



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, July 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 RAO CALLED THE MEETING TO ORDER AT 4:32PM**
Present: Commissioners Sales, Hawthorne, Chiao, Carpenter, Sepulveda, and Rao
Absent: Commissioner Toro (Excused)
Staff: Leon White, Kevin Johnson, Amanda Landry, and Michi Takeda
- 2. APPROVAL OF MINUTES-NONE**
- 3. ADVISORY REVIEW**
 - A. EAST PASADENA SPECIFIC PLAN – (COUNCIL DISTRICT 4)**
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: The ARBA Group, Laura Ellersieck, Kevin Wheeler, and Howie Zechner

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) (CONTINUED FROM 6/8/2021)

Proposed eight-story, 335,560-square-foot, 375-room hotel with subterranean parking on the northerly parcel and a 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: Cloud Backus and Pasadena Heritage

Commission Comments:

North building comments:

- Continue to study and refine the Art Deco detailing of the design to ensure a clear logic and hierarchy of detailing; a simple, elegant and contemporary interpretation of the style and ensure that the project exhibits design excellence. Issues that should be addressed include the following:
 - Articulation of the street façade as compared to the tower element.
 - Transition from the historic building to the motor court entry.
 - Further define apparent rustication on portions of the façade and ensure it is used with a clear design logic.
 - Connection and logic between different components of the building elevations.
 - Refine the proportions of the tower element and ensure it is easily identified as the climax element to the design.
 - The corner courtyard entry should be refined to be an elegant design element that is inviting to pedestrians. In addition, further study the interplay of elements at this location and the relatively unarticulated side walls.
 - Expression of symmetry inherent in traditional Art Deco designs.
- The pedestrian connections to and paths of travel through the building and motor court should be further defined and integrated. In general, the building should be more welcoming to pedestrians, especially at the southeast corner.
- In the next submittal and presentation, provide clearer, larger-scale elevations as well as conceptual wall sections and typical details to demonstrate the proportions and extensive details of the building.
- Further study the design to create a clearer relationship to the historic building to be retained at that location. In addition, consider how the building responds to the adjacent historic building at the southwest corner of the site.
- Review the massing to simplify areas that appear unnecessarily complex.

South building comments:

- Further refine the four-story expression and scale at the northwest corner. Study the possibility of treating the top floor as a loft with one-story arched windows on the west and north sides and a differentiating molding carried across at the parapet height.
- Further study the engagement of the fourth-floor balconies with the third-floor terrace pergolas to either provide greater physical separation between them, to integrate them with similar materials and design features or to remove them entirely in the locations where they engage with the pergolas.
- Further articulate the recessed solid wall panels at the second floor at the northwest corner tower and the entire west-facing wall adjacent to it to lighten the mass and improve the response to the street corner location.
- Further define and refine the graphic elements shown at the east-facing tower element.
- The base of the south building should be a high-quality, durable material other than stucco.
- Further study the solid-to-void proportion at the second floor on the north and west elevations, as well as the placement and design of balcony railings to ensure a logic to their placement and a simple, elegant design.
- Provide additional fenestration or other means of articulation to soften publicly visible blank wall conditions at the west end of the south elevation and the north end of the east elevation. These facades shall be integrated into the overall design of the buildings to ensure a high-quality and contextual presentation. False fenestration should not be used and any fenestration or other articulation that is incorporated into the design may be more playful and reflective of the use of the associated interior spaces, consistent with traditional examples of the Mediterranean style in Pasadena. The Mission Inn in Riverside is also a good example of the style that could be studied for its fenestration and massing characteristics that may inform the design of the building.
- Provide revised landscape plans depicting the revised landscape design described in the narrative including small potted trees into the building entry areas at the northwest, northeast and southwest corners of the south building and plantings in the setback area along the southern portion of the west elevation.

Both buildings:

- Further explain the rationale for the choice of the two different architectural styles for the north and south buildings.

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Motion:

Motion to continue the public hearing for this project to a date uncertain to allow applicant time to revise the design to comply with the applicable design guidelines. 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. FINAL DESIGN REVIEW

A. 150 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)

New construction of a four-story, 19-unit multi-family apartment building with approximately 24,502 square feet of gross floor area and a subterranean parking level with 25 parking spaces.

(Case Planner: Amanda Landry)

Owner/Applicant: Nor Brand III, LLC/Missak Balian

Architect: Onyx Architects

The public hearing for this project will be continued to Tuesday, August 10, 2021, as two of the seven commissioners present would need to recuse themselves from the project (conflict of interest) and one commissioner was absent, therefore there was no quorum for this item.

6. COMMENTS AND REPORTS FROM STAFF

Staff advised that due to the Delta variant and the rise in COVID cases, in person commission meetings will not occur in September as previously noted and the Design Commission meeting will continue in the ZOOM format until further notice.

Staff also reported on upcoming agenda items for the next meeting. Staff informed the Commission that Sophia Gutierrez from HPC will be joining Design commission at our next meeting August 10th once she is sworn in by City Council.

7. COMMENTS AND REPORTS FROM COMMISSION - NONE

8. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Carpenter, VACANT)
 - *Commissioner Carpenter reported that the committee met last week to discuss the updates on items they are working on such as getting adequate water to trees. There was also of discussion about the ficus trees located along Green Street. The trees that are reaching maturity and will start to die off and so they are talking about how to manage and re-plant new trees to replace them in the next ten years. There was a report completed by an arborist, for which the design commission expressed interest in reading it. It was recommended that Commissioner Carpenter forward it to the Recording Secretary who will then send it to the commission.*
2. Historic Preservation Commission - (VACANT) NO REPORT
3. Planning Commission - (VACANT) 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)
 - *There will be a meeting on August 5.*
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, VACANT) 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, VACANT, Sales)
 - *Commissioner Carpenter volunteered to be the third person on the committee.*

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 8:05 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary