

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION**

**MINUTES OF THE REGULAR MEETING
MONDAY, JUNE 3, 2013
7:00 P.M.**

CALL TO ORDER: Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:00 p.m.

COMMISSIONERS PRESENT: Chairperson Nadolney and Commissioner Cheng

COMMISSIONERS ABSENT: None

STAFF PRESENT: City Planner Mark Gallatin, Associate Planner Larissa De La Cruz, City Architect Representative Doug Joyce, City Landscape Architect Greg Clark, and Design Review Commission Secretary Jackie Wong.

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

- 1. 416 E. Las Tunas Drive
Planning Case No. PL-12-026
Applicant: Michael Carson (Colliers International)
Architect: McKently Malak Architects**

Project Summary: This application is for a Precise Plan of Design for which the applicant is proposing to develop a mixed-use commercial, residential, and live/work units project.

Associate Planner Larissa De La Cruz presented the report. City Architect Representative Doug Joyce shared his findings in several areas which included: balance; detail; substance; integrity, transition; and character. City Landscape Architect Greg Clark shared his findings regarding the proposed planting design and encouraged use of low maintenance plants. He expressed concerns about tree spacing considerations, narrow borders, and the use of large-branched and large-canopied trees due to the buildings next door.

Staff Recommendation: Staff recommends that the Design Review Commission (DRC) **APPROVE** Planning Case PL-12-026 contingent on approval by the City Council.

The Commissioners approved the application with minimal refinements. They asked the project team to re-examine the ramp system into the basements and how it affects the pedestrian crossing. Additionally, they asked the applicant to address signage for the live-work units in the Master Sign Program before the DRC approves it.

DRC ACTION:

Commissioner Cheng made the motion to approve the project as presented. Chairperson Nadolney seconded the motion. The motion was unanimously approved.

2. **221 E. Valley Blvd.**
Planning Case No. PL-12-010
Applicant: Pacific Lion, LLC
Architect: Kollin/Altomare Architects

Project Summary: The applicant is proposing to construct a 316 room hotel. Staff identified a number of portions of the design which were recommended for further refinement during the pre-application review stage. The project architects maintained that their treatment of these design aspects fulfills the intent of the City's design guidelines. Staff recommended that these aspects be presented to the DRC so that the Commission could preview the project and provide direction on the extent to which the City's design guidelines are being met by the proposed design.

City Planner Mark Gallatin presented the report. City Architect Representative Doug Joyce presented concerns about the corner issues, the suggested change of color for the base surrounding the building, and options for the wall and façade art were discussed to help give the building more prominence from the street.

Staff Recommendation: Staff recommends that the Design Review Commission review the plans and provide direction to staff and the project architects.

DRC RESPONSE:

The DRC was receptive to the alternate design as presented. The Commissioners felt that the revised design will be an iconic addition to Valley Boulevard. The applicant will present a further revised design to the DRC on June 24, 2013 before submitting the final plans.

APPROVAL OF MINUTES:

Commissioner Cheng made a minor correction to the regular meeting minutes of April 22, 2013. He made the motion to approve the minutes as corrected. Chairman Nadolney seconded the motion. The minutes were approved.

COMMENTS BY STAFF:

None.

COMMENTS BY COMMISSIONERS:

None.

Chairperson Nadolney adjourned the meeting at 9:05 p.m. to a regular meeting on June 24, 2013 at 7pm.

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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: _____
Jackie Wong
San Gabriel Design Review Commission Secretary