



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, June 14, 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 (arrived late), Hawthorne, Delgado, Chiao, Carpenter, and Sepulveda
Absent: Commissioner Rao (Excused)
Staff: Luis Rocha, Rathar Duong, Robert Keatinge, and Michi Takeda

- 2. APPROVAL OF MINUTES**
Motion to approve **April 12, 2022** minutes as amended was moved and seconded by Commissioners Carpenter and Delgado; Commissioners Rao and Sales were absent; Commissioner Sepulveda abstained; no opposition, the minutes were approved.

Motion to approve **April 26, 2022** minutes as amended was moved and seconded by Commissioners Delgado and Carpenter; Commissioners Rao and Sales were absent; Commissioner Toro abstained; no opposition, the minutes were approved.

- 3. CONSOLIDATED DESIGN REVIEW**
 - A. 75 N. FAIR OAKS AVE (COUNCIL DISTRICT 3)**
Two new building identification signs and one replacement monument sign for "First Citizens Bank."

(Case Planner: Robert Keatinge)
Applicant: AKC Permit Co / Kasey Clark
Owner: Lincoln Property Co

Public Comments: None

Commission Comments:

- The location of the proposed building identification wall signs shall be adjusted, within the fascia, to be aligned or justified to an existing facade element such as the band of windows, or the mullion separating the band of windows below the sign.
- The building identification wall signs shall be reduced in size to a maximum of 100 square feet per sign, pursuant to Zoning Code Section 17.48.090.C, Table 4-20.
- A copy of this decision letter shall be included in the plans submitted for building permit plan check.

Motion:

Moved and seconded by Commissioners Hawthorne and Toro to approve application for Consolidated Design Review subject to conditions of approval to be reviewed by staff prior to issuance of a building permit.

AYES: Commissioners Toro, Hawthorne, Delgado, Chiao, Carpenter, and Sepulveda
NOES: None
ABSENT: Commissioner Rao (Excused)
ABSTAIN: Commissioner Sales
APPROVED: 6-0-1

4. CONCEPT DESIGN REVIEW

**A. 1336-1350 E. COLORADO BOULEVARD (COUNCIL DISTRICT 7)
(CONTINUED FROM 4/26/2022)**

Proposed five-story mixed-use building with ground floor commercial space, 49 residential units and subterranean parking.

(Case Planner: Rathar Duong)
Owner: J&K Plus Investments, LLC
Applicant/Architect: ACRM Architects + Interiors

Public Comments: None

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.
- Ensure that the landscape plans are coordinated with the elevations and renderings provided.
- Clarify the detail where the zinc element meets the underside of the canopy along the Colorado Boulevard elevation.
- Restudy the use of scorelines on all elevations and minimize their application where possible to achieve a simple and clean plaster treatment

Motion:

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

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

B. 280 RAMONA ST (COUNCIL DISTRICT 3) (CONTINUED FROM 4/26/2022)

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: Rathar Duong)
Applicant: National Community Renaissance
Architect: ONYX Architects

Public Comments: A. Salimian and N. Chomsky

Commission Comments:

- Explore additional ways to address the building's overall proportion, articulation and relationship between the base, middle and top sections to achieve balance and lightness in its appearance throughout, and the building's appropriateness in relation to the civic center context.
- Continue to study the incorporation of design features and techniques that enhance the residential character of the building and give cues to its residential use within an institutional setting.
- Demonstrate the anticipated pedestrian experience navigating the ground floor at and around the proposed building and within the Civic Center.

Motion:

To approve the CEQA analysis and determination for the project. Moved and seconded by Commissioners Sales and Hawthorne.

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

Motion:

Continue the Concept Design Review to a date uncertain and to create a subcommittee at a subsequent Commission meeting to help guide the concept design. Moved and seconded by Commissioners Sales and Delgado.

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

5. ACTION ITEM

A. NEW OFFICER NOMINATION FOR FY2023

The nomination committee presented their recommendations as follows:
Commissioner Sepulveda as Chair and Commissioner Hawthorne as Vice
Chair.

Motion:

Moved and seconded by Commissioners Chiao and Sales

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

NOES: None

ABSENT: Commissioner Rao (Excused)

ABSTAIN: None

APPROVED: 7-0-1

6. COMMENTS AND REPORTS FROM STAFF

Staff reported on upcoming agenda items.

7. COMMENTS AND REPORTS FROM COMMISSION - NONE

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter) NO REPORT
2. Historic Preservation Commission - (VACANT)
3. **Planning Commission** - (Delgado)
 - PC held two public hearings, the first was for a revision for Fuller Theological Seminar Master Plan and Development Agreement to exclude one property they no longer own. The second was the renewal of PD36, which is the Space Bank project. They were asking for an extension do the COVID related delays.
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. Olivewood (North and South) Subcommittee - (Chiao, Sales) NO REPORT
9. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, Sales) NO REPORT
10. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado) NO REPORT
11. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao) NO REPORT

Projects on Hold

- 12. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
- 13. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
- 14. Design Awards Subcommittee – (TBD, TBD)

9. ADJOURNMENT – VICE CHAIR SEPULVEDA AJOURNED THE MEETING AT 7:42 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary