



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, July 13, 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 RAO CALLED THE MEETING TO ORDER AT 4:30PM

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

Absent: Commissioner Toro (Excused)

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

2. APPROVAL OF MINUTES

Motion to approve **May 25, 2021** was moved and seconded by Commissioners Sales and Chiao; Commissioner Toro was absent; no opposition, the minutes were approved

Motion to approve **June 8, 2021** was moved and seconded by Commissioners Chiao and Carpenter; Commissioner Sales abstained; Commissioner Toro was absent; no opposition, the minutes were approved

Motion to approve **June 22, 2021** was moved and seconded by Commissioners Chiao and Carpenter; Commissioner Hawthorne abstained; Commissioner Toro was absent; no opposition, the minutes were approved

3. PRELIMINARY CONSULTATION

A. 100 E. GREEN ST - (COUNCIL DISTRICT 6)

New six-story, 86,000-square-foot mixed use project with 123 single-room occupancy units and 2,500 sf of commercial space with both ground-level and subterranean parking.

(Case Planner: Kevin Johnson)

Owner: Steve Stathatos

Applicant/Architect: Adept Architecture

Public Comments: None

Commission Comments:

- Explore provision of active ground-floor uses along both building frontages, including the possibility of relocating the residential gymnasium amenity to the street edge. If this is infeasible, further explore the design of the facades along the ground-level parking area. In either case, the goal should be to hide the ground-floor parking and provide pedestrian interest along the street, including a continuous cadence of storefront openings with fewer solid, blank walls facing the street.
- Explore ways to create variation in the building massing to avoid the appearance of a vertical extrusion of the building footprint. To this end, consider reducing structural elements at balconies and consider a height averaging approach that would create a more diverse massing and roofline to the building.
- The building has a strong, solid base element and a clear middle; however, the top of the building should be further studied to be more distinctive from the middle of the building.
- The location of the residential pedestrian lobby is unclear in both plan and elevation. A clear location for a lobby space, with direct access to the street in close proximity to transit, should be provided on the ground floor and this entry should be accentuated architecturally and with high-quality materials and texture.
- Review the fenestration of the building to ensure a consistent architectural presentation and solid-to-void proportion on all facades and respond more clearly to nearby historic resources. In particular, review the proportions of openings at the east end of the north elevation as well as the overall south elevation.
- Ensure that materials transitions occur at inside corners and not in the same wall plane. Provide a detailed transition from the base material to the upper-level materials. Brick should be detailed to appear structural.
- The placement of an open space area along the street to protect a large existing street tree is a positive aspect of the design; however, consideration should be given to allowing public access to some or all of this space and designing it as a usable public plaza or forecourt that is integrated with the adjoining uses within the building. If this is found to be infeasible or undesirable, consider ways to secure the space without creating physical or visual barriers along the street edge and at the street corner. Provide a clearer visual sense of how the corner will be experienced, especially related to proposed fencing.

- Continue to develop the presented concept of the juxtaposition of two different building forms, scales and characters that respond to the different contexts of Green Street/Old Pasadena to the west and Arroyo Parkway to the east. The use of brick throughout the project, its use as a structural vs. non-structural material and how it transitions to other cladding materials should also be further studied in relation to this concept. Ensure that the scale of the reference images of Old Pasadena alleyways is reflected in the design.
- Work with the Department of Public Works to ensure the health and longevity of the large ficus tree to be preserved adjacent to the northeast corner open space provided and determine if any canopy trimming is necessary to address the tree's significant southerly lean.

4. TIME EXTENSION

A. 1105 E. VILLA ST. – (COUNCIL DISTRICT 5)

New construction of a one-to-three- story 16 unit residential project with subterranean parking.

1. Approve the application for Time Extension for one year, to July 12, 2022.

(Case Planner: Amanda Landry)

Applicant: Jason Zhang

Owner: Sun Residential Development, LLC.

Public Comments: H. Zomorod

Commission Comments: None

Motion:

Motion to approve the application for Time Extension for one year, to July 12, 2022 moved and seconded by Commissioners Sales and Carpenter.

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

NOES: None

ABSENT: Commissioner Toro (Excused)

ABSTAIN: None

APPROVED: 6-0-1

5. CONCEPT DESIGN REVIEW

A. 439 N. HILL AVE – (COUNCIL DISTRICT 2) (CONTINUED FROM 2/9/2021)

New construction of a two-to-three-story, 13-unit apartment building, with at grade parking.

(Case Planner: Amanda Landry)

Owner/Applicant: Setrak Ajemian/Harout Ajemian

Architect: Garo V. Minassian

Public Comments: Pasadena Heritage

Commission Comments:

- The plans shall comply with the conditions provided by the Departments of Public Works and Transportation in Attachment B of the staff report, to the satisfaction of said departments.
- The new residential units shall incorporate into their design air filtration systems with a minimum MERV 13 rating. 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.
- The residential building air intakes shall be installed on the façade furthest away from the 210 Freeway.
- 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 plans submitted for Final Design Review shall show enlarged details of the proposed stucco.
- The solid blank wall condition facing the main garden shall be softened by enlarging the fountain area, having the proposed freestanding trellis/arbor be engaged with the exterior walls, installing additional decorative tilework to the walls, installing additional planters with engaged bench seats and planted with climbing vines or tall shrubs adjacent to the walls, or any other appropriate means to alleviate the blank wall conditions facing the main garden.
- The freestanding arbor, if not attached to the building, shall be enlarged to the extent possible to provide for more sheltered open space.
- The applicant shall provide alternative materials studies showing the residential units with a shingle material, with the use of stucco cladding reserved for the podium/parking areas only, as well as studies showing varying heights for the stucco base at the ground floor of the residential units at the easterly end of the site.

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 Sales, Hawthorne, Chiao, Carpenter, Sepulveda, and Rao
NOES: None
ABSENT: Commissioner Toro (Excused)
ABSTAIN: None
APPROVED: 6-0-1

**B. 1870-1890 E. WALNUT ST., 175 N. GREENWOOD AVE. & 170 N. PARKWOOD AVE (COUNCIL DISTRICT 2)
(CONTINUED FROM 6/22/2021)**

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: None

Commission Comments:

- Depict all window and door openings on the floor plans and ensure that the locations of openings are consistent with the floor plans and elevations.
- Further study improvements to the pedestrian character of the project, which may include such measures as, refining and providing details of the proposed ground-level canopy and frame structures at unit entrances, providing additional landscape along the street frontages and providing a street-accessible entrance to unit 102. Additional measures could include, enlarging the community room arcade/ground-floor openings, further softening patio and stairwell walls along the street, providing additional detail and integration of the courtyard openings, and/or other measures that may be proposed by the design team.
- Provide community room entries in close proximity to the courtyards to enhance the physical connections between these communal-use spaces within the project.
- Provide additional means of articulation to break up the blank wall condition at the east end of the south elevation and ensure it is compatible with the building overall. In addition, provide for Final Design Review the elevations of the setback upper floors on the south, east and west elevations. Ensure that these walls are articulated in a manner consistent with the overall design and to avoid blank wall conditions that would be visible from the public realm.

- Further study the pyramidal tower and angular elements proposed to ensure that they are consistent with the overall design and follow a clear design logic. In addition, further study the gable-roof forms shown on the south elevation to ensure consistency with the primary roof forms proposed.
- The seating element shown within the public right-of-way along Walnut Street is not approved and requires separate review and approval by the Department of Public Works. The matching seating element within the property along Walnut Street shall be further studied to better integrate it into the design and to avoid potential conflicts with pedestrian travel and views into the courtyard, such as providing integrated seat walls into nearby proposed planters.
- Provide dimensions of the widths and depths of the courtyard openings along Walnut Street to determine whether the proposed design complies with Zoning Code Section 17.50.350.G.3. In addition, provide details of the proposed gates within these openings and a calculation of the percentage of their openness to determine whether they comply with Zoning Code Section 17.50.350.G.6. If a modification to either of these requirements is requested, provide specific reasoning for the Design Commission to consider in its deliberations during Final Design Review.
- A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for Final Design Review and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment D), to ensure that the design of the building and parking structure will allow for the protection of tree #793.

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 Chiao

AYES: Commissioners Sales, Hawthorne, Chiao, Sepulveda, and Rao
 NOES: None
 ABSENT: Commissioner Toro (Excused)
 ABSTAIN: Commissioner Carpenter
 APPROVED: 5-0-1

6. COMMENTS AND REPORTS FROM STAFF

Staff reported that Planning Commission will be nominating a representative for Design Commission at their (PC) next meeting on July 14th.

Staff also reported on upcoming agenda items at the next meeting.

7. COMMENTS AND REPORTS FROM COMMISSION - NONE

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter, VACANT)
2. Historic Preservation Commission - (VACANT)
3. Planning Commission - (VACANT)
4. Transportation Advisory Commission - (Sales)
5. Arts & Culture Commission - (Sepulveda)
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, VACANT)
8. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao)
9. Olivewood (North and South) Subcommittee - (Chiao, Sales)
10. 1336 E. Colorado Blvd Subcommittee – (Chiao, VACANT, 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 RAO ADJOURNED THE MEETING AT 8:55 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary