



**ACTION MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, November 9, 2021**

**SPECIAL PUBLIC MEETING AT 4:30 P.M.
Virtual Meeting**

FOR A COMPLETE AND DETAILED RECAP OF THE MEETING, PLEASE LOG TO:
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

**1. ROLL CALL- VICE CHAIR SEPULVEDA CALLED THE MEETING TO ORDER
AT 4:30PM**

Present: Commissioners Sales, Lipira, Hawthorne, Delgado, Chiao, Carpenter,
and Sepulveda,

Absent: Commissioners Toro and Rao (Excused)

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

2. APPROVAL OF MINUTES

Motion to approve **September 14, 2021** was moved and seconded by
Commissioners Hawthorne and Chiao; Commissioners Lipira and Sepulveda
abstain; Commissioners Toro and Rao were absent; no opposition, the
minutes were approved

3. CONCEPT DESIGN REVIEW

A. 256 N. MICHIGAN AVE (COUNCIL DISTRICT 5)

Construction of a new two-to-three-story, 31-unit condominium development
consisting of two buildings over a subterranean level with 67 parking spaces.

(Case Planner: Amanda Landry)

Owner/Applicant: Rose City Condominiums

Architect: LCRA

(This section continued to the next page)

Public Comments: NONE

Commission Comments:

- The project shall comply with the conditions provided by the Departments of Public Works and Transportation, included in this report as Attachment B, to the satisfaction of said departments.
- Additional seating or site features shall be incorporated into the westerly side of the interior courtyard to better activate this space.
- The decorative metal gates and railings shall be revised to better reflect the chosen architectural style, and the tile fountain shall be a custom fountain, and not a pre-manufactured fountain.
- The required Pasadena Building Elements and Craftsmanship Element shall be clearly identified in the plans submitted for Final Design Review.
- The project features required to demonstrate compliance with the Climate Action Plan shall be clearly depicted in the plans submitted for Final Design Review
- The new residential units shall incorporate into their design air filtration systems 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 façades furthest away from the 210 Freeway.
- 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. Brief written responses without accompanying diagrams are not acceptable.

Motion

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

AYES: Commissioners Sales, Lipira, Hawthorne, Delgado, Chiao, Carpenter, and Sepulveda,

NOES: NONE

ABSENT: Commissioners Toro and Rao (Excused)

ABSTAIN: NONE

APPROVED: 7-0-2

4. COMMENTS AND REPORTS FROM STAFF

Staff reported on upcoming agenda items.

5. COMMENTS AND REPORTS FROM COMMISSION - NO REPORT

6. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter) No Report
2. Historic Preservation Commission - (Lipira) No Report
3. **Planning Commission** - (Delgado)
 - Reporting on the meeting from October 27, where they had a hearing on the modification of the CUP for 550-560 E. Colorado Blvd.
 - Had a Study session for the S. Fair Oak Specific Plan
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)
 - It was reported that the remaining details for this project had been addressed and that the subcommittee found them acceptable. Since the work is nearly completed, staff recommended that the commission move to take a vote in sunseting this subcommittee.

Motion

To sunset the 100 West Walnut St Subcommittee. Moved and seconded by Commissioners Chiao and Sales

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

NOES: NONE

ABSENT: Commissioners Toro and Rao (Excused)

ABSTAIN: Commissioner Lipira

APPROVED: 6-0-2


9. Olivewood (North and South) Subcommittee - (Chiao, Sales) No Report
10. **1336 E. Colorado Blvd Subcommittee** – (Chiao, Carpenter, Sales)
 - Reported there was a meeting to discuss the status of the project. Subcommittee felt confident that the progress they were making would warrant them to come back and present to the commission for review.
11. **1539 East Howard St.** (EF Academy) – (Toro, Chiao, Sales)
 - It was reported that the project is moving forward, they viewed the mock up, and the building is mostly done, they are finishing the roof and the stucco is completed. They are now moving to complete the inside of the building.
 - Commissioner Sales reported that he will visit the sight tomorrow.
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)

7. ADJOURNMENT – VICE CHAIR SEPULVEDA AJOURNED THE MEETING AT 5:35 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary