

**CITY OF SAN GABRIEL
MINUTES OF THE SPECIAL JOINT MEETING OF THE PLANNING COMMISSION
AND THE
REGULAR DESIGN REVIEW COMMISSION**

**MONDAY, AUGUST 25, 2014
6:30 P.M.**

CITY OF SAN GABRIEL CITY HALL, CITY COUNCIL CHAMBERS

CALL TO ORDER: Chairman Norman Garden called to order the special joint meeting of the Planning Commission and the Regular Design Review Commission at 6:33 p.m.

PLEDGE OF ALLEGIANCE: Chairman Garden led the Pledge of Allegiance

PLANNING COMMISSIONERS PRESENT: Chairman Garden, Commissioner Lou and Commissioner Zawodny

PLANNING COMMISSIONERS ABSENT AND EXCUSED: Vice-Chair Klawiter and Commissioner Vera

DESIGN REVIEW COMMISSIONERS PRESENT: Chairman Cheng, Vice-Chair Beavers and Commissioner Nadolney

DESIGN REVIEW COMMISSIONERS ABSENT: None

STAFF PRESENT: City Attorney Robert Kress, Planning Manager Mark Gallatin, Associate Planner Larissa De La Cruz, Assistant Planner Fang Zhou and Design Review Commission Secretary Laura Castillo.

COMMENTS FROM THE PUBLIC:
None.

NEW BUSINESS – DESIGN REVIEW COMMISSION

- 1. 222-300 W. Las Tunas Dr.
Planning Case No. PL-13-015
Applicant: Jonathan Soo**

Assistant Planner Fang Zhou presented the report for a Precise Plan of Design and a Master Sign Program. The project includes a façade remodel to a former automobile

repair garage at 222 W. Las Tunas Dr. which will be converted into professional offices, including sound studios, in the C-1 (Retail Commercial) zone.

The project also includes extensive landscaping enhancements throughout the site. The project will also include a new surface parking lot with landscaping enhancements at 300 W. Las Tunas Dr.

Staff Recommendation: Staff recommends that the Design Review Commission APPROVE PL-13-015 subject to the recommended conditions of approval and an additional condition of approval regarding the landscaping.

APPLICANT TESTIMONY

Mr. Jonathon Soo, the applicant for 222-300 W. Las Tunas Dr., made himself available for questions.

Chairman Cheng asked questions regarding signage package and illumination. Mr. Soo stated that the sign would be stucco with smooth finish to match art deco period. He also confirmed that the monument sign will be lit with cut out aluminum letters. However, tenant signage will not be illuminated. He also added that there will be no color on the aluminum frame of the storefront; it will be clear to match the existing dance studio.

Mr. Soo also confirmed that the color of the glass on the windows would be clear and that the owner will be providing shading on the windows which will be consistent with all tenants. The building will contain 1/2 inch horizontal reveals.

Commissioner Nadolney asked Mr. Soo to confirm the type of corrugated material that will be used. He said that it would be solid galvanized to match existing. Commissioner Nadolney suggested using perforated as well for aesthetic reasons.

Vice-Chair Beavers expressed a concern about the vision for the landscape plan and asked that an additional Condition of Approval be placed. Ms. Soo stated that he will work with the Planning division to comply with all the landscaping criteria. Vice-Chair Beavers added that he would like verbiage stating "The landscaping is conditional and not approved until all eight of the criteria have been met." The applicant agreed with the condition.

COMMENTS BY STAFF

None.

COMMENTS BY DESIGN REVIEW COMMISSIONERS

The Design Review Commissioners discussed the project and agreed to approve the application and support staff's recommendation.

Vice-Chair Beavers made the motion to approve PL-13-015 subject to the recommended conditions of approval along with the newly added condition regarding the landscaping. Commissioner Nadolney seconded the motion.

Ayes: Cheng, Beavers, Nadolney
Noes: none

3-0 vote
Motion carried

NEW BUSINESS – PLANNING AND DESIGN REVIEW COMMISSION:

2. 101-111 W. Valley Blvd.

Planning Case No. PL-14-060

Applicant: Donald Schmidt (Landwin Corp)

Architect: Kollin Altomare Architects (KAA)

This preview report was presented by Associate Planner De La Cruz regarding a proposed development on Valley Blvd. The applicant is proposing to construct one Hyatt Place hotel with 222 rooms, approximately 48,795sq.ft. of commercial space and 85 residential units.

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

No report available for this project.

STAFF ANNOUNCEMENT:

Associate Planner De La Cruz announced that the project team will be hosting a community meeting on September 3, 2014 at 7pm at the San Gabriel Hilton Hotel in the Santa Barbara Room.

APPLICANT TESTIMONY:

Michael Kollin, from Kollin Altomare, presented a slideshow and showed detailed renderings of site plans indicating landscaping, parking, open space, hotel area and eighty-five residential units, retail area and shade and shadow studies. In addition, he presented a separate slide show on art which included lighting and water concepts for locations A, B, C and D.

Landscape Architect, Cynthia Lee, presented a slideshow on landscaping and irrigation, trellises, the courtyard and cabanas at the pool.

PUBLIC TESTIMONY:

Planning Chairman Garden opened it up for members of the public who wished to speak.

Sandy Roscoe, 620 W. Santa Anita St., San Gabriel, CA 91776, representing the San Gabriel Chamber of Commerce, spoke in strong support of this project. She was very happy to see the possibilities of this project being approved.

Resident Debbie Saito, 707 Abbot Ave., San Gabriel, CA 91776, stated that she was not in support or opposition of the project. She did however have questions in regards to the impact survey and traffic/safety concerns.

Serene Ciandella, the Traffic Engineer from the project team addressed Ms. Saito's concerns and stated that the project required a traffic study, which is being reviewed by

the City. She further added that the project is being mindful to protect the needs of the residents and traffic in the area.

PLANNING COMMISSIONERS' DISCUSSION

The Planning Commissioners reviewed the project and said that the presentation was nice and thorough and the landscaping, public art and lighting concepts look good. However, the general design concept of the hotel design lacked a statement look and the appearance is too generic.

The Commission also had concerns regarding the interior courtyard, parking and no convenient corridor to get to the restaurants. In addition, other areas of concern are: circulation patterns for tour buses, a plan for the service area so that trash receptacles will not be close to the food drop-off, and making sure that size of the sidewalk surrounding the hotel are adequate and safe for pedestrians. The Commission also stated that the hotel parking plans need to be flushed out to avoid safety conflicts with residents and assure that the public art will blend with the landscaping.

Mr. Carl Bolte, Manager from the San Gabriel Hilton, came forward and stated that the tour buses that will be coming to the Hyatt hotel would be similar to those who visit the Hilton; they do not pick up and drop off people for Vegas or other destinations. He added that mixed use hotels such as this proposed Hyatt, which includes retail and residential are a way of the future because they are a destination spot where everything is in one place.

DESIGN REVIEW COMMISSIONERS' DISCUSSION

The Design Review Commissioners reviewed the project and agreed with the Planning Commission in wanting to see this project evolve into a statement project.

Commissioner Nadolney asked about the status of the large Edison transmission poles. Planning Manager Gallatin stated that staff was in communication with Southern California Edison to relocate one of the poles. He also stated that there is another large project near-by that might be interested in cost sharing with the relocation. Commissioner Nadolney asked if there will be landscaping in the keyhole area of the center court. Planning Manager Gallatin stated that those details are still being finalized.

Vice-Chair Beavers asked that Ms. Cynthia Lee, Landscape Architect, have a statement of intent for the project landscaping in time for the next review.

Chairman Cheng complimented the strong statement of the hotel sign. He was also very pleased with the project as a whole and said that it was a big improvement from before. However, he notified the project team of items for improvement:

1. Del Mar Ave. and Valley Blvd. side of project needs a stronger architectural statement;
2. Indicate how the functions of the hotel and residential components will be separated; and
3. Identify separate parking access and spaces for hotel guests and residents.

ADJOURNMENT

The Design Review Commission adjourned at 8:40 p.m. to its regular meeting on September 22, 2014 at 7:00 p.m. at City Hall, 425 S. Mission Drive, Second Floor, San Gabriel, CA.

The Planning Commission adjourned at 8:40 p.m. to its regular meeting on September 8, 2014 at 6:30 p.m. at City Hall, 425 S. Mission Drive, Second Floor, San Gabriel, CA.

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

Norman Garden, Chairman
San Gabriel Planning Commission

Raymond Cheng, Chairman
San Gabriel Design Review Commission

ATTEST: _____
Laura Castillo
San Gabriel Design Review Commission Secretary