

MEETING MINUTES

Ad-Hoc Downtown Project Advisory Committee

Wednesday, May 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 Catania 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.

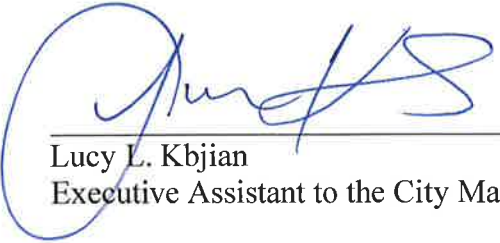
Council Liaison Putnam requested the next meeting be televised. Assistant City Manager Straus said staff will look into video recording the next meeting. Executive Assistant Kbjian said the meetings have been audio recorded and archived, and copies can be obtained at the City Clerk's Office.

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:



Lucy L. Kbjian
Executive Assistant to the City Manager



Frank Catania
Chair