



**MEETING MINUTES
DESIGN COMMISSION
Tuesday, March 26, 2024
6:30 P.M.**

**REGULAR MEETING
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 DELGADO CALLED THE MEETING TO ORDER AT 6:32PM

Present: Commissioners Sepulveda, Over, Fares, Chiao, Carpenter, and Delgado

Absent: Commissioners Rao and Litwin (both Excused)

Staff: Kevin Johnson, Edwar Sissi, and Michi Takeda

2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - NONE

3. APPROVAL OF MINUTES

Motion to approve January 9, 2024, was moved and second by Commissioners Carpenter and Chiao; Commissioners Rao and Litwin were absent; Commissioner Sepulveda abstained: no opposition, the minutes were approved.

Motion to approve February 27, 2024, was moved and second by Commissioners Sepulveda and Chiao; Commissioners Rao and Litwin were absent; no opposition, the minutes were approved.

4. PRELIMINARY CONSULTATION

A. 861 E. WALNUT ST (COUNCIL DISTRICT 5) (DHP2023-00368)

Construction of a new, six-story 83,104 square-foot residential care facility with 81 units for assisted living and memory care and subterranean parking.

(Case Manager: Stephanie Cisneros)

Applicant: HSB Pasadena, LLC / Eoin McCarron

Architect: Van Tilburg, Banvard & Soderbergh, AIA

Owner: Commonsense Momentum, LLC

Public Comment: None

Commission Comments:

- Further study the areas where parking or vehicular ramps adjoin the street to ensure they are integrated into the project design and avoid blank walls along street frontages by providing views into active interior spaces. If feasible, line the edges of the building that face public streets with active uses rather than vehicular access and parking facilities and integrate the subterranean parking access with the loading space at the southwest corner of the site. Alternatively, consider transposing the loading and garage access zones to avoid a ramp along the street edge. Further study the scale of the parking entrance to better relate to the scale of other openings along the street.
- Consider applying accented treatments of form, detailing, and programming to the project site's southwest corner to fully engage with and respond to the corner site condition, without creating a tower or turret feature. This would include exploring ways to incorporate the entrance and lobby closer to the southwest corner of the building and the street edge and creating enhanced and cohesive architectural treatment to accentuate the entry location.
- Because eastern portion of the building is detailed as a separate volume from the portion to the east, consider how it may respond to the other existing buildings at the street corner, create a pedestrian scale and human connection and have its own distinct character that is differentiated from the westerly portion of the building, which should create a transition from the commercial zone at the eastern portion to the residential building to the west.
- Incorporate simplification of design treatments, materials and composition in order to provide a clear design concept. For example, the projecting second-floor forms with hexagonal openings do not appear to have a purpose and do not appear integrated with the overall design of the rest of the building. Other design treatments appear haphazardly placed and differentiated from similar features including windows, cladding, balconies, fins and frames. Simplification of the design to reflect the uses of the interior spaces and ensure purposeful use of exterior treatments and details will result in a more cohesive and elegant design overall.

- Further study the treatment of the roofline to provide a clearer termination of the building massing and unify the design. Specifically, the proposed open railings at the roof do not appear to serve a purpose and provide an unfinished aesthetic.
- Ensure projecting volumes and materials are placed strategically, respond to interior programming and carry a consistent logic and orientation throughout the design.
- Ensure that the communal open spaces for the project include amenities that will allow for their active use by the residents of the development.

5. FINAL DESIGN REVIEW

A. 1501 E. WALNUT ST (COUNCIL DISTRICT 2) (DHP2023-00404)

Construction of a new four-story, 46,458 square-foot, 83-unit, Single Room Occupancy (SRO) building with one additional caretaker's unit and at-grade parking.

(Case Planner: Edwar Sissi)

Applicant/Owner: Nevis Homes

Architect: Tyler + Kelly Architecture

Public Comment: Y. Avanesian

Commission Comments:

- 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.
- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed and approved by staff prior to installation of finishes.
- 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.
- The Fire Department connections and backflow preventer shall be concealed from public view to the maximum extent possible.
- Identify the location of all ground-mounted or vaulted utilities and ensure they are outside prominently visible locations, and they are screened from public view to the maximum extent possible.
- Where feasible, all mechanical vents shall be routed to the roof, and not through the elevations along the street frontages. If it is not feasible to have these systems hidden from primary façade planes, a thorough analysis of the reasoning for their locations shall be provided for staff review and approval. All vent coverings shall be fully integrated with the design of the building in terms of location, detailing, material, and color.

- Where applicable, scuppers and other exposed water channeling systems shall be specified in detail and location in plan and elevation. To the greatest extent feasible, these drainage systems shall be located on secondary, non-street elevations, and be fully integrated into the design of the building in terms of location, detailing, material, and color.
- The proposed outdoor lighting shall demonstrate compliance with the Outdoor Lighting requirements of PMC Section 17.40.080 including energy efficiency; light shields; avoidance of light spillover onto adjoining properties; not have blinking or flashing qualities or be of unusually high intensity or brightness; and be of appropriate scale, intensity, and height for the use that they are serving.
- A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for building plan check and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19. Prior to issuance of a demolition or building permit associated with this project, the required fencing and signage components of the approved tree protection plan shall be installed, and the project Arborist shall inspect the fencing and signage in the field and shall complete and submit to Design & Historic Preservation (DHP) staff the Tree Protection Certification Form. The tree which shall be protected is tree number 1, as indicated in the project tree inventory.
- All metal finishes shall have a matte, or non-reflective finish and all metal panels shall be a minimum 22-gauge to prevent oil-canning.
- The proposed building address signage shall be composed of a metal finish to complement the metal finishes of the building.
- Provide a detail of the window shutters and how they unfold, slide, or expand to provide shading for the patio window and door systems.
- Commission Recommendations (non-binding):
 - Consider further accentuating the central volume by inverting the current design and having the two flanking volumetric wings protrude outward and providing the two wings with a projecting canopy that wraps their volumes which will make the central volume stand out more.
 - If retained in the current configuration, consider further projection of the of the canopy at the central volume for added volumetric accentuation.

Motion:

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

AYES: Commissioners Sepulveda, Over, Fares, Chiao, Carpenter, and Delgado
NOES: None
ABSENT: Commissioners Rao and Litwin (both Excused)
ABSTAIN: None
APPROVED: 6-0-2

6. COMMENTS AND REPORTS FROM STAFF

Staff updated commission on:

- Panda Inn project
- 710 Fair Oaks project.
- Historic Survey project
- Upcoming agenda items

7. COMMENTS AND REPORTS FROM COMMISSION

8. COMMENTS AND REPORTS FROM COMMITTEES

1. Urban Forestry Advisory Committee - (Carpenter)-None
2. Historic Preservation Commission - (Over) None
3. **Planning Commission** - (Delgado)
 - Reported on upcoming PC meeting 3/27
4. Transportation Advisory Commission - (Litwin) None
5. Arts & Culture Commission - (Sepulveda) None

9. ADJOURNMENT – CHAIR DELGADO ADJOURNED THE MEETING AT 8:30 P.M.



Kevin Johnson, Principal Planner



Michi Takeda, Recording Secretary