



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, August 10, 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 Toro, Gutierrez, Delgado, Chiao (left early), Carpenter (left early), Sepulveda, and Rao
Absent: Commissioners Hawthorne and Sales (both Excused)
Staff: Leon White, Amanda Landry, and Michi Takeda
- 2. APPROVAL OF MINUTES**
Approval of **July 13, 2021** minutes were continued to the next meeting.
- 3. ADVISORY REVIEW**
 - A. LAMANDA PARK SPECIFIC PLAN – (COUNCIL DISTRICTS 2 AND 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: Martin Potter)
- 4. CONCEPT DESIGN REVIEW**
 - A. 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: None

Commission Comments:

- The current design does not reflect the original design intent of the project, and has moved from “iconic” to a more mediocre design. The exterior façade treatments including the glazing specifications, metal architectural ribbon details, and publicly visible interior features shall be revised and simplified to better reflect the original design intent as presented at Preliminary Consultation. Look to the recently completed Kaiser School of Medicine for their design strategy for an iconic design.
- Consider revising the fourth floor terrace, and show alternatives with the terrace location revised, as well as the introduction of additional metal panels at the proposed westerly terrace configuration to connect the architectural ribbon on the north and west elevations.
- Reconsider the horizontal louvered system instead of the fritted glass.
- Programmatically the second floor being taller makes a significant difference in the design. Consider alternative options, as the composition of three slender equal floors helps to emphasize the serpentine appearance of the architectural ribbon. The lobby and public space organization positively contributes to the design.
- Further study the location and details of the terrace columns and overhead components.
- All future submittals shall include accurate elevations, renderings, and landscape plans that are consistent with each other and contain enlarged details for all exterior features, including but not limited to the wall sections, canopies, glazing, metal paneling, screening, and landscape/hardscape design.
- A discussion of and enlarged details or illustrations for all publicly visible interior aspects of the project, including interior lighting, partition or cubicle walls, demising walls, structural columns, glazing patterns, alternative window treatments, etc. shall be included in the submittal.

Motion:

Motion to continue the public hearing for this project to September 14, 2021 to allow applicant time to revise the design to comply with the applicable design guidelines. Moved and seconded by Commissioners Chiao and Delgado

AYES: Commissioners Toro, Gutierrez, Delgado, Chiao, Carpenter, Sepulveda, and Rao

NOES: None

ABSENT: Commissioners Hawthorne and Sales (both Excused)

ABSTAIN: None

APPROVED: 7-0-2

5. FINAL DESIGN REVIEW

A. 150 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7) (CONTINUED FROM 7/27/21)

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

Public Notice: None

Commission Comments:

- The material specifications for the trellis shall be revised to depict a smooth finish without a faux woodgrain in the plans submitted for building permit plan check.
- 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 project shall comply with the conditions provided by the Departments of Public Works (dated June 26, 2020) and Transportation (dated April 17, 2020), included in the staff report as Attachment C, to the satisfaction of said departments.
- The transformer shall be undergrounded, and if possible undergrounded in the driveway approach unless documentation from the applicable utility is provided confirming the transformer cannot be undergrounded anywhere on the site.
- All metalwork, including windows, perforated panels, metal cladding, light fixtures, flashing, etc. shall be a consistent dark bronze color, independent of manufacturers' color names. In particular, review the window framing color for consistency with other dark finishes proposed.
- The proposed or altered street trees shown in the plans are not approved as part of this review. Separate review by the Urban Forestry Advisory Committee and action by the City Manager is required for replacement of, or alteration to, public trees.
- 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.
- Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the utility equipment shown on the plans are sufficient to meet the demands of the project and that the locations shown in the plans are approved.
- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
- This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.
- A subcommittee (Commissioners Delgado, Sepulveda) shall review the final colors and finishes of the exterior alumaboard metal cladding.

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 Sepulveda and Delgado

AYES: Commissioners Toro, Gutierrez, Delgado, Sepulveda, and Rao
 NOES: None
 ABSENT: Commissioners Hawthorne and Sales (both Excused)
 ABSTAIN: Commissioners Chiao and Carpenter
 APPROVED: 5-0-2

B. 139 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)

New construction of a four-story, 17-unit multi-family apartment building with one subterranean parking level.

(Case Planner: Amanda Landry)
 Owner/Applicant: Nor Brand III, LLC/Missak Balian
 Architect: Onyx Architects

Public Comments: Pasadena Heritage

Commission Comments:

- The proposed corbel solution on the south elevation above the driveway entrance shall be further refined so that the decorative corbels, specifically the bracket components, appear more substantial without looking oversized and out of scale.
- The applicant shall work with a subcommittee (Commissioners Delgado, Sepulveda) to review the details for the Juliet balcony over the east entry, the possible introduction of roofed element over the fourth floor balconies, the tiled roof at the fourth floor of the east elevation and the thin stucco partitions between some windows.
- 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.
- All metalwork, including windows, light fixtures, and railings shall be a consistent color, independent of manufacturers' color names.
- Comply with the conditions in Attachment B, to the satisfaction of said departments.
- Provide on the final plans locations of gas meters, which shall be screened from public view to the extent allowed by The Gas Company.
- An above ground transformer is proposed on in the landscaping on the north elevation. The transformer shall be undergrounded, unless the applicable utility specifies that it cannot be undergrounded.
- No alterations to the public right-of-way, including alteration or replacement of street trees, are approved as part of this decision.
- 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.
- The proposed roof trellis be constructed of a material that does not have a faux wood grain.
- The exact details for the site furnishing and amenities shall be included in the plans submitted for building plan check for staff review and approval.
- 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.

- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
- Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the utility equipment shown on the plans are sufficient to meet the demands of the project and that the locations shown in the plans are approved.
- This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.

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 Toro and Delgado

AYES: Commissioners Toro, Gutierrez, Delgado, Sepulveda, and Rao
 NOES: None
 ABSENT: Commissioners Hawthorne and Sales (both Excused)
 ABSTAIN: Commissioners Chiao and Carpenter
 APPROVED: 5-0-2

6. COMMENTS AND REPORTS FROM STAFF

- Staff reported on agenda items for upcoming meeting.

7. COMMENTS AND REPORTS FROM COMMISSION

8. COMMENTS AND REPORTS FROM COMMITTEES

A. SELECT COMMISSIONERS TO FILL SUBCOMMITTEE VACANCIES

- Selection of volunteers for subcommittee continued to the next meeting.
1. Urban Forestry Advisory Committee - (Carpenter, VACANT) No Report
 2. Historic Preservation Commission - (Gutierrez) No Report
 3. Planning Commission - (Delgado)
 - PC took a look at Plan Development of which 35 approved and five more in the works. Upcoming meeting has a scoping session for EIR for the project located at 491-577 S. Arroyo Parkway (south of Wholefoods grocery store).
 4. Transportation Advisory Commission - (Sales) No Report
 5. Arts & Culture Commission - (Sepulveda) No Report

6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales)
 - It was reported the the subcommittee met with staff to further review the latest CDR documents that will be used by the applicant. A future meeting is expect to further refine the documents based on feedback from committee.
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, Carpenter, Sales) No Report

Projects on Hold

- Staff reported that Item #13 (EF Academy) is ready to move forward again so it can be moved to the active list.

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 10:10 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary