

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

**MONDAY, NOVEMBER 10, 2014
12:00 P.M.**

CALL TO ORDER: Chairman Cheng called the special meeting of the Design Review Commission to order at 12:00 p.m.

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

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Planning Manager Mark Gallatin, Assistant Planner Fangzhou Zhou, Consultant City Architect Dale Brown, Interim Community Development Director Jack L. Wong, and Design Review Commission Secretary Jackie Wong.

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 was a continuation from the October 27, 2014 Design Review Commission meeting regarding a preview of modifications for the proposed construction of a Hyatt Place hotel on Valley Boulevard with 222 rooms, approximately 48,795 sq. ft. of commercial space and 87 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 Planning Manager Mark Gallatin.

Mr. Brian Husting, lead project architect, gave the presentation to the Commission showing two Schemes (Schemes 4 and 5) with both having a more contemporary design. The revised improvements on the approach and design incorporated the Commission's and the City Architect's feedback from the previous meeting.

City Architect Dale Brown stated that Scheme 5 seems pretty unrelenting but the things he prefers from it are the cut off along Del Mar, and the condos on the top left with large patio decks, which one could see from the arch styles. He suggested eliminating the glazing on the top floor. He stated that Scheme 4 is intriguing but prefers a building with a base to it. He liked the pool deck and walkway design and the horizontal elements that break the massing. He commented that the elevation with canopies on the street are better but misses the finely detailed glazing that was present in the previous schemes.

Vice-Chair Beavers liked Scheme 4 over Scheme 5. He stated the top and bottom have an elegant flair and commended the nice touch on the brackets. He stated if the project team would be willing to pull the doors back and create a colonnade these would form a much stronger base. He added that if there is a recessed space there, the restaurants can be drawn out but the downside would be losing square footage. He likes to see the ground floor to be open to give the area breathing room. He also stated that he likes that the frames are on the ground, giving the building a nice vertical treatment.

Mr. Michael Kollin, project architect, stated that their team also liked architecturally pulling back the entrance on Del Mar and Valley but hoped it won't be a deal breaker.

Mr. Brown stated that it would be the best ways to bring life to the building, having people see patrons eat from the outside.

Commissioner Nadolney suggested recessing the top floor windows and possibly bringing that down to help with the elevation. She agreed with Mr. Brown's comments about the frames giving a demarcation line almost halfway that unifies the building. She commented that Scheme 4 is more urban but found Scheme 5 looking very institutional. She would like to see a marriage of the two schemes. She found the overhangs not suitable for the project and a little overkill. She stated that she prefers the materials and elevations on Scheme 4 but massing-wise, she likes Scheme 5.

Chairman Cheng stated that Scheme 4 has a stronger base and that the corner along Del Mar on Scheme 5 has a lot of positives. He suggested if that could be worked on Scheme 4 that will make that corner look more exciting. He also suggested having a better element on the bottom level so as not to look dated. He stated to refine the details on the front and that breaking the two buildings into two elements looks pedestrian friendly. He commended the project team for their efforts and suggested to work on the corner a little bit more. He then talked about finding the right art pieces and suggested to make the artwork more visible in the outdoor dining area as well as the pool deck area.

In conclusion, the Commissioners agreed that they liked what they saw and that the design is close enough to be presented to the joint Planning Commission and Design Review Commission meeting scheduled for Monday, December 1, 2014.

DRC ACTION:

None.

APPROVAL OF MINUTES:

None.

COMMENTS BY STAFF:

None.

COMMENTS BY COMMISSIONERS:

None.

ADJOURNMENT:

Chairman Cheng adjourned the meeting at 1:30 p.m. to the regular Design Review Commission meeting on Monday, November 24, 2014 at 7:00 p.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: _____
Jackie Wong
San Gabriel Design Review Commission Secretary