

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION**

**MINUTES OF THE REGULAR MEETING
MONDAY, JULY 23, 2012
7:00 P.M.**

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

COMMISSIONERS PRESENT: Vice-Chair Nakaba and Commissioner Cheng

COMMISSIONERS ABSENT: Chairperson Nadolney

STAFF PRESENT: Planning Manager Carol Barrett, Associate Planner Larissa De La Cruz, City Architect/Historical Preservation Architect Dale Brown and City Landscape Architect Greg Clark

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

1. **911-927 E. Grand Ave..**
Planning Case No. PL-09-086
Applicant: City of San Gabriel – Public Works Department

Project Summary: This application is for a Precise Plan of Design for the proposed facility. The City of San Gabriel proposes to build a new Public Works Facility at a City-owned property located on East Grant Ave. The project includes a new 8,100-square-foot storage yard, a 8,500 square feet of equipment parking areas, a 4,700-square-foot fleet garage, a 2,800 square feet of repair shops, a 2,200 square-foot administration building, parking, and extensive landscaping enhancements.

Staff Recommendation: Staff recommends that the Design Review Commissioners APPROVE the project as proposed, subject to the certification of the Environmental Impact Report by the City Council and subject to the recommended conditions of approval.

Associate Planner Larissa De La Cruz presented the staff report. She gave an overview of the project including the planning issues, site design issues, similar use interpretation, circulation and parking, landscaping, pedestrian/bicycle path, context and compatibility.

City Architect/Historical Preservation Architect Dale Brown provided his design comments including the overall balance, rhythm, integrity, detail and substance. He also stated that he, the planning staff and the project design team worked together to come up with an appropriate and cohesive scheme that works well with the service/institutional function of the proposed building.

City Landscape Architect Greg Clark provided his comments on landscaping, particularly on drought-tolerant plants that have no or low-maintenance. He also stated that these plants around the facility will pose as an educational facility for the residents as well to study about drought-tolerant plants that they could use for their neighborhood.

Vice-Chair Nakaba inquired about the rendering on the eastside and recommended varying height of shrubs on certain areas to deflect the bumpers of cars from the street.

Project Manager Jack Panichapan stated that they will use decomposed granite over wood mulch to prevent people from crossing over the landscaping as well.

Vice-Chair Nakaba inquired if the canopy by the front door will block the building's visibility. Mr. Panichapan stated that it won't. Vice-Chair Nakaba also inquired about the low wall on the eastside of the building, if it is part of the building sign.

Commissioner Cheng stated that signage is not part of tonight's meeting but would like to discuss this topic at another DRC meeting.

Commissioner Cheng inquired about the building's proposed dark green glass windows. Mr. Pannichapan stated that the glass acts as a sun protector that glares into the conference room in the building.

Both Commissioners commented that this is a great project overall and praised everyone for their efforts.

Commissioner Cheng made the motion to approve Planning Case No. PL-09-086 as presented subject to the certification of the Environmental Impact Report by the City Council and subject to the recommended conditions of approval. Vice-Chair Nakaba seconded the motion. Motion carried with a 2-0 vote.

**2. 625 S. Del Mar and 121-135 W. Mission Rd.
Planning Case No. PL-09-087
Applicant: City of San Gabriel – Police Department**

Project Summary: This application is for a Precise Plan of Design for the proposed facility. The City proposes to tear down the existing Police facility and construct a new one at the same location that would be a 32,672-square-foot, two-story building with single-story elements. It would also include a communication tower, five holding cells, one sobering cell, a public safety dispatch center, and a 1,200-square-foot police training/community room. In addition, a new 5,670-square-foot, stand alone, fully

enclosed firing range is proposed along with parking and extensive landscaping enhancements.

Staff Recommendation: Staff recommends that the Design Review Commissioners APPROVE the project as proposed, subject to the City Council approval at of the Zone Change, the certification of the Environmental Impact Report, and subject to the recommended conditions of approval.

Planning Manager Carol Barrett gave an overview of the proposed project. Associate Planner Larissa De La Cruz presented the staff report and elaborated on planning issues, phasing of the project, parking, landscaping, context and compatibility, surrounding uses, construction and sustainability design, and environmental determination.

City Architect/Historical Preservation Architect Dale Brown commented on the architectural designs, in particular on the balance, rhythm, integrity, detail, substance, transition and character. He pointed out that there are three items that still requires additional study. They are: 1) recessed window, 2) vertical windows on the tower, and 3) roofing style.

Vice-Chair Nakaba and Commissioner Cheng were presented with roofing styles and ultimately chose a stone-coated barrel-shaped style to match the traditional style of City-owned buildings, especially pointing out the Mission District area.

Commissioner Cheng stated that the barrel-shaped roof has better proportion than the flat-shaped roof because of the proposed height of the building. He then commented on the paint colors of the building, the trim and the base colors, the type of windows that will be installed and the firing range location. He also commented the bluish element on the rendering, which is meant as a place holder for some type of memorial or dedication for future use.

City Landscape Architect Greg Clark commented on the landscaping that would create a lush landscaping design with very low maintenance and would meet the state's requirements for water conservation. He suggested that if the Parks and Recreation Department will do the landscaping maintenance, their staff should be trained to do the proper upkeep of the landscape. He stated that special landscape designs could be significantly destroyed over time if not maintained properly.

Vice-Chair Nakaba stated that he agrees that it is important to have a long-term landscaping maintenance plan and took closely on how plant spacing is done.

Planning Manager suggested that there should be a Parks and Recreation Manual on how to take care of the landscape, to be familiar what the optimal cycle is for certain plants as well as knowing irrigation equipments to use.

Steve Wiley, the project's architect, was present to answer everyone's questions about the design and materials.

Commissioner Cheng motioned to approve Planning Case No. 09-087, subject to the City Council approval of the Zone Change and the certification of the Environmental Impact Report,

and subject to the recommended conditions of approval. Vice-Chair Nakaba seconded the motion. Motion carried with 2-0 vote.

APPROVAL OF MINUTES:

Commissioner Cheng made a motion to approve the June 25, 2012 minutes after recommending a minor correction to change the meeting date on them to June 25th instead of the 26th. Vice-Chair Nakaba seconded the motion. The minutes were approved.

COMMENTS BY STAFF:

1. July 30, 2012 – Greening the Code workshop; everyone is invited to discuss issues and options for current code for making this Green.
2. Joint PC and DRC meeting set for December 10, 2012.
3. No DRC meeting on December 24, 2012

COMMENTS BY COMMISSIONERS:

1. Commissioner Cheng inquired if all commissioner appointments must be done in advance. Planning Manager Barrett stated that a new policy will be in place.

Commissioner Cheng adjourned the meeting at 9:30 p.m. to a regular meeting on August 27, 2012 at 7pm.

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

Raymond Cheng, Commissioner
San Gabriel Design Review Commission

ATTEST: _____
Larissa De La Cruz
San Gabriel Design Review Commission