



**MEETING MINUTES  
DESIGN COMMISSION  
Tuesday, January 24, 2023**

**REGULAR MEETING AT 6:30PM  
CITY HALL, COUNCIL CHAMBERS – ROOM S249  
100 N. GARFIELD AVE, PASADENA CA 91101**

**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 6:50PM**

Present: Commissioners Toro, Over, Litwin, Chiao, Carpenter, Delgado and Sepulveda

Absent: Commissioner Rao (Excused)

Staff: Kevin Johnson, Edwar Sissi, and Michi Takeda

**2. APPROVAL OF MINUTES**

Motion to approve **November 8, 2022** minutes was moved and second by Commissioners Delgado and Carpenter; Commissioner Rao was absent; Commissioners Toro and Over abstained: no opposition, the minutes were approved.

Motion to approve **November 22, 2022** minutes was moved and second by Commissioners Toro and Carpenter; Commissioner Rao was absent; Commissioner Over abstained; no opposition, the minutes were approved.

**3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - NONE**

#### 4. CONCEPT DESIGN REVIEW

##### A. 1501-1525 E. WALNUT ST (COUNCIL DISTRICT 2)

The proposed demolition of three non-historic commercial buildings and the construction of a new, approximately 46,300-square-foot, four-story, 83-unit single-room occupancy (SRO) building with one caretaker's unit and surface parking.

(Case Planner: Edwar Sissi)

Applicant: Tajen Lee of 1501 Walnut, LLC

Architect: Tyler + Kelly Architecture

Owner: Lee Family, LLC

Public Comments: L. Guo and A. Avanesiyan

##### Commission Comments:

- Where applicable, provide details of stucco reglets, and indicate their patterning in the building elevations which shall be compatible to the patterning of the building facades.
- The proposed stucco cladding shall be smooth in texture. The plans submitted for Final Design Review shall include information on the technical finish of the stucco cladding.
- A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for Final Design Review and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19. The tree which shall be protected is tree number 1 (Coast Live Oak).
- Consider an 8-foot high solid wall at the rear of the project site, and additional means in the landscape plans to provide further screening and buffering of the project.
- Explore a way to differentiate the building into three forms to reduce its visual mass and provide urbanized scale to the façade, particularly at the south elevation, such as providing different colors for the north and west wings, differentiating the projecting cornice at the middle volume, and/or extending the mechanical screen at the roof to be in line with the central building portion to read as a uniform volume.
- Explore the possibility of removing the column at the front entry lobby to provide a large expansive fenestration opening and clearly demarcate the building entrance.
- Ensure the treatment of the ground level along Walnut Street is carefully treated and of high quality, and that the finishes and treatments are detailed and consistent with an urban character including the drive entries, and that the elevations are consistent with the renderings.

Motion:

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

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

**5. COMMENTS AND REPORTS FROM STAFF**

- Updated Commission on status of past projects.
- Reported that at the next Planning Commission meeting there will be a discussion about the creation of objective design standard for high-density multi-family housing
- Reported on a webinar from California Preservation Foundation on February 16<sup>th</sup> on state housing law and historic preservation

**6. COMMENTS AND REPORTS FROM COMMISSION**

**7. COMMENTS AND REPORTS FROM COMMITTEES**

- Chair Sepulveda requested the formation of a Field Trip Subcommittee
  1. Urban Forestry Advisory Committee - (Carpenter)
    - Reported they reviewed the proposed public tree removals for 280 Ramona St.
  2. Historic Preservation Commission - (Over)
    - Reported on the two landmark designation projects that were approved.
  3. Planning Commission - (Delgado)
    - Reported that there were two training sessions
  4. Transportation Advisory Commission - (Litwin) NO REPORT
  5. Arts & Culture Commission - (Sepulveda) NO REPORT
  6. Concept Design Review Application Subcommittee - (Toro, Rao, Sepulveda)
    - Reported that they have been reviewing Final Design Review and that more updates will be coming.
  7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, TBD) NO REPORT
  8. Olivewood (North and South) Subcommittee - (Chiao, TBD) NO REPORT

9. 1336 E. Colorado Blvd Subcommittee – (Chiao, Carpenter, TBD) NO REPORT
10. 139 & 150 S. Oak Knoll Ave Subcommittee (Sepulveda, Delgado)
  - Reported that all the outstanding issues have been resolved and recommended disbanding the subcommittee
11. 1200 E. California Blvd Subcommittee (TBD, Delgado, Rao)
  - Commissioner Chiao volunteered to join subcommittee
12. 280 Ramona St Subcommittee (Chiao, Delgado, TBD) NO REPORT

**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 ADJOURNED THE MEETING AT 8:50 P.M.**



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Kevin Johnson, Principal Planner



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Michi Takeda, Recording Secretary