



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, May 24, 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, Hawthorne, Delgado, Chiao, Carpenter, and Rao
Absent: Commissioner Sepulveda (Excused)
Staff: Kevin Johnson and Stephanie Cisneros

- 2. APPROVAL OF MINUTES**
Motion to approve **March 22, 2022** minutes as amended was moved and seconded by Commissioners Toro and Delgado; Commissioner Sepulveda was absent; Commissioners Hawthorne and Rao abstained; no opposition, the minutes were approved.

- 3. PRELIMINARY CONSULTATION**
 - A. 2915 E. COLORADO BLVD – (COUNCIL DISTRICT 4)**
Demolition of existing commercial buildings and construction of a new 59,780 square-foot auto sales and service building, a new 4,690 square-foot automated carwash accessory building, and new paving for customer parking and inventory display.

(Case Planner: Stephanie Cisneros)
Applicant: Rusnak/Pasadena
Owner: Rusnak Daimler Chrysler Center, Inc. & PRFT, LLC.
Architect: Goree Whitfield

(This section continued on next page)

Public Comments: A. Salimian, E. Campbell and G. Kajer

Commission Comments:

- The immediate context is in transition and includes a number of automobile sales and service facilities and large-format retail developments. As such, a new, contemporary-designed automobile sales building such as the proposed building is appropriate and compatible with the surrounding context.
- As the landscape design is developed, consider the use of alternative pavement materials that are permeable, and that reduce solar heat gains as further sustainability enhancements to the project. In addition, the open parking areas of the site should be richly landscaped to soften the paved areas and the building itself.
- Consider a freestanding structure along the street edge to enhance the pedestrian environment, and to create a relationship to the broader context of Pasadena's architectural legacy along Colorado Boulevard.
- Consider including design elements to the building that can further enhance the pedestrian experience through appropriately-scaled architectural features such as shading elements, façade softening through landscape, or other means, particularly along the southwest corner elevation. At the storefront, consider window treatments or designs that provide depth.
- Explore the feasibility of retaining and adaptively reusing the existing brick building at the north end of the site fronting East Walnut Street. Relocation of the building to another area on the project site may be appropriate in order to retain and reuse it.
- Demonstrate sustainability efforts of the overall project including the building materials, composition, exterior building features and building systems as well as the surrounding parking, driveway and paved areas.
- Explore the feasibility of moving the proposed building closer to Colorado Boulevard in order to be consistent with the surrounding context. Although the varied topographic nature of the site may prove this to be difficult, consider whether changes to the interior floor plan, such as placing parking/service uses at the lower level and the showroom at the upper level, may allow for an improved relationship of the building to the street.
- Explore a more urban solution or one that combines the suburban model of the proposed project with a response to the architectural context and future development potential of the surrounding area and that incorporates a more activated and enhanced pedestrian experience from East Colorado Boulevard and East Walnut Street.

4. CONCEPT DESIGN REVIEW

A. 758-766 S. FAIR OAKS AVE (COUNCIL DISTRICT 6) (CONTINUED FROM 4/12)

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

Public Comments: A. Salimian, West Pasadena Residents Association

Commission Comments:

- The project shall comply with all Zoning Code requirements and the conditions of approval of Conditional Use Permit #6918, to the satisfaction of the reviewing City departments.
- At least one building or tenant space entrance shall be maintained along the Fair Oaks Avenue frontage in conjunction with future tenant improvements to the interior space and all glazing along the frontage shall be maintained as vision glazing allowing for views into active spaces that are not back-of-house functions.
- The proposal to remove existing street trees is subject to separate review by the Urban Forestry Advisory Committee and approval by the City Manager prior to Final Design Review. If the request is not approved, and changes to the approved concept design are required to accommodate the existing trees, an application for Changes to an Approved Project will be required to be reviewed prior to submittal of an application for Final Design Review.
- Provide definitive species and size specifications of the proposed ground-level plaza trees and final lengths, widths and depths of the tree wells supporting them. The specifications provided shall relate to the intended design concept of providing a large specimen tree at the northwest corner, an allee of trees flanking the sidewalk, and accent trees elsewhere in the plaza. Provide documentation from a certified Arborist confirming that the tree well designs proposed will ensure adequate space for the specified trees to grow to mature size and thrive over time.
- The landscape plan shall be revised to depict the additional sidewalk paving area along Fillmore Street at the eastern end of the site, as shown on the first floor plan on sheet A-104. In addition, provide specialty paving across the vehicular driveway, or other means of accentuating the pedestrian crossing at this location.
- Resolve the geometry of the roofline canopy as it engages with the southerly bookend volume.
- Study the possibility of creating a separation between the upper wall of the southerly bookend volume and the roofline canopy such that that canopy would float above the volume similar to the treatment at the northerly bookend.

- Study the possibility of reducing or eliminating the five-foot offset on the north side of the northerly bookend volume to create a singular massing volume at that location

Motion:

Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review. Moved and seconded by Commissioners Sales and Hawthorne

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

NOES: None

ABSENT: Commissioner Sepulveda (Excused)

ABSTAIN: None

APPROVED: 7-0-1

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

Construction of a new six-story, with mezzanine, approximately 93,355-square-foot mixed-use building. The proposed mix of uses would include 11,617 square feet of ground-floor commercial space including retail, restaurant, and four work/live units. 84 residential dwelling units are proposed on the upper floors.

(Case Planner: Stephanie Cisneros)

Owner/Applicant: Green Hotel Apartments, LP

Architect: Architectural Resources Group

Public Comments: J. Cambianica, CBCM, D. Carsten, C. Coughlin, H. Golas, S. Gold, T. Graham, S. Hooker, A. Lane, M. Morgan, Pasadena Heritage, M. Salazar, A. White, D. Woodbury, and Jack

Commission Comments:

- Study the driveway location and size off of Dayton Street and explore alternatives that incorporate it into the building to allow for a larger garden or courtyard area.
- Study the design further and explore ways to refine the proposed building to reflect a present day development while maintaining a strong connection to the historical context of the immediately adjacent historic resources.

Motion:

To continue the public hearing to July 12, 2022. Moved and seconded by Commissioners Delgado and Sales.

AYES: Commissioners Toro, Sales, Hawthorne, Delgado, Chiao, Carpenter, and Rao
NOES: None
ABSENT: Commissioner Sepulveda (Excused)
ABSTAIN: None
APPROVED: 7-0-1

5. COMMENTS AND REPORTS FROM STAFF

Reported on upcoming agenda items.

6. COMMENTS AND REPORTS FROM COMMISSION - NONE

7. COMMENTS AND REPORTS FROM COMMITTEES

- Recommendation made to end 100 W. Walnut St and 1539 E. Howard St Subcommittees. Moved and seconded by Commissioners Sales and Delgado; no opposition, motion passed.

1. Urban Forestry Advisory Committee - (Carpenter)
2. Historic Preservation Commission - (Vacant)
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)
 - **Consider sunseting the subcommittee due to completed construction**
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)
 - **Consider sunseting the subcommittee due to completed construction**
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)

8. ADJOURNMENT –CHAIR RAO AJOURNED THE MEETING AT 8:45 P.M. IN HONOR OF THE MEMORY OF CHRISTOPHER ALEXANDER.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary