



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, November 23, 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- CHAIR RAO CALLED THE MEETING TO ORDER AT 4:30PM

Present: Commissioners Toro, Lipira, Delgado, Chiao, Carpenter, Sepulveda,
and Rao

Absent: Commissioners Sales (Excused) and Hawthorne (Unexcused)

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

2. APPROVAL OF MINUTES

Motion to approve **September 28, 2021** was moved and seconded by
Commissioners Sepulveda and Carpenter; Commissioner Lipira abstained;
Commissioners Sales and Hawthorne were absent; no opposition, the minutes
were approved.

3. FINAL DESIGN REVIEW

A. 439 N. HILL AVE – (COUNCIL DISTRICT 2)

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

(Case Planner: Amanda Landry)

Owner/ Applicant: Setrak Ajemian/Harout Ajemian

Architect: Garo V. Minassian

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Public Comments: None

Commissioner Comments:

- The plans shall comply with the conditions provided by the Departments of Public Works and Transportation in Attachment B, 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 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.
- 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.
- Option A for the exterior cladding shall be utilized. This option depicts the residential building volumes as clad entirely in fiber cement shingles and the covered parking clad in stucco, and follows a clear compositional logic with the habitable space being clad in shingles, with the parking areas clad in stucco.
- The details for the horizontal belt course shall be incorporated into the wall section and be revised to a fiber cement panel, rather than a stucco band, and painted to match the window trim.
- The chosen color for the stucco shall more accurately match the renderings, or the color shall be revised to match the color of the shingles.
- The windows shall incorporate exterior dimensional mullions in addition to the interior simulated divided lights.
- All vents shall be routed through the roof if feasible. All through-the-wall vents shall be located on secondary elevations not facing the street or main garden, to the extent possible.
- The design of the column bases shall be revised to match the detailing of the front porch, and the exact specifications for the tiled fountain and benches be clearly noted in the plans submitted for building plan check.
- The gutters and downspouts shall be clearly be depicted on the plans submitted for building plan check, with the location and detailing to be reviewed and approved by staff.
- 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.

Motion

Moved and seconded by Commissioners Delgado and Carpenter to approve the application for Final Design Review subject to conditions to be further reviewed prior to issuing building permits

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

B. 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:

- Elevations and details for the ground level equipment enclosures and stairwells clearly depicting the exact specifications for all exterior materials, doors, planters, etc. shall be incorporated into the plans submitted for building plan check, for review and approval by staff.
- The decorative feature wall details of the north stairwell shall be incorporated into the east elevation to ensure that this highly visible feature has a consistent high quality appearance.
- 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 proposed new street trees shown in the landscape plan 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 public trees.

- The Fire Department Connection shall be located as far away from the pedestrian entrances, Fair Oaks Avenue and California Boulevard to avoid adversely affecting the street facing appearance of the building.
- 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.
- A minimum of four large-scale (minimum dimensions of 8' x 4') mock-ups of the precast concrete panels with alternative colors for the glazing options shall be prepared and installed onsite for staff or a subcommittee to review in daylight and evening conditions prior to construction and installation.
- The dimensions and materiality of the canopies over the entries shall be revised so that they better reinforce the distinct appearance of the ribbon. The revision should lower the height of the canopy and decrease its width, and the details for the material and colors of the edge of the slab above the canopy shall also be revised to coordinate more harmoniously with the canopy placement and detailing.

Motion

Moved and seconded by Commissioners Sepulveda and to approve the application for Final Design Review subject to conditions to be further reviewed prior to issuing building permits

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

4. COMMENTS AND REPORTS FROM STAFF

Staff reported on upcoming agenda items.

5. COMMENTS AND REPORTS FROM COMMISSION - NONE

6. COMMENTS AND REPORTS FROM COMMITTEES

1. **Urban Forestry Advisory Committee** - (Carpenter)
 - Reported on meeting a meeting with Director Reyes regarding the ADU's and state laws dealing with use of residential property and to get input.
2. **Historic Preservation Commission** - (Lipira)
 - Reported that there would be a public hearing for the amendments to the Historic Preservation ordinance.
3. **Planning Commission** - (Delgado)
 - Reported on a discussion for CUP for Huntington Medical Office and a study session on Planned Development #40.
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. Olivewood (North and South) Subcommittee - (Chiao, Sales) NO REPORT
9. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, Sales) NO REPORT
10. 1539 East Howard St. (EF Academy) – (Toro, Chiao, Sales) NO REPORT
11. **139 & 150 S. Oak Knoll Ave Subcommittee** (Sepulveda, Delgado)
 - Commissioner Delgado reported that the subcommittee met and provided feedback to the applicant.
12. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao) NO REPORT

Projects on Hold

13. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
14. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
15. Design Awards Subcommittee – (TBD, TBD)

7. ADJOURNMENT –CHAIR RAO AJOURNED THE MEETING AT 6:30 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary