



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, January 25, 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 (arrived 4:32pm), Sales, Lipira, Hawthorne, Delgado, Chiao (arrived 4:40pm), Carpenter and Rao
Absent: Commissioner Sepulveda (Excused)
Staff: Kevin Johnson and Michi Takeda
- 2. APPROVAL OF MINUTES**
Motion to approve **December 14, 2021** minutes was moved and seconded by Commissioners Delgado and Hawthorne; Commissioners Lipira and Rao abstained; Commissioners Chaio and Sepulveda were absent; no opposition, the minutes were approved.
- 3. CONCEPT DESIGN REVIEW**
 - A. 1336-1350 & 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVE. & 36-56 N. HOLLISTON AVE. (COUNCIL DISTRICTS 2 & 7)
(CONTINUED FROM 7/27/2021)**
Proposed eight-story, 335,560-square-foot, 375-room hotel with subterranean parking on the northerly parcel and a five-story mixed-use building with 40,916 square feet of commercial space, 49 residential units and subterranean parking on the southerly parcel.

(Case Planner: K. Johnson)
Owner: J&K Plus Investments, LLC
Applicant/Architect: ACRM Architects + Interiors

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Public Comments: L. Naiman, D. Wiseman, and A. Salimian

Commission Comments:

Both buildings:

- Separate the review of the two buildings.
- Develop a contextual consistency between the two sites beyond surface materiality.
- Demonstrate a consistent, very clear architectural vocabulary for the buildings, ensuring they are not a mix of architectural styles/concepts. Provide a methodology that explores and clearly articulates the contextually of the buildings and that develops a vocabulary that is used consistently.
- Demonstrate a consistent fenestration rationale in context with the proposed design style.
- Demonstrate a consistent rationale for proposed balconies in context with proposed design style, building program and usability of the balconies.
- Present exhibits to demonstrate how the diverse components of the buildings work as a whole to reinforce the overall design concept, logic and style.
- Show examples of the design evolution of the project, including comparison imagery of the current design with the original design of the PD initial design intent.
- Share precedent images that are driving the design intent / inspiration and that define the hospitality approach to the hotel design.
- Reconcile the plans and elevations.
- Demonstrate excellence of materiality — stress this more in the submittal package and provide a preview of the overall materiality approach. In particular, EIFS should not be used.
- Provide studies that include detailed large-scale elevation displays, 3-D modeling and cross sections to demonstrate high quality in the articulation of the building massing from the ground to the parapet at strategic locations on the buildings.

North building comments:

- The vehicular entry sequence to the hotel needs further refinement to make it more elegant and more complementary to the historic building and courtyard, including an entrance threshold. Further study the southeast corner windows of the historic auto showroom building to create a more inviting appearance at the main vehicular entry to the hotel in a manner that is consistent with the Secretary of the Interior's Standards. Relocation of the ramp to the subterranean garage as described by the applicant is encouraged.
- Further study the massing of the main southeast corner of the building, as well as the similar smaller volume at the northeast corner, to lighten the massing and emphasize verticality rather than horizontality. In particular, the continuous horizontal volume at the second and third floors at the southeast corner volume should be broken up and the corner tower element further emphasized.

- Further study the roof cap element at the volume east of the main vehicular entry to better integrate it into the design or eliminate it to improve the logic of this volume with similarly designed volumes elsewhere on the building, which do not include this feature.
- Further study the articulation of the top of the main central tower on the south elevation to ensure this feature is as prominent as possible in the design. If additional height is allowed at this location, consider increasing the height of the central portion of the tower to further increase its prominence.
- Further study additional buffering landscaping along the north side of the north property.
- Include resolution of the historic preservation approach to the incorporation of the historic building. Engage a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project, including the building and contributing light fixture.

South building comments:

- Further define the design of the pergola features.
- Further articulate the wall at the north end of the east elevation with openings or other treatments or landscape to avoid publicly visible blank wall conditions. Consider arched recesses in the stucco finish that respond to the arches along the street elevations.
- Define a high-quality, durable base material other than stucco.
- Ensure that the landscape plans are coordinated with the elevations and renderings provided.

Motion

Moved and seconded by Commissioners Delgado and Toro to continue the public hearing for this project to a date uncertain to allow applicant time to revise the design to comply with the applicable design guidelines

AYES: Commissioners Toro, Sales, Lipira, Hawthorne, Delgado, Chiao, Carpenter, and Rao
 NOES: NONE
 ABSENT: Commissioner Sepulveda (Excused)
 ABSTAIN: NONE
 APPROVED: 8-0-1

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 that the UFAC were not properly notified of a project that went through design review that involved two street trees that were removed and UFAC felt they were blindsided in that they were not apart of that discussion. A discussion followed as to how UFAC is to be notified of these projects in time to provide input.
2. Historic Preservation Commission - (Lipira) NO REPORT
3. **Planning Commission** - (Delgado)
 - Reported that at the 1/12 meeting, the PC approved Zoning Code Text Amendment for the Historic Preservation Ordinance and a CUP for a Cannabis retailer.
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, Sales) 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)

7. ADJOURNMENT –CHAIR RAO AJOURNED THE MEETING AT 6:56 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary