

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

**MONDAY, SEPTEMBER 22, 2014
7:00 P.M.**

CALL TO ORDER: Chairman Cheng called the regular meeting of the Design Review Commission to order at 7:03 p.m.

COMMISSIONERS PRESENT: Vice-Chair Beavers and Commissioner Nadolney

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Planning Manager Mark Gallatin, Associate Planner Larissa De La Cruz, Assistant Planner Fang Zhou, Consultant City Architect Dale Brown, Consultant City Landscape Architect and Design Review Commission Secretary Laura Castillo.

COMMENTS FROM THE PUBLIC:
None.

NEW BUSINESS

- 1. 101-111 W. Valley Blvd.**
Planning Case No. PL-14-060
Applicant: Tony Cheng (Landwin Corp)
Applicant: Kollin Altomare Architects (KAA)

Project Summary: This is a second preview of a proposed development on Valley Blvd. The applicant is proposing to construct one Hyatt Plance hotel with 222 rooms, approximately 48,795 sq.ft. of commercial space and 85 residential units.

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

DRC RESPONSE:

This preview was introduced by Associate Planner Larissa De La Cruz.

The lead project Architect, Brian Hustling presented a power point presentation to the Commission and discussed the overall approach and design.

Vice-Chair Rhett Beaver stated that the overall concept of this project has come a long way and is looking good. He liked the outdoor seating and internal open space, as well as the covered courtyard space. However, he has concerns with the power line on Del Mar Ave. and the potential conflict that can be created with the proposed parkway trees.

Commissioner Marla Nadolney stated that this was a great improvement and commended the design team on a job well done. She liked the idea of the Edison power line being installed underground but expressed a cost concern. Commissioner Nadolney asked for clarification on access to the basement level retail and stated concerns with the underground retail. She also questioned how loud the parking lifts would be and how this might affect the condo units directly above and or renters in the apartments to the north of the project. Additionally, she stated the importance of mitigating any noise and vibrations from the lifts and asked about the cost to install them.

Commissioner Nadolney asked if there would be a hotel/signage band. Mr. Hustling confirmed that there would be no name on the hotel (no banding). She also asked about glass and spandrel glass locations and whether it would be clear or tinted. Mr. Hustling confirmed that both types of glass would be used because of the different size of units and hotel rooms. She added that she liked the idea of outside patios for the condos.

Chairman Raymond Cheng commended the design team on the great improvements made on this preview. He stated that he liked the overall massing and that this is a solid design, however, the look is not dramatic enough for that particular location. Chairman Cheng would like see more art added and carried out from the corners into other locations of the hotel similar to the previous preview. He also stressed the importance of creating a master sign program.

Chairman Cheng stated that the Del Mar elevation will have challenges in regards to proper design of the retail, parking, condo and hotel components and said that they all need to come together. He asked how the hotel design would discourage guests from wandering into residential and condominium areas. Mr. Hustling said that separation would be accomplished by using different elevators and entrances as well as lighting.

Chairman Cheng encouraged the design team to consider using a similar storefront that is fixed and operable for the hotel and as well as the condominium areas. In addition, he stated his concerns for homeowners who may want to rent out their condominiums and the challenges that may present to neighboring families who do not wish to live near units with a continuous turn-over of guests. He asked the team to study the challenges that come with shared parking and shared open space.

City Architect Dale Brown stated that there was much progress from the last preview and was happy to see that the design team took all the previous comments to heart. He said that the connection of lower level retail is much better than last submittal. Mr. Brown stated that some of the elevations could be expanded by stepping out on the façade therefore adding more character to the look. He added that the current façade looks dated and asked the team to be more ambitious in their design.

City Architect Brown said that there is a lot of opportunity for glazing and stated the importance of using glass and mullion profiles. He also said that the cornice may not be the right element for the building cap at the porte cochere.

DRC ACTION:
None.

2. 400-420 W. Valley Blvd.

Planning Case No. PL-14-063

Applicant: Eric Chen (Chateau Operating Corp)

Applicant: Kollin Altomare Architects (KAA)

Project Summary: This is a preview of a proposed mixed use development on Valley Blvd. The applicant is proposing to construct a five story mixed-use development with 61,120 sq.ft. of commercial space and 126 residential units.

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

DRC RESPONSE:

This preview was introduced by Associate Planner Larissa De La Cruz.

The lead project Architect, Brian Hustling presented a power point presentation to the Commission and discussed the overall approach and design.

Mr. Hustling stated that the name chosen for this mixed use project is Chateau Chambord.

Vice-Chair Rhett Beaver stated concerns over the wall covering used on the building and whether that constitutes as art, even if it is made of higher quality material. Mr. Hustling stated that architectural art that is done correctly can turn out to be amazing work, similar to that of Emerson College. Vice-Chair Beavers told the design team to work with staff on determining what qualifies as art.

Commissioner Nadolney stated that the design of this project is similar to that of the Landwin Corp in regards to elevations. She encouraged the team to have more fun with this project and added that changing the material used on the building is not enough. She also had questions regarding the trucks coming in and out for service and deliveries; and told Mr. Hustling to indicate the traffic pattern circulation on the street as well as on the property during the next presentation.

Commissioner Nadolney said that there was good use of lofts on the corners.

Chairman Cheng agreed that this project looked similar to that of Landwin Corp and that he was hoping for a contemporary look. He stated that the retail areas and units don't have a clear focus and more work needs to be with the design of this project. He said that although it can be challenging, he asked the team to consider a future signage program when the elevation is not set.

Chairman Cheng reminded the project team that some smaller neighboring properties will not exist for long but this project will be here for many years to come, which is why it is important to make an impacting impression with the design of this building. He concluded by saying that overall this is an exciting project; but still need to put more thought into it.

DRC ACTION:

None.

APPROVAL OF MINUTES:

None.

COMMENTS BY STAFF:

None.

COMMENTS BY COMMISSIONERS:

None.

ADJOURNMENT:

Chairman Cheng adjourned the meeting at 9:02p.m. to a regular meeting with the Planning Commission on Monday, October 27, 2014 at 6:30p.m.

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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.

Raymond Cheng, Chairman
San Gabriel Design Review Commission

ATTEST: _____
Laura Castillo
San Gabriel Design Review Commission Secretary