



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, May 10, 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 late), Sales, Delgado, Chiao, Carpenter, Sepulveda and Rao (left early)
Absent: Commissioners Hawthorne and Lipira (Excused)
Staff: Kevin Johnson and Edwar Sissi
- 2. APPROVAL OF MINUTES - NONE**
- 3. ADVISORY REVIEW**
444 N. FAIR OAKS AVE. & 425 N. RAYMOND AVE. (COUNCIL DISTRICT 5) (CONTINUED FROM 3/8)
Advisory Review of Planned Development (PD) #40 that proposes the construction of a new two-to-five-story, 213,826 square-foot, 206-unit residential project with subterranean parking. The Commission was also asked to advise the Planning Commission as to whether the architectural design of the proposed PD is contextual and of high-quality pursuant to Zoning Code Section 17.26.020.C.3.

(Case Planner: Kevin Johnson)
Owner: Throop Children's Trust & Throop Family Trust
Applicant: Summerhill Apartment Communities Investments, LLC

(This section continued on next page)

Public Comments: None

Commission Comments:

- The third building volume from the north along the Fair Oaks Avenue frontage should be further studied to be lowered closer to sidewalk grade and moved closer to the street to be more consistent with the remainder of the frontage on the project site and within the surrounding context.
- Design features should be implemented to reduce double-height base elements to a more human scaled ground-floor along the Fair Oaks and Villa Streetscapes.
- Ground-level residential units adjoining the street or courtyard should have direct pedestrian access to those spaces.
- Pursue further study of the project's contextually and respect of existing conditions, and provide continuity of history and existing context.

Motion:

To forward a recommendation of approval to Planning Commission and City Council and to determine that the architectural design of the proposed PD is contextual and of high-quality pursuant to Zoning Code Section 17.26.020.C.3. Moved and seconded by Commissioners Sales and Carpenter

AYES: Commissioners Sales, Chiao, Carpenter, and Rao
NOES: Commissioners Delgado and Sepulveda
ABSENT: Commissioners Lipira and Hawthorne (Both Excused)
ABSTAIN: Commissioner Toro
APPROVED: 4-2-2

4. MAJOR CHANGES TO AN APPROVED PROJECT

A. 231 N. HILL AVE (COUNCIL DISTRICT 2)

Changes to an approved project consisting of the new construction of a four-story, 58-unit Single Room Occupancy development with 45 partial-subterranean parking spaces and a change in Floor Area Ratio from 19,140 square feet to 23,593 square feet. Additional changes include a change in construction type, and façade alterations.

(Case Planner: Edwar Sissi)
Owner/Applicant: Hill & Holliston LLC
Architect: Tyler+Kelly Architecture

Public Comments: None

Commission Comments:

- Large scale details and/or product specifications for all site amenities and landscape features shall be included in the plans submitted for Final Design Review.

- The project shall comply with all previously-issued conditions of approval from other departments, to the satisfaction of said departments.
- The project features and actions indicated on the plans demonstrating consistency with the City of Pasadena Climate Action Plan shall be clearly incorporated into and shown on the plans submitted for Building Plan Check as a separate exhibit.
- The return of the stucco elements near the decorative lintels shall be restudied, and a more substantial decorative lintel detail shall be consistently applied in the plans submitted for building plan check, clearly depicting that the proposed fiber cement lintel stands proud from the adjacent wall surface.
- An additional decorative detail, such as the curved stucco profile or the heavy timber pergola shall be incorporated at the open patio serving unit 401 of the west building.
- The architectural reveals/screeds shall clearly be depicted on the elevation drawings and in the details of the plans and reviewed by staff for further review to ensure consistency with the overall design.
- All metalwork, including perforated panels, light fixtures, flashing, etc. shall be a consistent color, independent of manufacturers' color names.
- Provide a detail of the through the wall mechanical vent covers to ensure a high-quality, integrated installation (i.e., no exposed flashing).
- Provide details of overflow drainage for the balconies to ensure that scuppers are either avoided (preferred) or, if required, carefully integrated into the design of the building and are high quality.
- 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.
- 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.

Motion:

To approve the application for Major Changes to an Approved Project subject to conditions to be further reviewed before issuing permits. Moved and seconded by Commissioners Carpenter and Chiao.

AYES: Commissioners Toro, Sales, Delgado, Chiao, Carpenter, Sepulveda, and Rao
 NOES: None
 ABSENT: Commissioners Lipira and Hawthorne (Both Excused)
 ABSTAIN: None
 APPROVED: 7-0-2

5. CONCEPT DESIGN REVIEW

A. 350 CORDOVA ST (COUNCIL DISTRICT 6) (CONTINUED FROM 3/22)

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

Public Comments: J. Alves, M. Foker, J. Frazee, N. Gallagher, H. Harger, G. Mott, K. Nelson, P. Scrape, C. Wood, Silvia, Judy, and Pasadena Heritage

Commission Comments:

- The project shall comply with all applicable requirements of the Zoning Code except as modified through the design review process.
- Further study reducing the finish floor height along Euclid Avenue to be closer to existing street grade and reduce the need for extensive stairs, railings and retaining walls within the side yard.
- Further study means to encourage engagement with the interior courtyard as part of the pedestrian path of travel from the parking structure.
- Provide further explanation and study of the landscape design to ensure it is an inviting and usable space that is integrated with the design of the building.
- The extents and heights of planter walls within the Euclid Avenue entry portal shall be carefully studied to ensure the overall design is as open and inviting as possible.
- Call out in the plans the proposed Craftsmanship Element (one required) and Pasadena Building Elements (two required) and provide details and specifications to illustrate the quality of the Craftsmanship Element proposed.
- Demonstrate full compliance with the Tree Replacement Matrix, including species and size of new trees required to replace the two protected trees to be removed to accommodate the project. Depict on the plans the locations of the two off-site protected trees to remain.
- A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for building plan check and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19. Prior to issuance of a demolition or building permit associated with this project, the required fencing and signage components of the approved tree protection plan shall be installed and the project Arborist shall inspect the fencing and signage in the field and shall complete and submit to Design & Historic Preservation (DHP) staff the Tree Protection Certification Form. The trees, which will be protected, are on-site tree numbers 8, 9, 17, 20, 44 and 57 as shown in the submitted plans.

Protection measures shall also be installed on the project site for off-site tree numbers 71 and 75.

- The applicant shall demonstrate consistency of the project with the Climate Action Plan.
- Further study the color palette to reduce contrast and ensure compatibility with the surrounding context.
- Recommendation: Consider eliminating windows from the courtyard screen walls, while retaining the openings.

Motion:

To approve the application for Concept Design Review subject to conditions and recommendation to be further reviewed during Final Design Review. Moved and seconded by Commissioners Delgado and Sales.

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

6. ACTION ITEM

A. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT

Review and approval of the CLG annual report prior to submittal to the California Office of Historic Preservation (OHP). The reporting period is for October 1, 2020 through September 30, 2021.

(Case Planner: Robert Keatinge)

Motion:

To approve the CLG report for submission to the California Office of Historic Preservation (OHP). Moved and seconded by Commissioners Delgado and Sales.

AYES: Commissioners Toro, Sales, Delgado, Chiao, Carpenter, and Sepulveda
NOES: None
ABSENT: Commissioners Hawthorne, Lipira and Rao
ABSTAIN: None
APPROVED: 6-0-2

B. SELECTION OF NEW OFFICER NOMINATION COMMITTEE (FY2022-2023)

- Commissioners Chiao and Toro volunteered.

7. COMMENTS AND REPORTS FROM STAFF

- Reported on hiring of new senior planners and upcoming agenda items.

8. COMMENTS AND REPORTS FROM COMMISSION

9. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter)
2. Historic Preservation Commission - (Lipira)
3. Planning Commission - (Delgado)
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)

10. ADJOURNMENT – VICE CHAIR SEPULVEDA AJOURNED THE MEETING AT 8:10 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary