



**MEETING MINUTES
DESIGN COMMISSION
Tuesday, February 14, 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 6:30PM

Present: Commissioners Over, Rao, Chiao, Delgado and Sepulveda

Absent: Commissioners Toro, Carpenter and Litwin (All Excused)

Staff: Kevin Johnson, Rathar Duong, and Michi Takeda

2. APPROVAL OF MINUTES - NONE

3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

4. FINAL DESIGN REVIEW

A. 1336-1350 & 1347-1365 E. COLORADO BOULEVARD, 35-39 N. HILL AVENUE & 36-56 N. HOLLISTON AVENUE (COUNCIL DISTRICTS 2 & 7)

Construction of a new five-story, 83,029 square-foot mixed-use building with 21,539 square-feet of ground floor commercial space and 49 residential units above subterranean parking on the southerly parcel and a new eight-story, 335,560 square-foot, 375-room hotel above subterranean parking on the northerly parcel.

(Case Planner: Rathar Duong)

Owner: J&K Plus Investments, LLC

Applicant/Architect: ACRM Architects + Interiors

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Public Comments: D. Marshall, D. Goodale, R. Burns, C. Hong, L. Bata, M. Tsai, and Pasadena Heritage

Commission Comments:

Both Buildings

- The project shall comply with all applicable requirements of the Zoning Code and PD-35.
- Manufacturer's specifications for all site furnishings and portable planters shall be provide for review and approval by staff during the building plan check phase.
- 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.
- All metalwork colors shall be consistent throughout the project independent of manufacturer's color names.
- All ground-mounted utilities shall be placed in locations that are as hidden as possible from public view and shall be screened.
- 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 all 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.
- The stucco finish shall have a smooth texture, such as steel-troweled finish or similar and specified on all associated drawings.
- The size and dimension of the reglets shall be minimized to the extent possible and painted to match the color of the adjoining exterior stucco finish.
- 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.
- An 8' x 8' minimum mock-up panel of the buildings' finishes shall be provided and shall be reviewed and approved by staff and the designated Design Commission subcommittee prior to construction and installation.
- 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.
- Any changes to the Design Commission-approved design may require submittal and review of an application for Changes to an Approved Project.

North Parcel

- Provide calculations on the roof plan to demonstrate compliance with the maximum 25% roof coverage for allowable appurtenances.
- A full and complete rehabilitation and work plan prepared by a Historic Architect shall be provided to staff for review and verification during plan check of compliance with the Secretary of the Interior's Standards for Rehabilitation of a historic resource. The work plan shall identify rehabilitation treatments to be implemented in conjunction with the proposed project. Any structural or exterior cosmetic damage that is identified shall be repaired and any missing or altered exterior features shall be restored in conjunction with the project. In particular, the existing large sloping awnings shall be removed.
- New tenants occupying the existing historic showrooms shall explore opportunities to the extent possible in conjunction with any related tenant improvements to create direct access/opening from the rear (along north façade) of the showrooms to the adjoining hotel courtyards.
- The finish of the stone base shall be specified as matte or glossy on the plans for clarity, although either option would be acceptable.
- Landscape features along the breezeway of the showroom building shall be provided similar to and consistent with the landscape design proposed along the driveway into the entry court located to the east.
- All landscape and/or site plans shall be corrected by removing all notations/graphics relating to removal of public trees since none will be removed due to the redesign of the driveway.
- Review and revise the detail of the roof plan in conjunction with the elevation between gridlines G2 and I to ensure that the GFRC parapet and stucco mechanical screen wall are accurately detailed to reflect the accurate heights and locations as both materials cannot be on the same plane. The stucco screen wall shall either be set behind the GFRC parapet or the GFRC parapet shall be increased in height and the stucco screen wall eliminated at that location.

South Parcel

- Ensure that the landscape plans are coordinated with the plans, elevations and renderings provided, including locations of planters along the building frontages.
- The plans shall specify the finish of the stone base.
- Details that address overflow drainage at the balcony fronting E. Colorado Boulevard shall be provided to ensure proper drainage that is integrated into the building design to avoid scuppers on the facades.

- All vents for the residential units shall be routed to the roof to the greatest extent feasible. If vents are required to penetrate building facades, they shall be carefully arranged in a clear and unobtrusive pattern to avoid interference with the building's design and architectural features. Vents shall be located on secondary facades to the degree possible where they will be least visible from the public right-of-way. Details and specifications of the vent caps shall also be provided for review.
- The setback areas along the east and south (alley) elevations shall be landscaped with the exception of any areas allocated for pathways or door openings/landings.
- A section of the underside of the cantilevered second floor along the south (alley) elevation shall be provided to ensure proper wrapping of materials and/or colors from the wall above to the soffit.

Motion:

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

AYES: Commissioners Over, Rao, Chiao, Delgado and Sepulveda
 NOES: None
 ABSENT: Commissioners Toro, Carpenter and Litwin (All Excused)
 ABSTAIN: None
 APPROVED: 5-0-3

5. COMMENTS AND REPORTS FROM STAFF

- Announced updates on projects that are under construction: Staff completed the 50% design inspection for 270-280 N. Oakland Avenue and also completed a 75% design inspection for 75 E. Walnut Street project.
- Reported that on February 6th, the City Council approved the option for members of the public to provide remote public comments for all commissions and any review bodies that meet in the Council Chambers that would start no earlier than February 27th.
- Announced that the Design & Historic Preservation Section is bringing back the Historic Preservation Awards program, which was postponed due to the Covid-19 pandemic. Staff asked if any commissioners had any recommendations or nominations to let staff know. The event will be held on May 25th at The Langham Hotel.
- Reminded the Commission of the webinar from the California Preservation Foundation on Thursday, February 16, 2023 on new State housing law and how it affects preservation.

6. COMMENTS AND REPORTS FROM COMMISSION - NONE

7. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter) No Report
2. Historic Preservation Commission - (Over)
 - Reported on the Request for Call for Review and the Mills Act Plaque Program.
3. Planning Commission - (Delgado)
 - Met on February 8 and heard a presentation from the Department of Housing about the Homeless Plan Update. The Commission felt the plan was vague and hoped the next version would have more specific information that could be measured.
 - The Commission is working on objective design standards and will be conducting a tour of built residential and mixed-use projects on March 4th.
4. Transportation Advisory Commission - (Litwin) No Report
5. Arts & Culture Commission - (Sepulveda) No Report
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sepulveda)
 - Commissioner Rao reported on the update for the application.
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) No Report
11. 1200 E. California Blvd Subcommittee (TBD, Delgado, Rao) No Report
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 8:22 p.m.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary