



**ACTION MINUTES  
SPECIAL MEETING  
DESIGN COMMISSION  
Tuesday, May 11, 2021**

**SPECIAL PUBLIC MEETING AT 4:30 P.M.  
Virtual Meeting**

**FOR A COMPLETE AND DETAILED RECAP OF THE MEETING, PLEASE LOG ON TO:**  
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

**1. ROLL CALL– CHAIR CARPENTER CALLED THE MEETING TO ORDER AT 4:30 P.M.**

Present: Commissioners, Barar, Chiao, Potter, Sepulveda, Rao, and Carpenter

Absent: Commissioners Sales and Toro (Both Excused)

Staff: Leon White, Ara Maloyan, Kevin Johnson, Amanda Landry, Edwar Sissi and Michi Takeda

**2. APPROVAL OF MINUTES - NONE**

**3. ADVISORY REVIEW**

**A. COLORADO STREET BRIDGE – SUICIDE MITIGATION ENHANCEMENT PROJECT – UPDATE (COUNCIL DISTRICT 6)**

Review and provide advisory comments to the City Council regarding the proposed alternative designs for new barriers on the Colorado Street Bridge. Full scale mock-ups of vertical barrier design options have been installed on the bridge and are available for public viewing and comment.

(Presenter: Ara Maloyan, Director, Department of Public Works)

Public Comments: C. Bogaard, N. Chomsky, Pasadena Heritage, M. Polka, A. Rawlings, M. Schiffman

#### 4. PRELIMINARY CONSULTATION

##### A. 50 ALESSANDRO PLACE – (COUNCIL DISTRICT 6)

New construction of an approximately 60,000 square foot, 4 story medical office building with a parking structure expansion of 4 levels above grade over the existing underground parking structure.

(Case Planner: Kevin Johnson)

Applicant: Meridian Property Ventures II LLC

Owner: Cotton Pasadena, LLC

Architect: HGA

Public Comments: Pasadena Heritage

Commission Comments:

- The overall massing of the proposed office building should be re-studied to better relate to the surrounding context, particularly along Hurlbut Street. As designed, the project is out of scale with its context. If retained in its proposed location (see comments below), consider placing a smaller, lower-scaled volume that better relates to the surrounding context at the southern end of the building, with the northern end being one story higher. A figure-ground study should be conducted to determine an appropriate building footprint that would better relate to the context. The project should not exceed the 50' height limit established in the PD and additional studies of how the building relates to the surrounding context should be provided.
- The location of the proposed office building extending to a largely residential street should be re-considered, as well as the location of the above-ground parking structure. Strong consideration should be given to expanding existing underground parking in lieu of building an above-ground parking structure and to placing the office building along Alessandro Place where it would create a more comfortable campus setting with the existing surrounding medical office buildings. If the parking structure is relocated to the Hurlbut Street portion of the site, consider incorporating a small office space along the street frontage. If relocating the buildings is infeasible, the buildings should be redesigned to provide physical separation between them in a manner that is more consistent with the surrounding context.
- Explore reductions in the size and scale of the parking structure including conducting a parking study and requesting reduction in required parking consistent with the study results, relocating the parking structure to the Hurlbut Street portion of the site with a reduced setback from Alessandro Place, and reducing the square footage of the proposed medical office building.

- Given the need for an amendment to the PD to achieve the proposed building height, consider a height averaging approach that would reduce the height of the portion of the building adjacent to lower-scaled adjacent multi-family residences while increasing the height at another portion of the building, such as the northeast corner entry component. This would serve two purposes – improving compatibility with adjacent development while also creating additional roofline articulation.
- As the surrounding context is not historically sensitive, designing the building to incorporate features of the existing adjacent building is not essential. Study the architectural expression and fenestration of the building to respond to the interior programming while retaining a consistent design logic on all sides of the building. For example, glazing on the east and north elevations could be expanded in response to circulation proposed along those facades. In addition, the southeastern elevator tower should be better integrated into the building massing.
- Further study the design and programming of the adjoining terrace and plaza at the southeast corner of the site to create an integrated, usable space that allows for pedestrian connectivity to the public realm. Consider design elements that would highlight this unique space, consistent with its intended use, while also better engaging with the public realm.
- Study ways to better integrate the design of the parking structure with the campus and deemphasize its appearance as a parking structure, such as incorporating vertical elements, panels, screens, and/or landscape into the exterior facades. Consider incorporating active space into the plaza-facing facade of the building that would better activate the plaza.
- In future submittals, ensure provision of an accurate and complete tree inventory for the entire site, including street trees and trees on adjacent properties that are in close proximity to the property line and including both scientific and common names for all trees and a map identifying the tree locations, numbered to correspond to the inventory. If any protected trees are identified to be removed or are in close proximity to project construction, a Private Tree Removal application and/or Tree Protection Plan will be required.

## **5. CONCEPT DESIGN REVIEW**

### **A. 825 N. LAKE AVE – (COUNCIL DISTRICT 5)**

A façade remodel to an existing commercial shopping center consisting of two one-story buildings and a surface parking lot. No new square footage is proposed for the project.

(Case Planner: Edwar Sissi)

Owner: Andre Movsesyan

Applicant/Architect: Vano Baghdahsarian

Public Comments: NONE

Commission Comments:

- All new stucco finishes shall be specified to have, a smooth or fine sand finish.
- The triangular asphalt area that is a remnant of the proposed new accessible parking space in front of Building-B shall be landscaped with drought-tolerant landscaping including a shade tree. A concrete curb extension shall be constructed to protect and define the enlarged planting bed.
- The existing parking lot located behind Building-B shall be restriped due to the proposed removal of the existing non-compliant accessible parking space, and to provide adequate back-out space for the far south parking spot, and to provide sufficient room for the new ivy planting beds. A concrete curb shall be constructed to protect the new ivy planting beds.
- Aluminum reveals shall be incorporated onto all façade planes receiving a stucco treatment as controlled expansion joints, and façade patterning.
- All existing planter beds shall be cleared and replanted with drought-tolerant plantings. All existing site trees shall remain and be protected in place.
- The proposed stone cladding at the heightened corner elements shall be designed and detailed as load bearing walls, including extending the stonework to the ground to encapsulate a fully protruded volume.
- The proposed metal canopy awnings shall not exceed the length of their respective storefront location.
- Additional storefront openings shall be incorporated into the corner tower element of Building-B at the south elevation.

Motion:

Approve the application for Concept Design Review subject to conditions to be further reviewed during Final Design Review. Moved and seconded by Commissioners Chiao and Potter.

AYES: Commissioners, Barar, Chiao, Potter, Sepulveda, Rao, and Carpenter

NOES: None

ABSENT: Commissioners Sales and Toro (Both Excused)

ABSTAIN: None

APPROVED: 6-0-2

**6. FINAL DESIGN REVIEW**

**A. 274-282 N. OAKLAND AVE (COUNCIL DISTRICT 3)**

The demolition of four non-historic residential units and associated garage structures and construction of a new six-story, 181-unit Single Room Occupancy (SRO) building with 25 at-grade parking spaces.

(Case Planner: A. Landry)

Owner: Josefina Torres Miller Trust

Applicant/Architect: Jim Osterling of CBG/Bridge Financial Advisors

Public Comments: S. Berndt, F. Hayes, and Pasadena Heritage

Commission Comments:

- The applicant shall work with a subcommittee (Commissioners Chiao, Rao) to revise the design and details of the balcony edge/fascia conditions, design of the proposed balcony railings, lighting, screening of equipment on the balconies and general safety measures, to the satisfaction of the subcommittee. The applicant shall also provide revised elevations/renderings that accurately reflect the specifications of the balcony details to the subcommittee as part of this review.
- The roof top sunshades shall be redesigned to better reflect the design inspiration and to more appropriately integrate with the overall design.
- Provide on the final plans locations of gas meters, which shall be screened from public view to the extent allowed by The Gas Company.
- The proposed new street trees shown in the landscape plan are not approved as part of this review. Separate review by the Urban Forestry Advisory Committee and action by the City Manager is required for replacement of public trees.
- 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.
- 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.
- Air filtration systems with a minimum MERV 13 rating shall be incorporated into the design. Filter replacement shall be conducted as recommended by the manufacturer and the manufacturer's recommendations and records of filter replacement shall be maintained onsite for inspection by the City. New residents shall also be provided with educational materials outlining the health risks of long-term exposure to freeway emissions and recommending against opening windows and prolonged use of balconies along the building perimeter. Educational materials shall be submitted to staff for review and approval prior to issuance of a Certificate of Occupancy for the new buildings and new tenants shall be required to sign a document indicating receipt of the materials, copies of which shall also be maintained on-site for future City inspection.

Motion:

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

AYES: Commissioners, Barar, Chiao, Potter, Sepulveda, Rao, and Carpenter  
NOES: None  
ABSENT: Commissioners Sales and Toro (Both Excused)  
ABSTAIN: None  
APPROVED: 6-0-2

**7. COMMENTS AND REPORTS FROM STAFF**

Staff reported on upcoming agenda items.

**8. COMMENTS AND REPORTS FROM COMMISSION**

**9. COMMENTS AND REPORTS FROM COMMITTEES**

1. Urban Forestry Advisory Committee - (Carpenter, Potter) No Report
2. Historic Preservation Commission - (Potter) No Report
3. Planning Commission - (Barar)
  - Reported that the Lincoln Ave Specific Plan was brought to review.
4. Transportation Advisory Commission - (Sales) No Report
5. Arts & Culture Commission - (Sepulveda) No Report
6. Concept Design Review Application Subcommittee - (Toro, Rao, Sales) No Report
7. Las Encinas Psychiatric Hospital & Barn Subcommittee - (Carpenter, Barar) No Report
8. 100 West Walnut St. Subcommittee (PARSONS) - (Toro, Chiao) No Report
9. Olivewood (North and South) Subcommittee - (Chiao, Sales) No Report
10. 1336 E. Colorado Blvd Subcommittee – (Chiao, Potter, Sales) No Report

**Projects on Hold**

11. 3200 East Foothill Boulevard (SpaceBank) - (Chiao, Carpenter)
12. 130-140 N. Fair Oaks Avenue Subcommittee - (TBD, TBD, TBD)
13. 1539 East Howard St. (EF Academy) – (Toro, Chiao, TBD)
14. Design Awards Subcommittee – (TBD, TBD)

**10. ADJOURNMENT – CHAIR CARPENTER ADJOURNED THE MEETING AT 10:55 P.M.**



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Leon White, Principal Planner



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Michi Takeda, Recording Secretary