



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, April 26, 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 Hawthorne, Delgado, Chiao, Carpenter, Sepulveda and Rao
Absent: Commissioners Lipira, Sales, and Toro (All Excused)
Staff: Kevin Johnson and Edwar Sissi
- 2. APPROVAL OF MINUTES NONE**
- 3. CONCEPT DESIGN REVIEW**
 - A. 995 S. FAIR OAKS AVE. (COUNCIL DISTRICT 6)
(CONTINUED FROM 3/22)**
New construction of a five-story, 76-unit, independent living facility for seniors and one level of subterranean parking.

(Case Planner: Edwar Sissi)
Owner/Applicant: MorningStar Senior Living
Architect: KTG

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Public Comments: P. Samtani

Commission Comments:

- Provide enhanced and accented entries at the main lobby and ground-floor amenities as they open onto the exterior, such as lighting, framed storefronts, or other approved design gestures.
- The proposed perimeter block wall shall be designed to match the color and design of the existing perimeter block wall of the north building.
- Provide plan and elevation detailing of the connection point between the proposed Phase III building and the existing Phase I building.
- Provide contextual elevations of the interior, west elevations showing the existing Phase I & Phase II buildings along with the proposed Phase III.
- The proposed project shall not exceed the height limits approved through the Minor Conditional Use Permit (MCUP #4577) on May 20, 2020, and the drawings shall clearly demonstrate compliance as measured from lowest point of existing grade.
- Address the design of the northwesterly stair and elevator towers to be consistent with the overall design of the project in materiality, scale, and other details so that they read as complementary form.
- Study the design of the interior east elevation at the courtyard to have a clear division of bottom, middle, and upper façade planes through a tripartite design and datum lines, including the possibility of separating the double-balconies into individual balconies, the adjustment of the unit types, or other methods to be consistent with the overall design of the project.
- Study the design of the southeast corner along South Fair Oaks Avenue to be consistent with the design of the project and read as one volume along its three sides. Additionally, study resolution of the transition between the three elements of the current design along South Fair Avenue: the southeast corner volume, the circulation tower, and the lower northeast volume.

Motion:

Approve the application for Concept Design Review subject to conditions of approval, to be further reviewed during Final Design Review. Moved and seconded by Commissioners Sepulveda and Delgado

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

NOES: None

ABSENT: Commissioners Lipira, Sales, and Toro (all Excused)

ABSTAIN: None

APPROVED: 6-0-3

**B. 1336-1350 & 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVE. & 36-56 N. HOLLISTON AVE. (COUNCIL DISTRICTS 2 & 7)
(CONTINUED FROM 1/25/2022)**

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 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

Public Comments: R. Davis

NORTH BUILDING

Commission Comments:

- The project shall comply with all applicable requirements of the Zoning Code and PD-35.
- The proposal to remove existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager and the review process shall be completed prior to submitting an application for Final Design Review. If the request is not approved, and changes to the approved concept design are required to accommodate the protection of the existing trees, an application for Changes to an Approved Project shall be required to be reviewed prior to submittal of an application for Final Design Review.
- 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.
- Explore increasing the height of the tower element to the maximum allowable appurtenance height of 98.5'. Roof appurtenances shall not exceed 25% of the roof area.
- The historic building to be retained shall be carefully reviewed by a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project. Any structural or exterior cosmetic damage that is identified shall be repaired and any missing or altered exterior features shall be restored in conjunction with the project. In particular, the existing large sloping awnings shall be removed. Provide a rehabilitation plan for the building for review during Final Design Review.

- Further study the fenestration and architectural treatment of floors 4-7 above the east entry and floors 6-7 above the west entry to ensure the treatment of these façade areas is consistent with the overall design and enhanced treatment at entry locations elsewhere on the building
- Study opportunities to clarify and simplify the overall design in its materiality and detailing. Consider ways to emphasize proposed horizontal elements to introduce a streamlined, aerodynamic quality to the building and relate to the historic automobile showroom, such as in the proposed canopy features,
- Consider a pedestrian connection to the hotel through the historic automobile showroom building.
- Further study the resolution of the details of the southeast corner façade to ensure consistency with the remainder of the building and to reflect the importance of the corner entry location.
- Consider incorporation of detailing in the pilasters, such as vertical striations.
- Ensure the computer renderings reflect the same level of detail as the architectural drawings.

Motion:

Approve the application for Concept Design Review (for the North building only) subject to conditions of approval, to be further reviewed during Final Design Review. Moved and seconded by Commissioners Sepulveda and Chiao.

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

SOUTH BUILDING

Commission Comments:

- Consider whether the easterly tower is needed.
- Resolve the northeast corner volume and ensure all of the building elevations are given equal, high-level design details and treatment due to their visibility to the public.
- Resolve the building’s over-complexity and improve its coherence as a design unto itself.
- Resolve the logic of the placement of the proposed sun-shading devices.
- Further study the design of the bay windows on the north façade to reduce their heaviness.

(Motion continued on next page)

Motion:

Continue the public hearing to June 14, 2022. Moved and seconded by Commissioners Chiao and Hawthorne

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

C. 280 RAMONA ST (COUNCIL DISTRICT 3)

Proposed five-story, 80,025 square-foot, residential building with 111 affordable senior housing units with on-site amenities, support offices, and a one level subterranean parking garage.

(Case Planner: Kevin Johnson)

Applicant: National Community Renaissance

Architect: ONYX Architects

Public Comments: None

Commission Comments:

- Provide studies and methodology to demonstrate how the architectural character/vocabulary and articulation of the building relates and responds to the surrounding highly sensitive historic context of the Civic Center. In particular, study the shape of the arched openings, extent of base rustication, and overall proportions and articulation of the facades and architectural elements used to compose the facades to ensure the building forms a relationship to City Hall and other surrounding buildings.
- Explore an upper-floor step-back to relate to the massing of the lower wings of City Hall.
- Further study the incorporation of design features that enhance the residential character of the building and give cues to its use as a residential building within an institutional setting.

Motion:

Continue the public hearing to June 14, 2022. Moved and seconded by Commissioners Delgado and Chiao

AYES: Commissioners Hawthorne, Delgado, Chiao, Sepulveda and Rao
NOES: None
ABSENT: Commissioners Lipira, Sales, and Toro (all Excused)
ABSTAIN: Commissioner Carpenter
APPROVED: 5-0-3

4. COMMENTS AND REPORTS FROM STAFF

Staff reported the start of our new senior planner Stephanie Cisneros.

5. COMMENTS AND REPORTS FROM COMMISSION

Commissioner Sepulveda shared that Art Night is happening April 29th citywide. Also shared Urban Land Institute is holding a one day interactive session on June 4th.

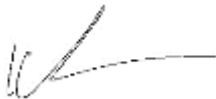
6. COMMENTS AND REPORTS FROM COMMITTEES

- 1. Urban Forestry Advisory Committee - (Carpenter)
- 2. Historic Preservation Commission - (Lipira)
- 3. **Planning Commission** - (Delgado)
 - Reported the Commission found that the 27 new project in the capital improvement program for 2023-2027 were consistent with the city’s General Plan. Also reviewed the South Fair Oaks Specific Plan.
- 4. Transportation Advisory Commission - (Sales)
- 5. Arts & Culture Commission - (Sepulveda)
- 6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales)
- 7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Sales)
- 8. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao)
- 9. Olivewood (North and South) Subcommittee - (Chiao, Sales)
- 10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, Sales)
- 11. 1539 East Howard St. (EF Academy) – (Toro, Chiao, Sales)
- 12. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado)
- 13. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao)

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 9:30 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary