanical vents.
- Study the possibility of lowering the floor of the courtyard space along De Lacey Avenue to align with the floor level of the restaurant spaces adjoining it, possibly creating a low wall separating the courtyard from the street to further define the space and ensure its usability for outdoor dining.

Motion:

Motion to approve the application for Major Changes to an Approved Project subject to conditions, to be reviewed by the Design Commission during Final Design Review. Moved and seconded by Commissioners Sepulveda and Chiao.

AYES: Commissioners Toro, Sepulveda, Potter, Hawthorne, Chiao, Rao, and Carpenter

NOES: None

ABSENT: Commissioners Sales and Barar (Both Excused)

ABSTAIN: None

APPROVED: 7-0-2

**B. 3452-3488 E. FOOTHILL BLVD – (COUNCIL DISTRICT 4)
(CONTINUED FROM 4/27/2021)**

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: Bob Aronoff

Commission Comments:

- Provide a high-quality and durable base material other than stucco to the residential buildings.
- Specialty paving treatment shall be utilized for the pedestrian pathways proposed along the retail driveway frontage and shall continue alongside the restaurant drop-off zone to Foothill Boulevard, as well as across the driveway and west to Halstead Street. Study the widening of the pedestrian path along the retail driveway frontage, which may include further recessing the retail frontages to gain the additional walkway width, as well as enhancing the pedestrian walkway frontages in this location and along the walkway extending west to Halstead Street.
- Study the use of consistent treatment for vertical circulation elements at the corners of the parking structure.
- The ground-level residential courtyard shall be carefully studied and programmed to provide usable communal outdoor space for the residents of the project, including seating areas, shade where needed, and amenities.
- The project design shall continue to incorporate the design features outlined in the Health Risk Assessment prepared by ESA, including MERV 16 filtration, a solid and vegetated barrier along the 210 Freeway frontage, and inoperable windows on the south elevation and the east elevation of building B. If any of these measures are determined infeasible or proposed to change at a later date, additional Health Risk Assessment may be necessary to ensure that cancer risks remain below SCAQMD evaluation criteria.
- The project shall comply with all applicable Zoning Code requirements, as summarized in Attachment B, prior to issuance of a building permit, unless deviation is authorized by a Zoning entitlement. If a Zoning entitlement is requested for the project, it shall be submitted, and the review process completed, prior to the Design Commission's review of an application for Final Design Review. The project shall also comply with the conditions in Attachment B from the Departments of Public Works and Transportation, to the satisfaction of said departments.

- If building permits are issued separately for the northern parking structure building and the southern residential buildings, a final Certificate of Occupancy shall not be issued for the northern parking structure building until the applicant demonstrates to the Zoning Administrator that the TOD parking requirements are met and excess parking is not created on the site.
- Provide a study demonstrating the effect on the project of relocating the fire lane to the east side of the property.

Motion:

Motion to approve the application for Major Changes to an Approved Project subject to conditions, to be reviewed by the Design Commission during Final Design Review. Moved and seconded by Commissioners Toro and Potter.

AYES: Commissioners Toro, Sepulveda, Potter, Hawthorne, Chiao, Rao, and Carpenter
 NOES: None
 ABSENT: Commissioners Sales and Barar (Both Excused)
 ABSTAIN: None
 APPROVED: 7-0-2

4. CONCEPT DESIGN REVIEW

A. 1336-1350 & 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVE. & 36-56 N. HOLLISTON AVE. (COUNCIL DISTRICTS 2 & 7)

Proposed new maximum-eight-story, 335,560-square-foot, 375-room hotel with subterranean parking on the northerly parcel and a maximum-five-story mixed-use building with 40,916 square feet of commercial space, 49 residential units and subterranean parking on the southerly parcel.

(Case Planner: K. Johnson)
 Owner: J&K Plus Investments, LLC
 Applicant/Architect: ACRM Architects + Interiors

Public Comments: Bob Aronoff, Jonah Breslau, Pasadena Heritage

Commission Comments:
North building comment:

- Further study the design of the north building to ensure consistency with the proposed Art Deco style language as found in traditional examples of buildings of similar scale and to demonstrate architectural excellence. In particular, further study the arrangement of the massing, the continuous cornice at the roof edges and the relative flatness of some of the facades, such as the seven-story volume at the western end of the south elevation.

South building comments:

- Further study the depths of the third-floor terraces and pergolas on the south building to ensure they provide meaningful usable space and associated massing articulation to the building.
- Further study the south building tower elements to better integrate them with the design of the buildings and improve the building's response to the street corner location.
- Improve the resolution of the Mediterranean design of the south building to ensure the design more accurately reflects the traditional language of the chosen architectural style. In particular, eliminate the engaged pilasters and vertical window framing elements, enlarge the ground-level windows at the south end of the west elevation, further articulate the third-floor terrace railings, and enhance the recessed panels above the corner arcade with enriching materials. Windows should be deeply recessed within the building walls with no trim and articulated sills and the rooflines shall be articulated in a manner consistent with the style.
- Incorporate landscaping such as small potted trees into the building entry areas at the northwest, northeast and southwest corners of the south building, as well as plantings in the setback area along the southern portion of the west elevation.
- Study the programming of the ground-level courtyard at the south building to ensure it is usable for both the commercial and residential portions of the project and provides privacy for the different users of the space. Explore the provision of vertical circulation in close proximity to the courtyard to allow more direct access to the courtyard from the residential floors above. Provide amenities to make the courtyard usable for the residents, such as outdoor cooking and eating facilities.
- Materials used for detailing of the south building, such as cornices and arched window trim, should be specified to be high-quality such as precast concrete.
- Study the number and proportion of openings on the first and second floors of the elevations facing Colorado Boulevard and Holliston Avenue.

Both buildings:

- Provide additional fenestration or other means of articulation to soften publicly visible blank wall conditions of both buildings including, at the north building, the east and west ends of the north elevation, the west end of the south elevation and the south elevation at the eighth floor and, at the south building, the west end of the south elevation and the north end of the east elevation. These facades should be integrated into the overall design of the buildings to ensure a high-quality and contextual presentation.

Motion:

Motion to continue the public hearing for this project to Tuesday July 27, 2021 to allow applicant time to revise the design to comply with the applicable design guidelines. Moved and seconded by Commissioners Chiao and Rao.

AYES: Commissioners Toro, Sepulveda, Potter, Hawthorne, Chiao, Rao, and Carpenter
NOES: None
ABSENT: Commissioners Sales and Barar (Both Excused)
ABSTAIN: None
APPROVED: 7-0-2

5. ACTION ITEM

A. SELECTION OF NEW OFFICER (FY2021-2022) NOMINATION COMMITTEE

- Commissioners Chiao and Toro volunteered

6. COMMENTS AND REPORTS FROM STAFF

Staff reported that we have a full agenda for 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
10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Potter, Sales) No Report

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 10:15 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary