



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, April 12, 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, Lipira (left early), Hawthorne, Delgado, Chiao, Carpenter, and Rao
Absent: Commissioners Sales and Sepulveda (Both Excused)
Staff: Kevin Johnson and Edwar Sissi

- 2. APPROVAL OF MINUTES**
Motion to approve **February 22, 2022** minutes was moved and seconded by Commissioners Delgado and Lipira; Commissioners Sales and Sepulveda were absent; no opposition, the minutes were approved.

Motion to approve **March 8, 2022** minutes was moved and seconded by Commissioners Delgado and Lipira; Commissioners Sales and Sepulveda were absent; Commissioner Rao abstained; no opposition, the minutes were approved.

- 3. CONCEPT DESIGN REVIEW**
 - A. 758-766 S. FAIR OAKS AVE (COUNCIL DISTRICT 6)**
Demolition of an existing 18,250-square-foot commercial building and surface parking lot and new construction of a 100,285-square-foot, four-story, medical office building with three levels of subterranean parking.

(Case Planner: Kevin Johnson)
Applicant/Owner: Collis P & Howard Huntington Memorial Hospital
Architect: Mascari Warner Dinh Architects

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Public Comments: Livable Pasadena, Pasadena Heritage, and West Pasadena Residents Association

Commission Comments:

- Study the possibility of incorporating a shade structure, integrated and consistent with the design of the building, into the roof deck above the one-story component of the building to ensure its year-round usability.
- Further study the double-height pergola feature along the northern façade of the building to ensure it is inviting and human-scaled for pedestrian engagement, simplified in design and integrated into the design of the building.
- Study the incorporation of a pedestrian crossing from Fillmore Street to the main entrance to the building at the eastern end of the site.
- Further study the resolution of the roofline canopy feature, particularly its connection to the “bookend” volumes and the possibility of incorporating additional shading components at the north end over the terrace.
- Study ways to make the bookend volumes more consistent with each other, particularly as they meet the ground.
- Review the fenestration of the building to ensure a consistent logic throughout. In particular, study the resolution of the north elevation where the curtain-wall system on the east end engages with the more solid volume on the west and ensure a cohesive composition.
- Consider a curvilinear form to the mechanical penthouse in response to the overall building form.
- As currently designed, the building has a “placeless,” somewhat generic quality. Explore ways to ensure the building responds to the broader Pasadena context, particularly in its materiality

Motion:

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

AYES: Commissioners Toro, Hawthorne, Delgado, and Chiao
NOES: Commissioners Rao and Carpenter
ABSENT: Commissioners Lipira, Sales, and Sepulveda (All Excused)
ABSTAIN: None
APPROVED: 4-2-3

4. FINAL DESIGN REVIEW

A. 1870-1890 E. WALNUT ST., 175 N. GREENWOOD AVE. AND 170 N. PARKWOOD AVE (COUNCIL DISTRICT 2)

New construction of a two-to-four-story, 58-unit multi-family residential building with subterranean parking.

(Case Planner: Edwar Sissi)

Owner/Applicant: HHP-Walnut, LLC

Architect: Moule & Polyzoides, Architects and Urbanists

Public Comments: Pasadena Heritage

Commission Comments:

- Provide a parapet roofing detail of all conditions. The parapet shall be consistent with the proposed architectural style and overall materials and building composition. The parapet at the plaster-clad buildings shall be capped with tile, pre-cast concrete, or other approved material with a depth that is within scale for the project, and provides a noticeable shadow line visible from the street.
- All integrated outdoor bench seating shall have wood seating surfaces or approved alternative to a design that is compatible to the project, and all seating and planter walls shall be finished in materials that are consistent with the finishes of the buildings.
- Remove the tile wainscot at the front plaster-clad building, or detail the wainscot as a furred-out wall plane with an appropriate trim cap.
- Enlarge the small windows along the primary facades particularly at the Walnut Street elevations to further activate the street edge and provide more transparency to the solid-to-void rhythm. Additionally, if the windows are to have muntins, the muntins shall be external and dimensional, or shall be eliminated.
- Specify the finish of the proposed rain gutters and scuppers; the finish shall be complementary to the respective building colors and materials.
- Any outdoor cooking amenity shall be a part of a fully-integrated outdoor cooking arrangement with countertops, wash sink, and cabinetry.
- The proposed lighting shall also be indicated by location and type along the interior elevations as provided for the exterior elevations along with a lighting plan indicating the same information.
- 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
- 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. Details shall also be provided to indicate their overall proposed design.

- To the greatest extent feasible, all mechanical vents shall be routed to the roof or, if this is not feasible, 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. All vents 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.
- The Fire Department connections and backflow preventer shall be concealed from public view to the maximum extent possible.
- 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.
- 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.
- 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. And, if a ground vault is proposed, it shall be located to a location that is not prominently visible. 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.
- All proposed signage shall comply with the provisions of the Sign Chapter in the PMC. The proposed address sign (non-commercial ID sign) located at the top of the brick tower shall be non-illuminated. The primary non-commercial ID sign shall not exceed 16 square feet in area, remain below the edge of the roof, be located a minimum of five feet from the street property line.

Motion:

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

AYES: Commissioners Hawthorne, Delgado, Chiao, and Rao
 NOES: None
 ABSENT: Commissioners Lipira, Sales, and Sepulveda (All Excused)
 ABSTAIN: Commissioner Toro, and Carpenter
 APPROVED: 4-0-3

5. COMMENTS AND REPORTS FROM STAFF

Staff reported that at City Council meeting they approved the Sustainable Community Environmental Assessment for 86 S. Fair Oaks Ave project and that it will come back to Design Commission for Concept Design. Also reported we will have two new staff members starting soon. And reported on future items on the agenda.

6. COMMENTS AND REPORTS FROM COMMISSION

Commission asked to move start time for virtual meetings back to 6:30pm.

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)
 - Reported that they had a study session on a future Zoning Code Text Amendment that would allow mixed income housing on all properties that are owned by institutional facilities.
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)

8. ADJOURNMENT –CHAIR RAO AJOURNED THE MEETING AT 7:45 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary

