



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, January 11, 2022**

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

FOR A COMPLETE AND DETAILED RECAP OF THE MEETING, PLEASE VISIT:
<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, and Carpenter (arrived late 4:37pm)
Absent: Commissioners Lipira, Sepulveda, and Rao (all Excused)
Staff: Kevin Johnson, Edwar Sissi, and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **November 9, 2021** minutes was moved and seconded by Commissioners Hawthorne and Delgado; Commissioner Toro abstained; Commissioners Carpenter, Lipira, Sepulveda, and Rao were absent; no opposition, the minutes were approved.

Motion to approve **November 2, 2021** minutes was moved and seconded by Commissioners Delgado and Sales; Commissioner Hawthorne abstained; Commissioners Carpenter, Lipira, Sepulveda, and Rao were absent; no opposition, the minutes were approved.

Motion to approve **December 14, 2021** minutes with changes was moved and seconded by Commissioners Sales and Chiao; Commissioner Toro abstained; Commissioners Carpenter, Lipira, Sepulveda, and Rao were absent; no opposition, the minutes were approved.

3. PRELIMINARY CONSULTATION

1501 - 1525 E. WALNUT ST – (COUNCIL DISTRICT 2)

Demolition of three commercial buildings and new construction of a four-story, 41,756 square foot, 80-unit single-room occupancy building with one additional caretaker's unit (81 units total).

(Case Planner: Edwar Sissi)

Applicant: 1501 Walnut, LLC – Tajen Lee

Owner: Lee Family, LLC – Lara Simon

Architect: Tyler Kelly Architects

Public Comments: NONE

Commission Comments:

- Further develop the simplicity of the project's form and massing and provide a clear design rationale to support the project's simplicity.
- The proposed design concept should be applied to the entirety of the project including the surface parking, and outdoor amenities. Consider alternatives to surface parking to allow for provision of a sizable outdoor space for the residents to use and enjoy throughout the year and a more accommodating outdoor pool area. Also consider ways to improve the design of linkages and sequence of travel from one amenity space to another such as to the proposed dog run in the far western corner of the property.
- Consider utilizing the existing slope and the property's seven-foot change in grade to the advantage of providing partially subterranean parking and open up the rear yard for more outdoor garden and amenity spaces. Also consider the need for two drive-through garage openings and study reducing to one vehicular entrance and exit.
- Consider retaining and/or relocating as many of the existing on-site trees as possible. It is encouraged that the design of the structure, and site planning, revolve around existing natural elements such as protected trees. The tree inventory indicates a potential total of three protected trees that, if removed, will require a planting replacement of 12 trees at 36-inch box, or 24 at 24-inch box.
- Consider design elements that can further enhance the pedestrian experience through appropriately-scaled architectural features such as shading elements, façade softening through landscape, carefully applied expansion joints, an applied wainscoting, or belt course, particularly along the south elevation. Also, look at solutions to alleviate potentially large expanses of blank wall planes at the corner massing along the street edge.
- Study the addition of windows at the opposing ends of the interior circulation corridor to increase the articulation along the exterior façade, and allow for access to daylight in the interior spaces.

- Consider providing larger balconies for the units, particularly along the south façade, to provide usable outdoor space and improve the reduction in solar heat gains.
- As the landscape design is developed, consider the use of alternative pavement materials that are permeable, and that reduce solar heat gains as further sustainability enhancements to the project.
- The building is largely mirrored on front and back and east and west. Consider applying the same design consideration to the rear façade as was applied to the front, particularly at the ground level. Look at accentuating the amenity spaces, and making them have a logical presence with clear connectivity to the outdoors. Also, consider providing a clear sight line through the main lobby, from the street, to the rear yard amenity spaces.
- As the design progresses and the material palette is further developed, consider the use of smooth cement plaster to provide a purity of form at the corner massings and make apparent the intention of their design. Regardless, carefully consider the expansion joints of the stucco or plaster finish and how that relates to the overall building design and how it affects the pedestrian interaction at ground-level.
- Carefully study the detailing and finish of the proposed stucco and how its application will accentuate and strengthen the simplicity of the building form.

4. MAJOR CHANGE TO APPROVED PROJECT

550 – 566 E. COLORADO BLVD – (COUNCIL DISTRICT 7)

Request to change a previously approved 112,205-square-foot, five-story medical office building to a six-story, 109,231-square-foot, 195-room hotel with 5,000 square feet of retail.

(Case Planner: Kevin Johnson)
 Applicant: Welcome Pasadena, LLC
 Owner: M&A Gabae and Charles Company
 Architect: WATG

Public Comments: C. Carey, W. Hunt, M. Rood, J. Shoemake, and C. Winberg

Commission Comments:

- Further study the south elevation of the building to provide a more balanced solid-to-void proportion, particularly at the eastern end, and to incorporate measures to enhance the ground level vehicular entry experience.
- Provide breaks in the landscaping strips along Madison Avenue and Colorado Boulevard to allow for pedestrian access from the public right-of-way to entrances along those streets and an open and accessible corner plaza at the northeast corner of the site.
- The plans submitted for Final Design Review shall demonstrate compliance with the height limits and height averaging requirements in the Zoning Code. In particular, building height shall be measured from the lowest point of existing grade to the top of the parapet or tallest ridge/slope at each building

volume with differing height. Rooftop appurtenances such as elevator/stair overruns and mechanical equipment enclosures may be excluded from the height averaging calculations, provided they comply with the appurtenance height limitations in PMC Section 17.40.060.D.2.a.

- Simplify the materiality of the building to ensure a timeless quality. While the applicant may propose additional or alternative solutions, suggestions include elimination of the Spanish tile and faux-wood tile materials as well as the projecting box window frames.
- Carefully study the detailing of the exterior materials to ensure a high-quality appearance to the building. Materials and color transitions should occur at inside corners and locations of transitions should be designed with intention to accentuate important design elements, such as the corner tower element.
- The island of six parking spaces along Converse Alley and surrounded by the proposed semicircular driveway shall be converted to open space. Study the possibility of limiting the driveway to one-way traffic in order to narrow its width and expand this open space area as much as possible. The open space shall be carefully designed to be inviting and useful to the public, including physical separation from the vehicular path of travel.
- Restudy the Colorado Boulevard entrance to the hotel for consistency with the Central District Design Guidelines that recommend that building entrances be related in size and scale to the height and mass of the building.
- Further study the treatment of the northeast corner of the building with the goal of unifying the tower element as it is now proposed so that it is more successfully unified and consistent with the design as a whole rather than carving this vertical element away from the rest of the building massing.

Motion:

Approve the application for Major Changes to an Approved Project at the Concept Design Review level, subject to conditions to be further reviewed during Final Design Review. Moved and seconded by Commissioners Carpenter and Delgado.

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

NOES: None

ABSENT: Commissioners Lipira, Sepulveda, and Rao (all Excused)

ABSTAIN: None

APPROVED: 6-0-3

5. COMMENTS AND REPORTS FROM STAFF

Staff reported on upcoming agenda items.

6. COMMENTS AND REPORTS FROM COMMISSION - NONE

7. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter) No Report
2. Historic Preservation Commission - (Lipira) No Report
3. Planning Commission - (Delgado) 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) 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) No Report
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)

8. ADJOURNMENT –COMMISSIONER TORO AJOURNED THE MEETING AT 7:02 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary