



**ACTION MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, June 22, 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 4:30PM

Present: Commissioners Toro (left early), Sepulveda, Sales, Chiao, Barar, Rao, and Carpenter

Absent: Commissioners Hawthorne and Potter (Both Excused)

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

2. APPROVAL OF MINUTES - NONE

3. ADVISORY REVIEW

A. CENTRAL DISTRICT SPECIFIC PLAN

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: Anita Cerna)

Public Comments: Pasadena Heritage, E. Foy, M Foker, M. Salazar

4. INFORMATION ITEM

A. 550-566 E. COLORADO BLVD (COUNCIL DISTRICT 7)

Project update in advance of a future Design Commission review of an application for Changes to an Approved Project to change from a five-story medical office building to a six story, 195-room hotel with 5,000 SF of ground-floor retail space.

(Case Planner: Kevin Johnson)
Applicant: Welcome Pasadena, LLC
Architect: WATG
Owner: M&A Gabee & Charles Company

Commission Comments:

As an Information Item, the Commission received the report and took no action. Commissioners provided initial design comments on the proposed major changes to the project, including the following:

- Study the location of the hotel entrance from the street to address the hotel's street presence and avoid confusion with the current entrance location at the bar/lounge space.
- Study refinements to or further differentiation of the east façade to have a unique character from the north façade. Consider a flat roof form for this wing to allow the northern portion to be more expressive.
- Study the junction of the two wings to alleviate the somewhat awkward transition between the two facades.
- Consider integrating the roof extension at the west end of the north elevation into the the pavilion and roof deck at that location.
- Further study the wing roof system to make a more distinctive architectural statement.
- High quality materials and textures are recommended for the blank sign wall at the corner.

5. CONCEPT DESIGN REVIEW

A. 1870-1890 E. WALNUT ST., 175 N. GREENWOOD AVE. & 170 N. PARKWOOD AVE (COUNCIL DISTRICT 2)

New construction of a two-to-four-story, 58-unit residential project with subterranean parking.

(Case Planner: Kevin Johnson)
Owner/Applicant: HHP-Walnut, LLC
Architect: Moule & Polyzoides, Architects and Urbanists

Public Comments: Razvideo and Mimi C

Motion:

Motion to continue the public hearing for this project to Tuesday July 13, 2021, as three of the seven commissioners present would need to recuse themselves from the project, therefore there is not a quorum for this item.

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

B. 710 N. FAIR OAKS AVE (COUNCIL DISTRICT 3)

Demolition of all existing non-historic structures and the new construction of a 109,006 square-foot, three-story mixed use building. The building would contain 70 supportive housing residential units and approximately 2,200 square feet of commercial flex space.

(Case Planner: Amanda Landry)
Owner: City of Pasadena
Applicant: Bridge Housing Corporation
Architect: KTG Y

Public Comment: NONE

Commission Comments:

- Align the planes of the southeasterly building so that the upper floors and ground floor are consistent and reconcile the bay rhythms between the residential and commercial spaces.
- Add additional street edge landscaping along the Orange Grove Blvd elevation in the area in front of the retail component to the extent possible.
- Study ways to introduce an additional vertical circulation component to connect the upper floor open space to the courtyard without re-entering the building.
- Simplify the southwest corner cornice treatment.
- The landscape plans submitted for Final Design Review shall include clear details and specifications for the fencing, lighting and plant selections adjacent to the Wheeler Lane alleyway.
- The massing and architectural style of the northerly building facing North Fair Oaks Avenue shall be further refined so that it incorporates the architectural strategies in a more consistent manner with the rest of the development.
- The massing of the northerly building facing North Fair Oaks Avenue, specifically the chamfered corner shall be re-studied to determine if a more gradual transition in massing with a traditional storefront design consistent with the southerly buildings can be incorporated into the overall elevation of the development facing North Fair Oaks Avenue. Consider separating the second

and third floor of the northerly building from the ground floor so that it appears as a more distinct floating mass by simplifying it and treating it as a distinct element and treat it with a consistent color, without the additional grey transition areas.

- The details of the fencing/walls separating the parking lot from the Oak Courtyard shall be more clearly depicted in the plans submitted for Final Design Review and shall be as visually transparent as possible.
- The use of planter pots along North Fair Oaks Avenue shall be reconsidered in favor of more substantial features such as permanent tree wells to natural soil, or more substantial planters and the proposed trees for the “Palm Court” shall be reconsidered for alternative native shade trees (that are more complementary to the heritage Oak tree be preserved on site) than palm trees, as no subterranean parking is proposed and the planters would lead to natural soil capable of supporting more substantial shade trees.
- The balcony design and walkway railings be revised to be consistent throughout the development, to ensure greater visual consistency.
- Enlarged details for the proposed security fencing, including any fencing adjacent to the Wheeler Lane Alley, shall be included in the plans submitted for Final Design Review showing that this fencing will be as light and transparent as possible.
- Comply with the conditions provided by the Departments of Public Works and Transportation in Attachment B, to the satisfaction of said departments.

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

6. ACTION ITEM

A. SELECTION OF NEW OFFICERS FOR FY2021-2022

Subcommittee presented their nominations as follows: Commissioner Rao for Chair and Commissioner Sepulveda for Vice Chair.

Motion: To approve selection of new officers.

AYES: Commissioners Sepulveda, Sales, Chiao, Barar, Rao, and Carpenter

NOES: None

ABSENT: Commissioners Hawthorne and Potter (Both Excused), Toro (left early)

ABSTAIN: None

APPROVED: 6-0-3

7. COMMENTS AND REPORTS FROM STAFF

Leon shared that he will be retiring in December. He also reported on upcoming agenda items.

8. COMMENTS AND REPORTS FROM COMMISSION - NONE

9. 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)**
 - Commissioner Chiao reported on the railings and the balcony for the project.
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)

10. ADJOURNMENT – VICE CHAIR RAO ADJOURNED THE MEETING AT 10:02 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary