



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, September 14, 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, Sales, Hawthorne, Delgado, Chiao, Carpenter, and Rao

Absent: Commissioners Gutierrez and Sepulveda (both Excused)

Staff: Leon White, Amanda Landry, and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **July 13, 2021** was moved and seconded by Commissioners Chiao and Carpenter; Commissioners Gutierrez and Sepulveda were absent; no opposition, the minutes were approved

Motion to approve **July 27, 2021** was moved and seconded by Commissioners Carpenter and Hawthorne; Commissioners Gutierrez and Sepulveda were absent; no opposition, the minutes were approved

3. PRELIMINARY CONSULTATION

A. 80 S. OAKLAND AVE (COUNCIL DISTRICT 7)

Construction of new two- to- five- story residential care facility for seniors with a subterranean parking garage on an existing surface parking lot of the First Church of Christ, Scientist.

(Case Planner: Amanda Landry)

Applicant: Belmont Village LP

Owner: First Church of Christ, Scientist- Paul Leclerc

Architect: GGA Architects

(This section continued to the next page)

Public Comments: E. Foy, and A. Salimian

Commission Comments:

- The incorporation of a pedestrian paseo at the northwest boundary of the site is a strong contribution to the pedestrian experience and reflects the City of Pasadena's development history and the Pasadena Playhouse Historic District. The concept should be further studied to determine if it is appropriate to extend the paseo all the way to South Madison Avenue to the east. If the area is not found to be an appropriate project feature, develop a more distinct terminus that positively contributes to the paseo.
- The detailing of the east-west paseo, including the fencing, paving, landscaping, lighting and blank wall conditions of the easterly most building volume facing north, shall be further studied and refined to ensure the building volumes and fencing design clearly define, connect, and activate the outdoor space and paseo.
- Explain how passenger drop offs near the proposed driveway can be safely facilitated as pedestrians cross over driveway on S. Oakland Avenue. Clarify what the appearance of the garage entry will look like and explore strategies to minimize its visual prominence. Consider the historic variance process to determine if it is appropriate to use to waive the loading space requirement and remove this from east elevation.
- The design of the loading dock facing South Madison Avenue appears to starkly contrast from the rest of the building. Consider bringing the upper floor walls down to the ground on the southerly side of the loading dock, so the garage door doesn't terminate into the wall of the adjacent projecting brick clad volume.
- The design of the passenger loading area on the south elevation, accessed from El Dorado Street, including the paving, covered entryway and lighting, should be clarified in future submittals and appropriately detailed to ensure that the pedestrian experience is safe and welcoming.
- The composition of the central portion of the south elevation containing the passenger loading area up to the rooftop should be reviewed, and revised if necessary, so that it maintains consistency in the delineation of the base/middle/top configuration, in particular, re-study the transition between the ground floor to the second floor to the west of the passenger drop off, and the design and detailing of the squared entry portal at the fifth level open terrace. Also, more clearly differentiate the horizontal breaks in the street wall, possibly through the use of more significant articulation or changes in materiality.
- The proposed window detailing and composition on the north are not of the same quality, and should be revised so that all windows are of equal high quality on all sides.
- Explore way to incorporate more distinct visual references to the adjacent historic resources in the surrounding context, while avoiding imitation of historical design or overshadowing the visual prominence of the First Church of Christ, Scientist.

4. CONCEPT DESIGN REVIEW

A. 590 S. FAIR OAKS AVE. (COUNCIL DISTRICT 6) (CONTINUED FROM 8/10/21)

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:

- All future submittals shall include accurate elevations, renderings, and landscape plans that are internally consistent with each other and contain enlarged details for all exterior features, including but not limited to the canopies, glazing, metal paneling, landscape/hardscape design.
- The glazing and ribbon specifications shall be extensively discussed in the Final Design Review submittal, with multiple alternative products presented for consideration, including the proposed GFRC (accompanied by appropriate drawings, details, product literature, images, and physical samples). The detailing for the glazing and ribbon shall minimize the appearance of joints and mullions, so that the expression of the glazing and ribbon maintain their visual prominence.
- A more thorough 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, window treatments, etc.) shall be included in the Final Design Review submittal.
- The visual prominence of the equipment enclosure and northerly stairwell shall be minimized.
- The project shall comply with all of the conditions of approval from CUP No. 6831, to the satisfaction of the respective reviewing departments or divisions.
- The applicant shall include a separate written response to each condition of approval associated with Concept Design Review. Written responses shall be accompanied by illustrated before and after diagrams.
- Further explore the base condition and consider re-introducing the curb/planter walls on all sides, as depicted in the original project imagery.
- Explore if minor changes in the height of the ribbon can further return the design of the building even closer to the original project imagery. Consider raising the height of the ground floor ribbon, with more equal spacing of the ribbon on the upper floors.
- Explore if additional opportunities exist to add more landscaping or site features at the southern edge 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 Delgado and Toro

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

5. CONCEPT DESIGN REVIEW

A. 673 E. COLORADO BLVD (COUNCIL DISTRICT 6)

Exterior façade remodel of an existing 25,000 square-foot commercial building (the Laemmle Theater) in conjunction with an interior remodel to create a multi-tenant building with restaurant, office, retail, and service uses.

(Case Planner: Amanda Landry)

Owner: Arash Danialiffer & Fred Farzan

Applicant/Architects: McKently Malak Architects

Public Comments: R. Streicher, B. Royce, E. Whitaker, and A. Salimian

Commission Comments:

- The applicant shall include an illustrated written response to each condition of approval associated with Concept Design Review in the submittal for Final Design Review. Written responses with accompanying diagrams are required.
- Alternatives façade treatments for the northern half of the east elevation, including but not limited to mosaic tiles, murals, rooftop planters with hanging vines, or punched windows if possible under the building code, shall be included for consideration in the plans submitted or Final Design Review.
- The shape, height and details of the southwest corner element, including the design and mounting details of the decorative screen shall be further studied and enlarged details for this feature shall be included in the Final Design Review submittal. Reconsider the form of the corner so that is better integrated into the architectural program and intent of the rest of the building.
- Enlarged details for the engaged pilasters shall be included in the submittal for Final Design Review, clearly depicting that they are substantial and proud of the adjacent wall surface.
- The circulation and access to the upper floor outdoor dining including the detailing of secondary stair access points and the connection of the upper floor outdoor dining area to the potential ground floor restaurant space shall be restudied and alternative circulation schemes shall be included in the Final Design Review Submittal.

- The retention of the large non-historic movie theater sign facing Colorado Boulevard shall be reconsidered in advance of Final Design Review. If retained, it should be better coordinated with the corner.
- If coordination with the adjacent property owner is needed to fully execute the intended vision for the redevelopment of the subject property, the applicant shall provide proof of such an agreement with the submittal for Final Design Review or revise the plans to more clearly depict that all proposed improvements are solely on the subject property.
- The applicant shall comply with all comments/conditions from the Departments of Transportation and Public Works, as specified in Attachment B.
- Each elevation shall be further refined to depict high quality detailing and an overall coordinated design strategy, although total uniformity is not required.

Motion:

Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review. Moved and seconded by Commissioners Delgado and Toro

AYES: Commissioners Toro, Sales, Hawthorne, Chiao, Carpenter, and Rao
 NOES: Commissioner Delgado
 ABSENT: Commissioners Gutierrez and Sepulveda (both Excused)
 ABSTAIN: None
 APPROVED: 6-1-2

6. COMMENTS AND REPORTS FROM STAFF

Staff reported on upcoming agenda items.

7. COMMENTS AND REPORTS FROM COMMISSION

Commissioner Carpenter announced he has joined the development firm Adept, so he will need to recuse himself for any future projects that come from Adept that go before the commission.

8. COMMENTS AND REPORTS FROM COMMITTEES

A. SELECT COMMISSIONERS TO FILL SUBCOMMITTEE VACANCIES (CONTINUED FROM 8/24)

Volunteers needed for Urban Forestry and EF Academy subcommittees.

- Commissioner Sales volunteered for the EF Academy subcommittee
- A second commissioner for UFA will not be needed at this time.

1. Urban Forestry Advisory Committee - (Carpenter, TBD) No Report
2. Historic Preservation Commission - (Gutierrez) No Report

3. **Planning Commission** - (Delgado)
 - Commissioner Delgado reported that from the PC meeting on 8/25, they heard informational item on East Colorado Specific Plan. At the PC meeting on 9/8 they heard the informational item from the City Attorney on Housing Laws.
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, Sales) 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
11. 1539 East Howard St. (EF Academy) – (Toro, Chiao, TBD) No Report
12. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado) No Report
13. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao) No Report

Projects on Hold

14. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
15. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
16. Design Awards Subcommittee – (TBD, TBD)

9. ADJOURNMENT – CHAIR RAO ADJOURNED THE MEETING AT 9:30 P.M.



Leon White, Principal Planner



Michi Takeda, Recording Secretary