

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION
MINUTES OF THE REGULAR MEETING**

**MONDAY, JANUARY 25, 2016
7:00 P.M.**

CALL TO ORDER: Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:04 p.m.

COMMISSIONERS PRESENT: Commissioner Cheng

COMMISSIONERS ABSENT: None

STAFF PRESENT: Senior Planner Larissa De La Cruz, Consultant City Architect Dale Brown, and Design Review Commission Secretary Jolie Liev.

NEW BUSINESS:

- 1. 506 W. Las Tunas Dr.
Planning Case No. PL-15-093
Applicant/Architect: Kollin Altomare Architects**

Project Summary: This is an update for a proposed commercial building, which includes approximately 10,840 sq.ft. of retail and 78,390 sq.ft. of office space.

Staff Recommendation: Staff recommends that the Design Review Commission review and provide feedback to the applicant.

Senior Planner Larissa De La Cruz presented 506 W. Las Tunas Dr.

Mr. Brian Husting of Kollin Altomare Architects presented the project. He stated it is staying the same size as previously presented. He also added that clients are still trying to find tenants. They are struggling to attract chain restaurants.

Mr. Husting also stated that there is no connection from Las Tunas to Santa Anita. There is no entrance, which should encourage people to use the parking structure. They created 30 office condos. The owner reserved the 5th floor for himself for a plastic surgery center. They are going to keep the parking structure about 6 feet from Padilla St. This is required for additional rendering which is something to stop cars from hitting the lobby.

Mr. Husting added its less impact from sound and from light. He referenced to A16 – Exterior material is metal frame with tinted glass.

DRC RESPONSE:

Chairperson Nadolney asked about material on the garage facade. Mr. Husting stated it's facing to the west, neighbors and parking structure.

Chairperson Nadolney asked if the panel is horizontal and the shadowing affect. Mr. Husting confirmed.

Chairperson Nadolney stated to be careful and not do too much. Mr. Husting stated it will be green and will look more elegant.

Chairperson Nadolney asked for the minutes from the joint commission meeting. She does not quite remember all the details from the last time Mr. Husting presented.

Senior Planner Larissa De La Cruz said we do not have the minutes from that meeting tonight, but can get them for Chairperson Nadolney.

Commissioner Cheng has questions on diagram A13. He would like Mr. Husting to help them understand the glass balcony and lower level. Mr. Husting said there is glass above the balcony.

Commissioner Cheng asked if they tried to have one glass rail. Mr. Husting said they did not try, but can take a look at that.

Chairperson Nadolney asked if the material in the parking garage a panel or stucco. Mr. Husting answered they have not reach that point yet.

Chairperson Nadolney stated the illusion looks like it's made of stone. Mr. Husting stated in diagram A22, the windows are expressed differently, they are more unifying.

Commissioner Cheng asked about the corner circular stone work at the lobby. He stated there is an opportunity there for artwork and sculptures.

Mr. Husting said they will have ideas for artwork at a later time, and also opportunity for landscaping.

Commissioner Cheng asked if there is a handicap rail on the main entrance of Las Tunas. Mr. Husting replied no there is not one.

Chairperson Nadolney stated there should be a better solution to that handicap rail. There should be a way to incorporate it into the entrance. Mr. Husting said they could add landscaping. Chairperson Nadolney suggested that landscaping will block the handicap sign.

Commissioner Cheng agrees with Chairperson Nadolney. Commissioner Cheng added, for a medical office they need to treat the handicap the same like any other person.

Consultant City Architect Dale Brown asked about the ramp on the other side. Chairperson Nadolney stated the two can be incorporated.

Commissioner Cheng stated again, for a medical office, it is very important to have a handicap ramp.

Mr. Brown stated there are lots of options to flip the ramp and incorporate it with the restaurant at the front of the building. Commissioner Cheng emphasizes again how important it is to accommodate, make adjustment in the front area of Las Tunas. He stated the builder need to keep in mind that because it is going to be a medical building that they need to take care of the handicap people.

Mr. Brown commented on the main body of the building. He said it was nicely executed. Mr. Brown asked about the glazing on the northwest corner and turning it into a solid element. Chairperson Nadolney likes to see it not looking so big.

Mr. Husting would like to come back for the February 22nd meeting and present on this project again.

Mr. Husting reference to diagram A31, the glass light wall. It will look spectacular at night. Chairperson Nadolney prefers more of the kinetic wall. She asked if it should be lit, and stated it would not be appropriate for restaurants to be lit and into a sign.

Commissioner Cheng noted to be careful with having the dripping water onto the wall element. He stated something like this always fail at the end. It would be difficult to try and keep the water clean. He also added to refrain from using water when building anything relating to the healthcare industry.

Mr. Husting presented on a variety of ways to reduce traffic from Santa Anita and Padilla St. He went over the four options they have incorporated in their design.

Option 1: Emergency vehicle gate. Put a gate in to completely close off Padilla. Only open the gate for emergency vehicles.

Option 2: Make Padilla a one-way and open onto Santa Anita street. Residents can go east, but cannot enter thru the west side.

Option 3: Close of Padilla and add retractable bollards.

Option 4: Have a temporary plater/closures.

Mr. Brown asked about the parking on Padilla street. Are there parking on both side of the streets? Mr. Husting said yes.

Commissioner Cheng asked if police, fire and engineering looked at these plans. Mr. Husting answered no.

Chairperson Nadolney opens up for public comments. She would like to get residents feedback on Padilla street, parking, and the access.

Senior Planner Larissa De La Cruz asked everyone to sign in with their name and address whether they will be speaking up tonight or not.

COMMENTS FROM THE PUBLIC:

Mr. Kevin Diep, 532 Padilla St., San Gabriel, voiced his concerns. He stated his house is sharing a retaining wall to the medical building. On the weekdays, from Monday to Friday, there is very heavy traffic. Cars are parked there every day. He has seen people injured. There are always people walking and biking on that street. He has seen people fight over parking. He has seen trash and filth being left behind. Sometimes the neighbors go over and pick up trash even after complaining to the medical building. Mr. Diep foresees a lot of traffic. He would like to be updated on the next meeting. He addressed the constant pollution and constant buzzing of the existing mechanical equipment in that area.

Out of the four options offered by Mr. Husting, Mr. Diep likes option 1 and 3. He likes the idea of blocking off the streets. He thinks it's great to separate residents from commercial. He stated there is not enough parking to accommodate residents. He suggested the city should implement a parking permit to park on Padilla so that only residents can park on that street. This is causing more of an impact to their lives.

Chairperson Nadolney stated any of the four options would not prevent people from parking on Padilla. Vehicles cannot get in, but people can still park on Padilla and walk over. She suggested they need a combo of closure and street parking permit to prevent this from happening.

Senior Planner Larissa De La Cruz stated police, fire, and engineering have not seen this plan. This is the first time tonight seeing this.

Chairperson Nadolney stated a good point was brought up with the noise level.

Mr. Diep stated if something malfunctions, they will be stuck hearing those noises which will prevent them from sleeping.

Commissioner Cheng asked if the current problem is with the parking lot not being sufficient.

Mr. Diep and neighbor (did not state his name) stated no one wants to pay \$1 for parking. They rather park on the streets and walk over. Another neighbor stated street parking should be for residents only.

Chairperson Nadolney stated she does not think mitigation will work unless parking issues are fixed. Commissioner Cheng stated if the owner charged for parking that people will park on the streets. Ms. Larissa De La Cruz stated the parking permit need to be approved by council.

Mr. Thomas McCaffrey, 548 Padilla St., San Gabriel, agrees with Mr. Diep on lots of trash on the streets, the pollution, and on the noise level there. He stated that Padilla Street is historic, and by putting in a four story parking structure will change the character of that street. He suggested the builder add more trees to hide the parking structure. He does not mind paying for an annual parking permit. He also would like the city to change the street parking hours from 2-hour parking to 1-hour parking.

Mr. Brook Levensgood, 536 Padilla St., San Gabriel, agrees with the other neighbors. Need to have Padilla Street block of somehow to avoid the heavy traffic and noise pollution.

Mr. Luis Colcol, 556 Padilla St., San Gabriel, agrees with Mr. Levensgood to close off Padilla Street for safety. He wants the street to be theirs. Mr. Colcol praised the builder for providing options to close off the street and think about the residents' safety.

Mr. Craig Pedersen, 501 Colman St., Altadena, CA, stated he lives outside of San Gabriel. However, his mother lives on Padilla Street, he agrees with all the residents there. He feels we need to preserve the integrity and value of Padilla Street. If the neighborhood is not preserved they will have to move to South Pasadena or nearby cities. Mr. Pedersen stated if parking is free, this may deter some people from parking on the streets. He also suggested since Padilla is a cul-da-sac, the builder can give it a park-like look with trees and landscape to create a buffer.

Mr. Husting requested that free parking is not part of the condition. He stated everyone will park there if the parking is free. It is designed for people who are using the facility. He asked not to make it a condition to approve. He asked to let the owner decide on this.

Mr. Brown suggested no cost for parking. However, they just have to control the people getting out of the parking lot.

Mr. Simon Flores, 547 Padilla St., San Gabriel, is concerned with safety. He stated there are lots of elders walking on the streets and there are also schools nearby. This project will increase traffic and he's concerned about safety for elders and kids.

Chairperson Nadolney asked Mr. Husting if they could shift the exit closer to Santa Anita Street. Mr. Husting said there could be some sort of flexibility and that they may need more real estate.

Mrs. Ellen Levengood, 536 Padilla St., San Gabriel, asked that we facilitate the traffic problem. She added there is a way to loop the traffic signals, like a system for the signals. She suggested entering, looping around, and exiting the same way to Las Tunas. Mrs. Levengood agrees with her neighbors, and would like to keep the historic feel, especially on their neighborhood.

Chairperson Nadolney asked Mr. Husting if they can enter and exit onto Las Tunas. Mr. Husting replied yes.

Mrs. Jeanette Diep, 532 Padilla St., San Gabriel, is a stay at home mom. She stated she sees people pulling in and out of their driveway all the time and fear for the safety of her kids. She asked if Padilla Street can be closed off and making it a permit only parking on that street.

Ms. Sandy Pedersen, 551 Padilla St., San Gabriel, stated they already have parking and pedestrian problems. She asked the entrance and exit to be away from their street.

Mr. Jamie Garcia, 531 Padilla St., San Gabriel, stated he does not know why there are buildings being built everywhere. He stated trucks are parked everywhere and there are paints everywhere. He has seen so many tickets given on Padilla for going over the 2-hour parking time limit.

Chairperson Nadolney closed comments for this particular item. She stated there will probably be many meetings regarding this item. She encouraged residents to show up to the Planning Commission meetings when this item is on the agenda.

Ms. De La Cruz stated the item is at the conceptual design stage. Everything needs to be accepted by the city. The concept, design, and environmental need to be looked at. It takes about 30 days for the review to complete. We do not have a timeframe at the moment. Ms. De La Cruz asked everyone to make sure they sign in whether they are speaking or not. She asked to include their email address and will keep everyone who provided their email address updated on this item.

2. 220 S. San Gabriel Blvd.

Planning Case No. PL-15- 074

Applicant/Architect: Kollin Altomare Architects

Project Summary: This is an update for a proposed mixed use development, which includes 52 residential units and approximately 33,755 sq.ft. of commercial space.

Staff Recommendation: Staff recommends that the Design Review Commission review and provide feedback to the applicant.

Senior Planner De La Cruz presented 220 S. San Gabriel Blvd. The concerns with this project are density and compatibility. She asked commissioners to look at the four different options.

Mr. Brian Husting presented the project. He stated at the last meeting DRC mentioned the project was too massy. They are trying to remove some of the mass.

Commissioner Cheng commented on the overall design. He stated it is probably the best site layout he has ever seen. He likes that it pushed residential back by 20 feet. Mr. Husting said yes, and that it is pushed back about 15-20 feet and added there is a balcony.

Commissioner Cheng commented on the overall direction and likes where it is going. Mr. Brown stated the setback makes a lot of sense. Mr. Husting said they are trying to find the right balance.

Mr. Brown commented on not seeing any parking plans and overall parking depth. He also added there is a missed opportunity in the corner area.

Chairperson Nadolney liked that everything is pulled back from the neighborhood. She suggested to Mr. Husting to look into the roof space, take a look at the three corner units, and find a better resolution for these areas. Their work is fine and she loves the setback. Chairperson Nadolney asked if the landscape area the same as the property. She stated setting back is a great idea and asked if the density is going through planning. Ms. De La Cruz said yes and touched on FAR. The requested FAR is 1.61, the required is 1.0.

Mr. Husting asked for feedback as soon as possible. Ms. De La Cruz stated DRC only look at the design.

Mr. Husting questioned some hear say regarding other big projects in San Gabriel. Ms. De La Cruz stated there is a vacant nursery site in the area. However, there are no proposals on this property just yet.

Mr. Husting asked how they resolve the issues they are having and want to make sure they are not wasting their effort on this. Ms. De La Cruz said they need to have the FAR. She suggested for Mr. Husting to begin doing outreach and getting the community more involved. She added this would be a good place to share the concept and have a buy in with the city and commissioners in going the right direction.

Mr. Husting asked if there would be any benefits in going before the Planning Commission. Ms. De La Cruz again recommended more community outreach and to do this first then going before Planning Commission.

Commissioner Cheng added he got the basic concept. PC will want to see how the building will look like before laying this out to the community. The feedback is the same from earlier. Just address the trash, traffic, and noise issues.

Mr. Husting asked if the county planners should be notified as part of the outreach. Ms. De La Cruz said yes, and we will notify them.

Mr. Husting wanted to make sure they are going the right direction. Mr. Brown stated in regards to the aesthetic, they should have a more restrained approach. He stated by putting more material will just complicate it. Commissioner Cheng still recommends they just need to involve the corner area.

DRC ACTION: NONE

APPROVAL OF MINUTES:

Commissioner Cheng made a motion to approve the minutes for the meeting on December 21, 2015. Chairperson Nadolney seconded the motion. The minutes were approved.

COMMENTS BY STAFF:

None

COMMENTS BY COMMISSIONERS:

None

ADJOURNMENT:

Chairperson Nadolney adjourned the meeting at 9:28 p.m. to a regular Design Review Commission meeting on Monday, February 22, 2016 at 7:00PM.

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The complete text of the Design Review Commission meeting minutes is available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

Marla Nadolney, Chairperson
San Gabriel Design Review Commission

ATTEST: _____
Jolie Liew
San Gabriel Design Review Commission Secretary