



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, February 22, 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, Lipira, Hawthorne, Delgado, Chiao, Carpenter, Sepulveda and Rao

Absent: None

Staff: Kevin Johnson, Edwar Sissi, and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **January 11, 2022** minutes was moved and seconded by Commissioners Delgado and Carpenter; Commissioners Lipira, Sepulveda, and Rao abstained; no opposition, the minutes were approved.

Motion to approve **January 25, 2022** minutes was moved and seconded by Commissioners Hawthorne and Delgado; Commissioner Sepulveda abstained; no opposition, the minutes were approved.

3. ADVISORY REVIEW OF A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

A. 86 S. FAIR OAKS AVE (COUNCIL DISTRICT 6)

A SCEA has been prepared, pursuant to the California Environmental Quality Act (CEQA), for the new construction of a six-story mixed-use building which would include 6,200 square feet of ground-floor retail space and restaurants, four work/live units, approximately 1,300 square feet each, and 84 residential units, including eight on-site residences for very low-income residents and with subterranean parking and landscaping.

(Case Planner: Kevin Johnson)

Owner: Green Hotel Apartments, L.P.

Applicant/Architect: Architectural Resources Group, Inc.

This section continued to next page.

Public Comments: J. Cambianica, D. Carstens, H. Golas, J. Green, T. Lenert, P. Little, Pilua, M. Salazar, E. Taylor, D. Woodbury, S. Moore, M. Morgan

Commission Comments: None

Motion:

Approve and forward staff recommendations to City Council. Moved and seconded by Commissioners Delgado and Lipira.

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

NOES: Commissioner Sepulveda

ABSENT: None

ABSTAIN: None

APPROVED: 8-1-0

4. FINAL DESIGN REVIEW

A. 710-738 N. FAIR OAKS AVE, 19-25 E. ORANGE GROVE BLVD. PASADENA (COUNCIL DISTRICT 3)

Demolition of all existing structures and the new construction of a 71,600 square-foot, three-story mixed-use building. The building will contain 70 senior supportive housing residential units and approximately 2,200 square feet of commercial space.

(Case Planner: Edwar Sissi)

Owner: City of Pasadena

Applicant: Bridge Housing Corporation

Architect: KTG Y

Public Comments: None

Commission Comments:

- A clear construction-level planting plan shall be provided indicating the locations of all proposed plantings, including the clear demarcating of all proposed tree locations by species.
- The proposed brick cladding shall be detailed to appear as a masonry bearing wall, and the mortar joints shall be struck.
- The proposed stucco finishes shall be specified to have a fine sand finish.
- Manufacturer and model information shall be provided and specified as Premier Grade, or approved equal, for the proposed vinyl windows. These specifications shall be incorporated into the construction documents. The windows shall also be specified as bronze throughout the project, or a clear rationale shall be provided to use the proposed two colors of white and bronze for the windows.

- The specifications of the storefront systems shall be provided and specified to be either black or bronze in color to reflect the colors of the residential unit windows.
- A fencing and wall plan shall be incorporated into the construction documents to clearly identify the location of all fencing and walls, their heights, their materials, and their length of run. If applicable, all CMU site walls shall be clad in a stucco finish to match the building, or the white brick that is proposed to clad portions of the building. The metal fencing shall be painted black or grey to be consistent with the details of the ground-floor.
- Provide a detail and specifications of the stucco reglets. Their overall patterning shall be consistent with the approved plans and renderings.
- The material and color of exposed soffits and balconies shall match the adjoining fascia to be consistent with the level of detailing in the awnings and roof overhangs proposed for the building, and to provide visual distinction of architectural elements and form. The fasciae shall be detailed to prevent water seepage onto the soffit areas.
- To the greatest extent feasible, mechanical and/or plumbing vents shall not be located along the street-facing or garden-facing façade planes. If it is not feasible to have these systems hidden from primary facades planes, a thorough analysis of the reasoning for their locations shall be provided for staff review and approval. In the event that the ventilation systems must be located on primary facades, they shall be fully integrated with the design of the building in terms of location, detailing, material, and color.
- Scuppers and other water channeling devices shall be specified in detail and location in plan and elevation. These drainage features shall be integrated into the overall design of the building.
- A paving and hardscape plan shall be provided indicated enhance paving areas with material specifications, colors and patterning.
- All proposed wall sconces shall be the specified model as indicated in the landscape plans, Sheet 9, and shall be specified to have a finish of black or silver grey, or combination of these two colors.
- Provide a simplified lighting plan with only the types of fixtures located. All fixtures shall be fully integrated with the rhythm and sequence of façade patterns.
- 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.
- Approval of a Master Sign Plan shall be required prior to installation of any commercial or project identification signage on 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.
- All ground-mounted utilities shall be placed in locations that are as hidden as possible from public view and the main garden and shall be screened. In particular, the electrical vault shall be relocated to a less conspicuous location. Prior to issuance of a building permit, submit to staff written confirmation from

utility providers (Pasadena Water & Power and The Gas Company) that the locations of utility equipment shown on the plans are approved.

- The project shall comply with the conditions of approval from the Department of Public Works and the Department of Transportation.
- The Fire Department connections and backflow preventer shall be concealed from public view through approved means, such as a low garden planter wall.
- To ensure the long-term health and sustained growth of the proposed 84-inch box and 60-inch box trees, a Certified Arborist shall be retained for the proposed development prior to issuance of a building permit, and for a minimum of three years after project completion, to provide:
 - A report, prior to the issuance of a building permit, on the required specifications of the soil growing conditions, the recommended watering schedules, and the topsoil conditions of the proposed tree locations. These specifications shall be incorporated into the permitted landscape plans. If the conditions are not suitable for the proposed tree size and/or species, the arborist shall specify an appropriate alternative tree and size.
 - A planting phasing plan in consultation with the project development team, and a tree protection plan, which shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment E) for the tree transplants during the construction phase. The plan shall specify when during the project construction the trees would be planted and the tree protection measures installed.
 - On-site monitoring of the trees at time of installation, monitoring of tree protection installations in accordance to the tree protection plan, and monitoring of trees during the construction phase. The arborist shall complete and submit to Design & Historic Preservation (DHP) staff the Tree Protection Certification Form in Attachment F upon installation.
 - Long-term monitoring of the health and maintenance of the trees, including growing conditions, for a minimum of three years after issuance of Certificate of Occupancy

Motion:

Approve the application for Final Design Review subject to the proposed conditions of approval, to be further reviewed before issuing permits. Moved and seconded by Commissioners Sepulveda and Sales.

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

NOES: None

ABSENT: None

ABSTAIN: Commissioner Toro

APPROVED: 8-0-0

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)
 - Reported that the City of Pasadena Annual Grants Program for FY2022-2023 are out and she encouraged getting the word out and to apply.
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)

8. ADJOURNMENT –CHAIR RAO AJOURNED THE MEETING AT 8:00 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary