



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, March 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- VICE CHAIR SEPULVEDA CALLED THE MEETING TO ORDER AT 4:30PM

Present: Commissioners Toro, Sales, Delgado, Chiao, Carpenter, and Sepulveda

Absent: Commissioners Lipira, Hawthorne, and Rao (All Excused)

Staff: Kevin Johnson

2. APPROVAL OF MINUTES

Motion made to continue **February 22, 2022** minutes to next meeting.

3. CONCEPT DESIGN REVIEW

A. 995 S. FAIR OAKS AVE. (COUNCIL DISTRICTS 6)

New construction of a five-story, 76-unit, independent living facility for seniors over one level of subterranean parking.

(Case Planner: Edwar Sissi)

Owner/Applicant: MorningStar Senior Living

Architect: KTG Y

Public Comments: None

Commission Comments:

- Study the façade and provide breaks in massing such as a rhythmic patterning of vertical breaks in the cornice at the balcony insets. Create a fourth volume at the southeast building corner, and create additional volume breaks at the interior courtyard elevations.

- Provide a hierarchy of massing, material patterning, and accentuation at the building corners along the street, particularly the southeast corner to anchor the project to the street.
- Provide accented formal massing and façade activation at the ground floor of South Fair Oaks Avenue through entry points, windows, or other means necessary to provide interconnectivity and transparency along this street edge. Additionally, the ground floor of the Fair Oaks Avenue façade shall be enhanced with pedestrian-oriented fenestration and frontage elements such as projecting canopies, lighting fixtures or other similar features.
- Provide enhanced and accented entries at the main lobby and ground-floor amenities, leading from the street to guide the pedestrian from the public realm into the site and to the main building entry with enhanced landscaping at these circulation points.
- A high-quality solid base material other than cement composite siding and stucco shall be utilized to reflect traditional building patterns of heavier materials at the bottom and lighter materials at the top, or consider a tripartite arrangement of materials on appropriate façade planes. Additionally, the base shall be pushed outward instead of recessing it behind the upper façade planes to further establish a visual grounding of the project. Reduce the amount of stucco on the facades and study the use of alternate materials in its place.
- Provide a clear rationale of the façade colors. The colors shall be carried through the entirety of the façade plane where there is no change in material or break in form or wall plane.
- Provide a complete and accurate inventory of all trees on site and along the property's street frontages with their species, disposition, and size metrics to determine if the trees are subject to the Tree Protection Ordinance.
- Ensure the plans, elevations, and renderings are consistent with the proposed landscaping plan.
- Study the application of the proposed perimeter fencing, and its necessity, particularly along the building's street edges, and how it relates to the overall project, and the urban context. Any fencing shall be designed to complement the quality of design and materials of the building. If fencing is proposed, consider how it might be designed to integrate with the enhanced entry outlined in comment #4 above.

Motion:

To continue the public hearing to a date uncertain. Moved and seconded by Commissioners Delgado and Carpenter .

AYES: Commissioners Toro, Sales, Delgado, Chiao, Carpenter, and Sepulveda
 NOES: None
 ABSENT: Commissioners Lipira, Hawthorne, and Rao (all Excused)
 ABSTAIN: None
 APPROVED: 6-0-3

B. 1401 S. OAK KNOLL AVE – (COUNCIL DISTRICT 7)

Demolition of two tennis courts and the construction of a new swimming pool with associated site improvements including landscaping and the construction of associated accessory structures including a restroom, food pavilion, and cabanas at the Langham Huntington Hotel.

(Case Planner: Edwar Sissi)

Owner: Pacific Huntington Hotel Corp.

Applicant: The Langham Huntington, Paul Leclerc

Architect: BrightView Design Group

Public Comments: C. Chua, M. Collins, K. Hammond, A. Hsieh, E. Mathews, S. Pipes, R. Stoffers, and N. Wright

Commission Comments:

- Revise the open wood pediment at the gable ends of both pavilion buildings to fully engage with the gable framing through support posts or appropriately-styled brackets. Alternatively, at the wet pavilion, tie the gable pediment to the attached pergola structure, as an extension of the trellis.
- Appropriately-sized shade trees shall be planted within the proposed boxwood hedges within the planting area between the Garden View Cottage and the proposed pavilion buildings to provided added height, create dappled shade and add seasonal interest along the new walkway between the two zones.
- On the food & beverage pavilion, the tile wainscot shall be applied as a consistent wainscot on all elevations and shall be capped with a protruding trim, or, the tile wainscot shall only be applied to the front/west elevation as indicated in the plans with an incorporated trim cap element.
- The maximum height of all fencing and walls shall be six feet. All block walls shall have a smooth plaster or stucco finish.
- Provide additional sound attenuation measures along the west and southwestern edge of the project site through solid walls screened with landscape. Study the location of the walls to be in place of the open fencing, or in addition to the open fencing such added walls between the garages for additional sound abatement. The solid walls shall be finished, they shall be the maximum allowable six-feet in height, and they shall be located on the revised landscape plans.

Motion:

Approve the application for Concept Design Review subject to recommended condition of approval, to be further reviewed during Final Design Review. Moved and seconded by Commissioners Sales and Toro

AYES: Commissioners Toro, Sales, Delgado, Chiao, Carpenter, and Sepulveda
NOES: None
ABSENT: Commissioners Lipira, Hawthorne, and Rao (all Excused)
ABSTAIN: None
APPROVED: 6-0-3

C. 350 CORDOVA ST (COUNCIL DISTRICT 6)

Demolition of existing office buildings and construction of a new three-to-four-story, 88,295-square-foot, 86-unit multi-family residential project over one level of subterranean parking.

(Case Planner: Kevin Johnson)
Owner/Applicant: Euclid Cordova Associates, LLC
Architect: Onyx Architects

Motion:

To continue the public hearing to May 10, 2022. Moved and seconded by Commissioners Sales and Delgado .

AYES: Commissioners Toro, Sales, Delgado, Chiao, Carpenter, and Sepulveda
NOES: None
ABSENT: Commissioners Lipira, Hawthorne, and Rao (all Excused)
ABSTAIN: None
APPROVED: 6-0-3

4. COMMENTS AND REPORTS FROM STAFF

Staff reported that the City Council recently considered whether to continue with virtual meetings and decided to do so for 30 days. They will also get a pandemic update at the April 11 meeting and subsequent to that they will discuss again whether to continue with virtual meetings. Also discussed upcoming Agenda items.

5. COMMENTS AND REPORTS FROM COMMISSION – NONE

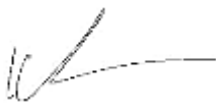
6. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter) NO REPORT
2. Historic Preservation Commission - (Lipira) NO REPORT
3. **Planning Commission** - (Delgado)
 - Reported at the March 9th meeting they heard an Information Item on an update on State legislation related to affordable housing preservation in land use regulations.
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 –VICE CHAIR SEPULVEDA AJOURNED THE MEETING AT 7:51 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary