



# Special Meeting AGENDA

## Ad-Hoc Downtown Project Advisory Committee

Amedee O. "Dick" Richards, Jr., Council Chambers  
1424 Mission Street

Wednesday, August 21, 2013 6:30 p.m.

Members: Anita Artukovich, Frank Catania, Ellen Daigle,  
John E. Fisher, Stuart Morkun, Jack Pettee, Odom Stamps,

Council Liaisons: Marina Khubesrian, M.D., and Philip C. Putnam

### Call to Order

Roll Call  
Pledge of Allegiance

1. Public Comment
2. Review and approve minutes of the May 29, 2013 meeting
3. Next Step in Design Charrette – Presentation by Genton Property Group and Design Team
4. Update on Contested Parcel Status (*oral report by Kimberly Hall Barlow, Assistant City Attorney*)
5. Introduction of Ken Hira, Kosmont & Associates, Inc. (*presentation*)
6. Project Overview and Next Steps (*presentation*)
7. Next meetings: September 12, 2013 and September 26, 2013
8. Public Comment

### Adjournment

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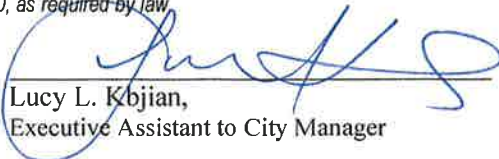
#### Accommodations



Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 403-7230. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of the City Hall at 1414 Mission Street, South Pasadena, CA 91030, as required by law.*

8-16-13  
Date

  
Lucy L. Kbjian,  
Executive Assistant to City Manager

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## MEETING MINUTES

### Ad-Hoc Downtown Project Advisory Committee

Wednesday, March 29, 2013  
6:30 p.m.  
Library Community Room  
1100 Oxley Street, South Pasadena

#### Attendees

Committee Members: Anita Artukovich, Frank Catania, Ellen Daigle,  
John Fisher, Stuart Morkun, and Jack Pettee

Committee Members Absent: Odom Stamps

Council Liaisons: Philip C. Putnam and Marina Khubesrian, M.D.

Staff: Sergio Gonzalez, City Manager  
Hilary Straus, Assistant City Manager  
Kimberly Hall Barlow, Assistant City Attorney  
John Mayer, Senior Planner  
Lucy Kbjian, Executive Assistant to the City Manager

#### Call to Order

The special meeting was called to order at 6:44 p.m. by Chair Catania. Executive Assistant Kbjian called the roll.

#### 1. Public Comment

Michael Cacciotti, Councilmember, made comments on the Governor's 0% vehicle emissions mandate by 2025 and pending legislation, Assembly Bill 1092 (Levine), which will require electric charging infrastructure for new developments.

#### 2. Review and approve minutes of the April 11, 2013 meeting

Committee Member Daigle asked for clarification on the minutes related to the structure at Hope and Mound, noting she was not present at the last meeting.

Vice Chair Artukovich made a motion to approve the minutes, seconded by Committee Member Fisher. By voice vote, five ayes, one abstention (Daigle), and one absent (Stamps), the minutes were approved.

#### 3. Presentation of revised site plan and discussion of next steps

Jonathan Genton of Genton Property Group, LLC ("Developer"), made a presentation reviewing changes to the project approved by the Committee at its last meeting. He said the proposals were studied and it was determined that Proposal E (Hope and Mound structure) is not feasible from both an economic and environmental perspective.

#### **4. Status on Owner Participation Agreements**

The developer also discussed how he has reached out to property owners. He showed a slide which listed these properties and the extent of which he has been in discussions with the property owners regarding Owner Participation Agreements and in some cases Purchase and Sale Agreements.

Committee Member Fisher had a question regarding properties located on Fair Oaks. The developer clarified his intent to acquire certain properties while leaving some intact, and involving properties in the project if their owners so desire.

Judy Bergstresser, a member of the public, had a question regarding the developer's intention to with the façade of the properties on Fair Oaks. Also made comments on the alley behind the businesses on Mission Street and the pedestrian crosswalk on Fair Oaks Avenue. The Developer responded.

Committee Member Daigle requested materials for the meeting be distributed before the meeting.

Vice Chair Artukovich asked about ingress/egress issues on Mission. The Developer said the traffic studies have yet to be completed. Part of the process is to do environmental review of modifications to see if the changes have additional impacts. Assistant Planner John Mayer responded that all of the changes to the project will be submitted to the Planning and Building Department for review when the Developer submits a modified Plan Development Permit Application. The analysis will be shared with the public.

Committee Member Daigle question on planning and design review. Senior Planner Mayer responded that the Developer will be required to submit modifications for Design Review as part of the Plan Development Permit process.

Committee Member Daigle asked if a comprehensive parking study will be done that will include all of Mission Street. She expressed concern about another project being done on the other end of Mission Street. Senior Planner Mayer responded that the Developer will first need to submit his application for review before any determination can be made whether a parking study would be needed.

Committee Member Fisher asked whether the initial environmental analysis considered the bulb-out and loss of lane at Mission Street. Senior Planner Mayer responded that it did not. Committee Member Daigle commented on the need for adequate parking and said she will lobby for a parking study.

#### **5. Public engagement strategy**

Assistant City Manager Straus referenced a document outlining the public engagement strategy. The "Three Rings of Public Engagement" included individual meetings with property owners, public meetings and community outreach through various outlets including social media. The document was made available to the Committee and the public at the meeting.

Committee Member Daigle suggested staff be present at property negotiations with private property owners.

Vice Chair Artukovich had a question on Owner Participation Agreements. She said stores along Fair Oaks that are not going to be part of this project will be impacted and suggested the developer make an effort to speak to owners and tenants to get them engaged.

## **6. Presentation of design charettes**

David Goodale, Gonzalez Goodale Architects (“Architect”), made a PowerPoint presentation. He said the presentation will review ideas as the project is still in the planning phase, and no physical design work in terms of the character of the buildings has been done.

The Architect’s presentation included a brief background on the firm; how the project will work, how it will flow in terms of pedestrian activity and parking; the scale, components, character and materials for the project. He said he would like to receive input from the Committee and the public in terms of these issues.

Questions and comments from the Committee and the audience were received.

Bianca Richards, a member of the public, commented on the Gold Line and asked about bicycle parking.

Joanne Nuckols, a member of the public, asked about having mature trees in the plaza. The Architect said from a design standpoint, the more mature trees the better. Mrs. Nuckols also said she liked the Pedestrian Bridge connecting the two buildings.

Committee Member Daigle wanted clarification regarding the old plans and the changes. The Architect said the entitlement program is the same, with retail on the ground and residential on the upper levels. The look of the project will be different than the Decoma project.

Howard Spector, a member of the public, said he was intrigued by presentation. He asked if public art would be incorporated as part of the process, both installations of art and opportunities for art activity. The Architect said that this was certainly considered and will continue to be considered.

Council Liaison Khubesrian had questions on the vertical designs shown in the presentation. She asked if verticality could be achieved while still having setbacks and asked about the functionality of the patio. The Developer responded.

Committee Member Fisher shared an opinion on the design elements. He said he liked the emphasis on verticality, even with a horizontal building. He said the use of traditional materials is important; a mix of brick, stucco, stone or cast stone. He suggested the storefront look along Mission Street and Fair Oaks reflect the traditional look that is predominant through the City, and the courtyard could have a more modern look. He also asked that the pedestrian crossing be very carefully considered for traffic safety purposes.

Chair Catania made a comment on the water feature in the public square area.

Vice Chair Artukovich made a comment on the alleyways, particularly from Fair Oaks into the plaza, she said she loved depictions of narrow walkways and alleys with vibrant activity on both sides. She asked for something interesting in the alley to engage people. The Architect responded.

Gretchen Robinette, a member of the public, said she was pleased with the narrow alleyways which were reminiscent of European cities. She had a question regarding housing for seniors. She also asked about any plans to accommodate the Rialto. The Architect said the alleyway that runs south is intended to help activate the Rialto. The Developer made comments on contributions to the Rialto. The Developer said there will be 12 units available for seniors on Parcel C.

Becky Thompson, a member of the public, commented on the possible expansion of the Mission Street Specific Plan and asked how the Architect felt about design restrictions. She felt very strongly that the façade should have traditional details and finishes. She said the interior can be more creative, soulful, fun and modern. The Architect responded. Council Liaison Khubesrian commented on the combination of brick and stucco used in buildings on Mission Street.

Judy Bergstresser said she was for the setbacks. She advocated for the penetration of retail space facing the plaza and not just pedestrian passage. She commented on the elevator in the center of the plaza. The Architect responded. She also asked for no halogen lighting.

Diana Mahmud, a member of the public, was in support of the traditional exterior, avoiding a flush façade. She said the setbacks will assist the Architect in achieving the traditional look. With respect to construction, she asked for an environmental friendly design. She also commented on the water feature and expressed concerns regarding its maintenance.

Clarice Knapp, a member of the public, commented on the Mission Street Specific Plan and how it dealt with fenestration, the rhythm of doors and windows to the street, and the verticality. She said she appreciated the patio for residences. She also commented on mistakes on other projects. Regarding alleys she said creative features such as ficus plants, benches and windows on the walls, can make these spaces charming.

Vice Chair Artukovich asked about public areas and confirmed that the Developer would own these areas. She asked if there will be a CC&R (covenants, conditions and restrictions) to preserve, manage and maintain the areas. The Developer made comments; he said there will be such agreements.

Harry Knapp, a member of the public, said the crosswalk/midblock should be taken out for safety reasons.

There was a question from the audience regarding the type of businesses that would be in the

project. The Developer responded. He said permitted uses would be determined by the City but what business/company goes in and how the space is divided will be up to the Developer.

Judy Bergstresser asked about the corner of Mission Street and Fair Oaks Avenue where Citizen's Bank is currently. The Developer responded.

Assistant City Attorney Kimberly Hall Barlow said that the Disposition and Development Agreement, currently under negotiation, will include a list of prohibited uses.

Ross Silverman, a member of the public, asked about types of tenants such as mom-and-pop retail and chain retail. The Developer responded that part of his job is to bring something interesting and durable, experienced retailers but not necessarily chains.

Council Liaison Putnam commented that it is not the City's function to tell what tenant to include/exclude in a private property.

Chair Catania said there was a request for the Committee and staff seated at the table to introduce themselves.

#### **7. Next Steps**

Chair Catani announced the next meeting was scheduled for July 16, 2013, where there will be further discussion of design and other items.

Committee Member Daigle requested an update on the contested parcel. Assistant City Attorney Kimberly Hall Barlow responded.

Council Liaison Putnam requested the next meeting be televised. Assistant City Manager Straus said staff will look into video recording the next meeting. Executive Assistant Kbjian said the meetings have been audio recorded and archived, and copies can be obtained at the City Clerk's Office.

#### **Adjournment**

There being no further business, Chair Catania thanked everyone for coming. Without objection, the meeting was adjourned at 8:43 p.m.

Respectfully submitted:

Approved By:

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Lucy L. Kbjian  
Executive Assistant to the City Manager

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Frank Catania  
Chair

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August 12, 2013

Attn: Chairman Catania and Committee-Members  
Ad Hoc Downtown Advisory Committee  
c/o **City of South Pasadena**  
1414 Mission Street  
South Pasadena, California 91030

Subject:  
**South Pasadena Downtown Revitalization Project**  
Gonzalez Goodale Project No.: 12676

Dear Chairman Catania and Committee-Members:

This transmits in your care - for the Ad Hoc Downtown Project Advisory Committee - the attached materials:

- A matrix indicating the major member and public comments regarding the overall planning concept - as well as our draft responses to these comments.
- A draft Guiding Principles statement for the project. This is our summation of what we heard into a global, guiding, conceptual framework for the project. We anticipate this document to be further crafted to insure the Advisory Committee's conceptual intent in guiding the project's development.
- The overall project site plan.
- Project flow chart.

In addition to these materials, for the meeting of August 21, we will also be providing power-point and easel-mounted boards of 3-dimensional conceptual images for the project, as well as site plan details responding to some of the Committee recommendations.

The images will be character studies of the project from 4 critical viewpoints:

1. Approaching the project's entry lane at the bridge/entry arch off of Mission Street, showing the character of the Mission Street storefronts.
2. Approaching the project's entry lane at Fair Oaks, showing the Fair Oaks corner element and the character of the lane adjacent to Chuck's.
3. Viewing west along El Centro, showing the senior / mixed use residential building on the south side of El Centro, the mixed use retail/residential on the north side, and the character of the re-shaped street, parking, and landscape.
4. Viewing the main town square from the west, showing restaurant terrace, site elevator and landscaped courtyard down to parking, and combined performance platform/water play area.

We look forward to further productive and creative interaction with the Committee on the August 21st.

Sincerely,



**Gonzalez Goodale Architects**  
David L. Goodale, AIA Architect  
Principal

# DOWNTOWN PROJECT

MEMBER AND PUBLIC COMMENTS / RESPONSES

MAY 29 2013 AD HOC COMMITTEE MEETING

PROVIDE FOR BICYCLE ACCESS AND PARKING	WILL SHOW IN DETAILED SITE PLAN
MAXIMIZE THE MATURITY OF NEW TREES PLANTED	TO FOLLOW IN SPECIFICATIONS
BRIDGE / ENTRY ARCH FROM MISSION STREET WAS WELL RECEIVED	-
PROVIDE OPPORTUNITY FOR PUBLIC ART	PENDING DISCUSSION & SITE-SPECIFIC INTEGRATION WITH ARCHITECTURE
MID-BLOCK MISSION STREET CROSS-WALK IDEA VIGOROUSLY QUESTIONED: GARAGE EXIT, TRAFFIC BACK-UP AT FAIR OAKS & RAIL CROSS RESPECTIVELY, OVERALL SAFETY	WILL TAKE UNDER ADVISEMENT AND CONFER WITH PUBLIC WORKS/TRAFFIC
IF ACTIVE, CHILDRENS' WATER FEATURE: CONFINE TO A WELL-DEFINED, SEGREGATED ZONE WHERE NEITHER NOISE NOR WIND-BLOWN WATER WILL BECOME A NUISANCE	WILL SHOW IN SITE PLAN
SHARE COMPARATIVE TOWN SQUARE SPACES FOR COMMUNITY UNDERSTANDING	WILL SHOW SITE PLAN/AERIAL
GENERAL CONCURRENCE WITH THE IDEA OF VERTICAL STOREFRONT RHYTHMS THAT REINFORCE EXISTING STOREFRONT CHARACTER (NO OVERLY LONG, HORIZONTAL UNINTERRUPTED 'BLOCKS')	SEE CONCEPT SKETCHES
AT SAME TIME, ESPECIALLY FOR 3 - STORY RESIDENTIAL, CONSIDER SETBACK OF RESIDENTIAL FROM STOREFRONT 0-SETBACK LINE.	SEE CONCEPT SKETCHES
SOME COMFORT WITH PREDOMINANT MATERIALS THAT ARE TRADITIONAL, (BRICK, PLASTER, CAST STONE), MIXED WITH NEW MATERIALS.	SEE CONCEPT SKETCHES

<b>ENCOURAGEMENT OF HIGHER MASS AND/OR PORTAL AT RETAIL ENTRYWAYS</b>	<b>SEE CONCEPT SKETCHES</b>
NARROW ALLEYS ARE POTENTIALLY RICH/INTERESTING, BUT NEED CHARM IN THEIR DEVELOPMENT..... GLASS AT CHUCK'S OR ENGAGING LANDSCAPE	SEE CONCEPT SKETCHES
FOCUS ON CONNECTIONS BETWEEN CORE OF PROJECT AND RIALTO AND THE SENIOR RESIDENTIAL COMPONENT	SEE CONCEPT SKETCHES; WILL BE PROVIDED IN SITE PLAN DETAIL
AVOID CURRENT NEW/OLD CLICHES (EXPOSED STEEL EYEBROWS, CABLES). IF INTERNAL MORE CONTEMPORARY, KEEP IT SOULFUL, A 'MISHMASH', NOT SLICK. MAXIMIZE VARIETY AND DIVERSITY OF THE ARCHITECTURE.	SEE CONCEPT SKETCHES
TRY TO GAIN AS MUCH RETAIL FRONTAGE INTO INTERNAL SPACE AS POSSIBLE.	SEE CONCEPT SKETCHES; SITE PLAN DETAIL
BE ATTENTIVE TO ENVIRONMENTAL PERFORMANCE, PASSIVE SOLAR, WINDOWS IN SETBACKS OR COURTYARDS FOR SUN, NOISE, AIR, TRAFFIC PROTECTION.	SEE CONCEPT SKETCHES.
<b>DEVELOP BUILDING FORM TO HAVE RICH INS AND OUTS, RECESSED ENTRIES.</b>	<b>SEE CONCEPT SKETCHES.</b>
INSURE THAT MATERIALS OF CONSTRUCTION AND SITE WORK ARE BOTH OF HIGH DURABILITY TO INSURE LONGEVITY AND SUSTAINABILITY OF PERFORMANCE	SEE CONCEPT SKETCHES; FURTHER RESPONSES IN SPECIFICATIONS
IF MORE CONTEMPORARY, LESS TRADITIONAL ARCHITECTURE ELEMENTS, THEY SHOULD BE FOCUSED IN COURTYARD AREAS, NOT ON PUBLIC RIGHT OF WAYS	SEE CONCEPT SKETCHES

**CATEGORY RANGE OF COMMENTS**

Site Planning & Architectural Planning	Site Detail	Landscape & Sustainability	Architectural Massing & Profile	Architectural Character & Materials

# GUIDING PRINCIPLES DOWNTOWN PROJECT

**JULY 12, 2013 / DRAFT**

## AD HOC DOWNTOWN PROJECT ADVISORY COMMITTEE

1. Insure an overall environment that is pedestrian and bicycle-friendly in the scale of circulation and open space, in the maximization of glazed storefronts, and in the richness of both architectural and site materials and details (architectural finishes, lighting, signage, seating, sun protection, landscape, art, etc.).
2. Foster maximum pedestrian connectivity between the project and the existing context, including Mission, Mound, Fair Oaks, and El Centro (exercising caution and City collaboration with mid-block crossings). Insure senior housing component is well-connected to the whole of the project; and encourage connection between the project and possible future re-development of the Rialto Theater.
3. Emulate the level of detail, diversity, charm, and intimacy that is evident throughout the existing downtown streetscape. Employ compatible, traditional materials and styles, especially on public street frontages.
4. Reflect the particulate, individualized vertical storefront rhythms of the existing downtown streetscape, including the ins and outs of their storefronts, and the character of their dimensionally high, glassy entry portals.
5. Where building mass exceeds one and two-story datum-line of surrounding context, step the upper-story residential portions of the project back from the sidewalk line, in part or in whole.
6. Emphasize appropriate use zoning /discretion so that diverse, parallel activities don't compromise each other (e.g. children water play and outdoor dining).
7. Perform for environmental sustainability, not only in technology, but in passive planning, providing such features as sun-protected openings, traffic and sun-protected rooftop niches and courtyards, and overall solar planning. Provide durable materials that will insure a low-maintenance sustainability for the project's architecture.



# PROJECT FLOW & REVIEW ROLES

## SOUTH PASADENA DOWNTOWN REVITALIZATION PROJECT

