



**MEETING MINUTES
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, July 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 SEPULVEDA CALLED THE MEETING TO ORDER AT 4:30PM

Present: Commissioners Toro, Hawthorne, Delgado, Chiao, and Sepulveda

Absent: Commissioners Rao and Carpenter (Both Excused)

Staff: Kevin Johnson, Rathar Duong, Stephanie Cisneros, and Michi Takeda

2. APPROVAL OF MINUTES

Motion to approve **June 14, 2022** minutes was moved and seconded by Commissioners Chiao and Delgado; Commissioners Rao and Carpenter were absent; no opposition, the minutes were approved.

3. CONCEPT DESIGN REVIEW

**A. 86 S. FAIR OAKS AVE. (COUNCIL DISTRICT 6)
(CONTINUED FROM 5/24/22 MEETING)**

Construction of a new six-story-with-mezzanine, approximately 93,355-square-foot mixed-use building with 11,617 square feet of ground-floor commercial space including retail, restaurant, and four work/live units; 84 residential dwelling units and subterranean parking.

(Case Planner: Stephanie Cisneros)

Owner/Applicant: Green Hotel Apartments, LP

Architect: Architectural Resources Group

Public Comment: None

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Motion:

To continue the public to August 23, 2022. Moved and seconded by Commissioners Delgado and Chiao.

AYES: Commissioners Toro, Hawthorne, Delgado, Chiao, and Sepulveda
NOES: None
ABSENT: Commissioners Rao and Carpenter (Both Excused)
ABSTAIN: None
APPROVED: 5-0-2

4. FINAL DESIGN REVIEW

A. 550-566 E. COLORADO BLVD. – (COUNCIL DISTRICT 7)

Construction of a new six-story, 195-room hotel with 5,000 SF of ground-level commercial space and off-site parking.

(Case Planner: Rathar Duong)

Applicant: Welcome Pasadena, LLC

Owner: M&A Gabae and Charles Company

Architect: WATG

Public Comment: None

Commission Comments:

- Restudy the eastern portion of the south (alley) elevation to address the solid-to-void ratio to reduce mass and achieve consistency with all other elevations.
- Provide plans and drawings that illustrate the design of all entrances, particularly the northeast corner entry into the hotel and other entrances along Colorado Boulevard.
- Illustrate through drawings and renderings, anticipated experiences at the pedestrian level in and around the exterior of the building at the ground level.
- Restudy the lighting design and associated light fixtures, their placement and orientation, with focus on preventing and minimizing light pollution onto adjoining properties, public right-of-way, and as best practice. Section 17.40.080 of the Pasadena Municipal Code discusses requirements for outdoor lighting.
- Provide all detail and section drawings that clearly correspond to and illustrate all transitions between different materials and openings that are easy to follow and adequately cross-referenced to the elevations. Detail and section drawings are also required for all typical openings at the ground floor and upper levels with sufficient notation.
- Provide detail drawing(s) of the use, application, and design/pattern/arrangement of the proposed Spanish tile and clarify the locations where this material is proposed to be applied.

- If EIFS, Spanish tile and Trespa panels are to be eliminated from the proposed material palette as recommended by staff, clearly identify and demonstrate the use of alternative materials in areas where these materials were originally proposed. Provide current technical reports on EIFS and Trespa panels (or any other composite materials) for review to ensure these materials are durable, lasting, and high quality. Avoid any composite materials that mimic the appearance of natural materials, such as wood, stone...etc.

Motion:

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

AYES: Commissioners Toro, Hawthorne, Delgado, Chiao, and Sepulveda
 NOES: None
 ABSENT: Commissioners Rao and Carpenter (Both Excused)
 ABSTAIN: None
 APPROVED: 5-0-2

5. COMMENTS AND REPORTS FROM STAFF

Staff reported on status of current projects in progress that were approved by the Design Commission, the selection of representatives from Historic Preservation and Transportation to fill two vacancies on the Design Commission, and upcoming agenda items.

6. COMMENTS AND REPORTS FROM COMMISSION - NONE

7. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter)
2. Historic Preservation Commission - (VACANT)
3. Planning Commission - (Delgado)
 - Reviewed the 2021-2029 Housing Element and made recommendations to the City Council.
4. Transportation Advisory Commission - (VACANT)
5. Arts & Culture Commission - (Sepulveda)
6. Concept Design Review Application Subcommittee - (Toro, Rao, TBD)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, TBD)
8. Olivewood (North and South) Subcommittee - (Chiao, TBD)
9. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, TBD)
10. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado)
11. 1200 E. California Blvd Subcommittee (Hawthorne, Delgado, Rao)
12. 280 Ramona St Subcommittee (Chiao, Delgado, Hawthorne)

Projects on Hold

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

8. ADJOURNMENT – CHAIR SEPULVEDA AJOURNED THE MEETING AT 6:20 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary