



**AGENDA
SPECIAL MEETING
DESIGN COMMISSION
Tuesday, September 27, 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, Rao, Litwin, Delgado, Chiao, Carpenter, and Sepulveda

Absent: None

Staff: Kevin Johnson, Stephanie Cisneros, and Rathar Duong

2. APPROVAL OF MINUTES

Motion to approve **August 23, 2022** was moved and second by Commissioners Delgado and Chiao; Commissioners Toro and Rao abstained; no opposition, the minutes were approved.

3. CONCEPT DESIGN REVIEW

**A. 280 RAMONA ST (COUNCIL DISTRICT 3)
(CONTINUED FROM 6/14/2022)**

Construction of a new five-story, 77,150 square-foot, building with 106 affordable senior housing units with on-site amenities and support offices.

(Case Planner: Rathar Duong)

Applicant: National Community Renaissance

Architect: ONYX Architects

Public Comments: A. Salimian, A. Manousos. J. Shook and C. Carrasco

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Commission Comments:

- The proposal to remove public 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.
- Roof drainage shall be routed within the building walls rather than in exposed downspouts.
- The project shall incorporate high quality materials and craftsmanship throughout the building.
- Incorporate design treatment and prominence on the Ramona Street entryway consistent with the secondary entry facing Holly Street.
- Due to the elimination of the subterranean parking garage, the overall site planning, flow, quality and usability of the outdoor spaces and landscape shall be re-examined to improve the overall design quality/amenity and cohesiveness of the project.
- The overall composition, design treatment, transition, relationship, and integration between features within the chamfered entry loggia, and their relationship to the rest of the building, shall be further studied and reviewed as part of the Final Design Review process.
 - The geometry and detailing of the two towers shall be reconsidered further. Consider their overall shape/articulation, character, outward expression, proportion, solid-to-void ratio and detailing that takes cues from the four smaller towers on City Hall and building walls/arcades between them. Study their overall composition, integration of openings and shape as well as design details, such as banding and fluting. Study how the geometry of the towers and the geometry of the curved tile walls respond to one another and strive for the same or similar design vocabulary for the two elements.
 - Consider how the architectural language of the curved and stepped tile walls relate to the towers and the surrounding design treatments within the entry loggia, including their start and termination points.
 - Integrate and simplify the wall planes on the façade with particular focus on how different wall planes meet/join, and the resulting pattern or recesses.
- A revised north elevation (Ramona Street) and ground floor plan shall be submitted for Final Design Review due to the elimination of the subterranean parking garage, driveway approach and portal.
- The project shall comply with all Zoning Code requirements.
- The Vibration Management Plan included in the project's revised CEQA documentation updated September 2022 shall be included in the plans submitted for Final Design Review and building plan check.
- The established design subcommittee for the project shall be reinstated to assist the applicant in finalizing the design of the chamfered entry and all of its design components, features and treatments as well as improve the distinction between the base and middle sections of the building before returning for the Final Design Review.

Motion

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

AYES: Commissioners Toro, Rao, Litwin, Delgado, Chiao, Carpenter, and Sepulveda
NOES: None
ABSENT: None
ABSTAIN: None
APPROVED: 7-0-0

4. FINAL DESIGN REVIEW

A. 758-766 S. FAIR OAKS AVE (COUNCIL DISTRICT 6)

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: Stephanie Cisneros)

Applicant/Owner: Collis P & Howard Huntington Memorial Hospital

Architect: Mascari Warner Dinh Architects

Public Comments: A. Salimian (Pasadena Heritage)

Commission Comments:

- All attached sconces shall be of a color that is consistent with the color(s) of other metalwork finishes on the building. Bollards, light fixtures within and around tree planters, and freestanding ground light fixtures shall be of a consistent neutral or dark gray finish.
- The applicant shall study improvement of the siting of the proposed allee along Fillmore Street by planting new trees on site in a staggered/ alternating manner in relation to the public trees to ensure proper growth.
- Approval of a Master Sign Plan shall be required prior to the installation of any project-identification, wayfinding or tenant signage on the building.
- 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.
- 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.

- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
- This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.
- Construction of the project shall maintain the same intentional patterning of exterior materials as seen in the approved plans and renderings.
- The applicant shall explore providing an offset at the intersection of the walls, curtain wall, and roof canopy intersect such that the roof will appear to be floating.
- Recommended that the applicant review and reconsider use of Camphor trees within the public and private realms as part of the alee along Fillmore Street. Alternatively, reconsider use of Camphor trees within the private realm.
- Recommended that, if allowed by the Fire Department, integrate the backflow preventer and Fire Department connections into the building walls rather than as freestanding elements on the site.

Motion:

Approve the application for Final Design Review subject to the proposed conditions of approval, to be further reviewed by staff before issuing permits. Moved and seconded by Commissioners Rao and Carpenter.

AYES: Commissioners Toro, Rao, Litwin, Delgado, Chiao, Carpenter, and Sepulveda
 NOES: None
 ABSENT: None
 ABSTAIN: None
 APPROVED: 7-0-0

B. 550 E. COLORADO BLVD – (COUNCIL DISTRICT 7)

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

(Case Planner: Rathar Duong)

Owner: Charles Company

Applicant/Architect: Welcome Pasadena, LLC/Richard McDonald

Public Comments: M. Tsai and C. Carrasco

Commission Comments:

- Provide manufacturer's specifications for all site furnishings.
- Paving/hardscape patterns shall be shown on all landscape plans, including roof deck and at entries.

- The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures, unless otherwise required by the Building Code for vehicular and pedestrian safety. Replacement lighting elements should be regulated by maintenance staff in the future.
- The proposed brick cladding throughout the project shall be detailed to appear as masonry bearing walls with corner bricks used at building corners and openings, and the mortar joints shall be struck or recessed. The proposed brick cladding shall fully cover and terminate at the base or ground floor and shall not transition in plane or onto the upper floor above it. Provide an articulated transition detail cap to the upper material for review.
- To ensure the long-term health and sustained growth of the proposed 96-inch box trees, a Certified Arborist shall be retained for the proposed development prior to issuance of a building permit, and for a minimum of three years after project completion, who shall provide:
 - a. A report, prior to the issuance of a building permit, on the required specifications of the soil growing conditions, the recommended watering schedules, and the topsoil conditions of the proposed tree locations. These specifications shall be incorporated into the permitted landscape plans. If the conditions are not suitable for the proposed tree size and/or species, the arborist shall specify an appropriate alternative tree and size.
 - b. A planting phasing plan in consultation with the project development team, and a tree protection plan, which shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment E) for the tree transplants during the construction phase. The plan shall specify when during the project construction the trees would be planted and the tree protection measures installed.
 - c. On-site monitoring of the trees at time of installation, monitoring of tree protection installations in accordance to the tree protection plan, and monitoring of trees during the construction phase. The arborist shall complete and submit to Design & Historic Preservation (DHP) staff the Tree Protection Certification Form in Attachment F upon installation.
 - d. Long-term monitoring of the health and maintenance of the trees, including growing conditions, for a minimum of three years after issuance of Certificate of Occupancy.
- A Master Sign Plan shall be required for new signage prior to the installation of any building identification, informational, wayfinding, or commercial tenant signs at the project site.
- A center-glazed storefront system shall be utilized for both street-facing elevations. Additionally, all window details shall specify the depth of the recess from the exterior wall, which shall be at least 2 inches.
- Mechanical screening shall be constructed of high quality material to complement the building design and finishes so that it appears unified and integrated with the building as a whole.

- Drainage at the roof deck and balconies shall be carefully addressed and shall be integrated into the design of the building and avoid scuppers to the greatest extent possible, or they shall be integrated into the design. Provide a detail for all internal drainage, including overflow drainage at the balconies and decks.
- Show the location of gas service and locations of the meters, including backflow devices on the site. These features shall be screened from public view to the extent permitted by the utility company.
- Provide species and size specifications of the two ornamental trees proposed in the autocourt.
- The applicant shall make the final material selection between Trespa panels and Parklex Prodema that is proposed for the soffit and within the balconies. The selected material shall be consistently identified on all appropriate drawings.
- 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 the 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.
- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and shall be reviewed and approved by staff prior to construction and installation.
- If multiple rose-pattern accent panels are proposed in order to create one long element, provide a seam detail for review, which shall demonstrate that the design and pattern match up in a seamless way.
- Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the locations of utility equipment shown on the plans are approved.
- The project shall comply with all applicable requirements of the Zoning Code and CUP#5407 (Modification) including associated requirements from all other City Departments/Divisions.
- Any changes to the Design Commission-approved design may require submittal and review of an application for Changes to an Approved Project.

Motion:

Approve the application for Final Design Review subject to the recommended conditions of approval, to be further reviewed by staff during plan check and before issuing permits. Moved and seconded by Commissioners Carpenter and Delgado.

AYES: Commissioners Toro, Rao, Litwin, Delgado, Chiao, Carpenter, and Sepulveda
NOES: None
ABSENT: None
ABSTAIN: None
APPROVED: 7-0-0

5. ACTION ITEM

A. SELECTION OF NOMINATION COMMITTEE FOR NEW VICE CHAIR

- Commissioners Chiao and Rao volunteered

6. COMMENTS AND REPORTS FROM STAFF

- Staff reported on upcoming Historic Preservation training and that the additional sessions could be done remotely.
- Also reported that the subcommittee for the Preliminary Consultation Checklist has reviewed the edits that staff made in response the full Commission's discussion from the last meeting and those are ready to move forward. The checklist will be implemented and a copy will be sent to the Commission and the subcommittee will start looking at the Concept Design Checklist.
- Reported on upcoming agenda items.

7. COMMENTS AND REPORTS FROM COMMISSION - NONE

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter)
 - Reported that the committee reviewed 758 S Fair Oaks project and that the committee voted 'No' on the removal of trees for this project. This led to a discussion about the role of UFAC if their recommendations can be overruled by Public Works.
 - UFAC has officially asked to be their own standing Commission in order to have a vote on projects. The recommendation was made to Public Works. Public Works acknowledged the request and will advance it forward to the City Manager.
2. Historic Preservation Commission - (VACANT)
3. Planning Commission - (Delgado)
 - Held a public hearing on 9/24, on Planned Development #40 and the Commission made a recommendation to City Council for disapproval.
4. Transportation Advisory Commission - (Litwin)

5. Arts & Culture Commission - (Sepulveda)
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sepulveda)
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, TBD)
8. Olivewood (North and South) Subcommittee - (Chiao, Carpenter)
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 (TBD, Delgado, Rao)
12. 280 Ramona St Subcommittee (Chiao, Delgado, TBD)
 - Chair Sepulveda requested for one additional volunteer, but no one volunteered. The subcommittee will be maintained with two members.

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)

9. ADJOURNMENT – CHAIR SEPULVEDA ADJOURNED THE MEETING AT 8:37 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary