

**MINUTES OF A MEETING OF THE DESIGN COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON FEBRUARY 4, 2010**

- I. CALL TO ORDER:** Chairman Vavoulis called the meeting to order at 7:32 a.m.
- II. ROLL:** Present were Commissioners Friedmann, Hoopes, Roberts, Tobias, Director of Community Development Stanley, Planners Gjolme and Clarke and Consulting Architect Cantrell.
- III. PLEDGE OF ALLEGIANCE:** The Flag Salute was recited.
- IV. COMMENTS FROM THE PUBLIC:** Sid Karsh stated he was in attendance to represent the Chamber of Commerce.
- V. CONSENT CALENDAR:**
- A. Minutes** - 12/17/2009 DC Meeting Minutes were approved 5-0.
1/21/2010 DC Meeting Minutes were approved 5-0

B. Design Review 09-21; Panera Bread Bakery Café; 990 Foothill Blvd; final review of colors and materials. Planner Clarke gave a brief project overview and explained that a review of colors and materials was required as part of the project's approval.

Applicant Christopher Wadleigh stated that the fabric awnings used in the past had major issues with wear/tear, weather exposure, etc. The new material is a vinyl-cloth combo that is much more durable and easier to maintain.

Commissioner Roberts noted he was less concerned with the material than the colors of the awnings considering the color of subject building. He liked the awning colors more than the existing building colors and was concerned about how they would relate together.

Commissioner Friedmann agreed to an extent but noted that the building's actual color is less saturated than what is shown in the plans.

Darren Mattix was in attendance and presented an actual material sample for the Commission to review.

Mr. Wadleigh confirmed that his superiors were ok with the awning color in the context of the building color.

Commissioner Friedmann inquired if they (Panera) have had experience with buildings of similar brick red color.

Mr. Wadleigh confirmed that the subject awnings have been installed on several brick buildings that are of similar color.

Commissioner Roberts felt that the overall color scheme was not ideal and was an unfortunate by-product of the building's existing color. Although he preferred to repaint the building, he acknowledged that this was beyond the scope of the request.

The Commission's general consensus was that the combined color scheme was 'just' acceptable.

M/S/C Tobias /Friedmann to approve the colors as submitted. 3-1-1. No - Commissioner Roberts Abstain - Commissioner Hoopes.

VI. PUBLIC HEARINGS:

A. Design Review 07-10 (Amendment); Von's market; 631-663 Foothill Blvd.; Façade improvements, parking lot reconfiguration and new landscaping and hardscape improvements.

Consulting Architect Cantrell outlined the project's history and gave an overview of project revisions since several subcommittee meetings. He noted that the color scheme for the buildings has been revamped. The parking lot design was reconfigured to improve design and efficiency. Building, landscape and hardscape details are now provided as part of the submittal. Landscape details for the corner treatment are still somewhat unresolved - screen walls were originally proposed and have since been eliminated. This is still an issue given the Specific Plan and CUP prior mandates. A mock up of the corner treatment after demolition of the building to better evaluate the overall effect is included as a condition. Street trees have been changed per Commissioner Robert's work with the Public Works Department. The sidewalk now meanders, while the location of the monument sign, lighting, planting along the Oakwood side of TJ Maxx have all been incorporated into the project.

Commissioner Friedmann confirmed that staff was seeking project approval with Consultant Cantrell's condition regarding future evaluation of the corner treatment.

Consultant Cantrell confirmed that condition included trees and some sort of trellis or wall component.

Commissioner Hoopes noted that trellises don't equal a street wall. He was still somewhat confused by the requirement.

Commissioner Tobias stated that the screen walls would only be visible from a limited location given their size and clustering. He questioned the overall effect and need for the walls.

Consultant Cantrell explained that the screen walls would serve as an accent feature that would have an aesthetic effect as viewed from the corner and a practical purpose would be to provide additional screening of parking lot.

Commissioner Friedmann noted that the parking lot would terminate at the walls so there is a practical purpose.

Commissioner Friedmann asked if Commissioner Roberts wanted more detail for the TJ Maxx window treatment. He felt adding a forced element to the building would not achieve the desired effect.

Commissioner Roberts agreed and explained that the situation was dissolved by adding additional trees as opposed to incorporating a design contrivance to the facades that could ultimately result in a focal distraction.

Commissioner Friedmann liked the new tree scheme and its canopy effect on the streetscape.

Commissioner Friedmann questioned if the trellis member size was appropriate.

Consultant Cantrell did not have issue with the scale of the trellis.

Commissioner Friedmann commented on the new entrance/exit along Foothill Blvd. and asked if there was any 'indicator' that there is now two-way traffic at the center's primary entrance. He believed a soft curve or slope to slow down and direct traffic to the right upon entering the site was needed. To accommodate this, the egress flare for exiting cars could be increased slightly.

Applicant Wesley Fieldhouse noted the concern and agreed to revise the plans in accord with input from the City Traffic Engineer.

Chairman Vavoulis directed the Commission to discuss the project in the order of items identified in the project memo.

Chairman Vavoulis inquired if there were issues with the proposed changes to the facades.

Commissioner Tobias inquired if the color palette was the same as the one utilized by the Vons remodel currently underway in Glendale.

Mr. Fieldhouse responded that the colors, overall, were similar but not exact.

Commissioner Roberts asked if any details for the sconces and circular windows on Vons had been provided.

Commissioner Tobias expressed his disappointment with the progression of the project to this point. In general, the upgrade doesn't seem to fit the community.

Commissioner Hoopes stated that this was a charming little center that he enjoyed visiting. The project improves the center; maintenance is vastly upgraded. The changes to Vons are not spectacular but are certainly an upgrade. Adequate attention has been given to the facades. The proposal does not involve changing the backside of Vons or the restaurant. The TJ Maxx trellis is a needed improvement. The building's roofline is improved. The parking lot is hugely improved and the community will benefit from it. He was amazed by the amount of work that the architect completed in a very quick turnaround time. The proposed colors are attractive and appropriate. His issues were technical items related to the plans and not the project as a whole.

Commissioner Roberts agreed with Commissioner Hoopes assessment. He was concerned with the entry portals as shown on the colored renderings. They are incorrectly hidden by palm trees that would actually be in slightly different locations. The portals appear to be tied in to the building only by cornice moldings.

Commissioner Hoopes disagreed and stated that Vons is the 'star' of the show and focus of the project. He viewed the distinction afforded to the portals by their different design as a positive element.

Commissioner Tobias confirmed that the cart corals would flank the central portion of the market and not block the windows. He also asked if the central section would be utilized as an outdoor marketplace or storage area.

Director of Community Development Stanley informed the Commission that outdoor displays are subject to his review and approval.

Commissioner Friedmann noted that the tops of the stone wall utilize foam caps. Given the proximity of traffic and parked cars, this could be an issue.

Commissioner Tobias confirmed use of cast stone.

Commissioner Roberts asked if a darker palette was available for the Coronado stone.

Mr. Fieldhouse stated that alternate colors were available and changing the colors was not a problem.

Commissioner Roberts did not believe the tan/orange color currently proposed was the right choice.

Architect Michael Tseng explained that the Coronado stone would be used mostly on the column bases and street wall.

Landscape architect Robert Curley clarified that the sample provided is representative of a factory cut. The width/size of grout joints can be specified. The colors shown are close, but not necessarily exact.

Commissioner Tobias stated that he could not make a decision without reviewing actual color samples.

Mr. Tseng noted that a CTI precast concrete cap could be used where the walls are lower than a certain height.

Commissioner Friedmann suggested a 3'-4' minimum wall height for use of a concrete cap.

Commissioner Hoopes noted that the issue could be resolved through a condition of approval which could be added to the resolution.

Commissioner Tobias questioned whether the Commission could rely on color elevations as submitted given the material samples submitted.

Commissioner Hoopes remarked the solution was to simply specify a dry stack ledge stone with no grout. Colors would be subject to future approval by the Commission.

Commissioner Roberts also desired to see examples of the light sconces that were proposed.

Commissioner Hoopes questioned the construction of the roof break as shown on the TJ Maxx elevations.

Mr. Tseng explained that the change occurred during in-studio plan revision and will be incorporated into the final drawings prior to submittal for plan check.

Commissioner Roberts summarized the issues to this point and noted additional conditions to be drafted; resubmit dry stacked stone sample in two colors; provide catalog cut and colors for light fixtures; no foam caps to be used under a height of 8 feet; no merchandise displays or carts in front of Vons storefront windows; PW/Traffic engineer to review traffic bump at Foothill Blvd. entrance; stone wall at front of Vons below windows to use a dark color per palette; staff to review treatment of extended roof over TJ Maxx bldg as shown on south, east and west elevations.

Commissioner Hoopes noted that the walkway going from the rest/barber shop area to the restaurant had been increased in width.

Mr. Curley noted that this was allowable per the Building Code.

Commissioner Hoopes confirmed that area adjacent to the southerly entrance to the Vons store was planter area despite not being indicated on the plans.

Commissioner Hoopes questioned the number of bike racks.

Director Stanley noted that the bike racks are required as part of the Specific Plan.

Mr. Curley noted that the bike racks on the site plan would be coordinated with the landscape plan, which has them in appropriate locations.

Commissioner Roberts desired to see the bike racks final location(s) on the final site plan.

Commissioner Hoopes and Roberts desired to see the westerly-most stairs along Foothill Blvd. where adjacent to the tree well closed off and turned it into planter.

Commissioner Hoopes noted that certain curb cuts would need to be revised per City standards. This was not a major issue since the City Engineer would be reviewing this in any event.

Commissioner Roberts wanted to see cut sheets and colors for the parking lot lighting fixtures.

Planner Gjolme noted that samples were reviewed several months ago but further review would be incorporated into the final conditions.

Commissioner Tobias left the meeting at 8:55 a.m.

Commissioner Hoopes commented on the curb projection at the top of the handicap ramp at the south end of Vons and desired to see a revised detail with the projection reconfigured.

Commissioner Roberts noted that the landscape plan could be approved with the Subcommittee's recommendations and the following changes: he preferred a larger sycamore to replace the redbud along Foothill Blvd., subject to City arborist's approval, and; 36" box size for Mexican Sycamores (4), Camphors (27), Pears (6), Capital pears (8); provide landscaping in the planter under Conrad's along Foothill Blvd.; reduce the amount of Rosemary and come up with one additional species of groundcover; submit color and material samples for outdoor furniture, etc.; identify pots in front of TJ Maxx; provide bower vine on the TJ Maxx trellis; and add one more 24" red bud tree along Foothill Blvd.

Commissioner Roberts suggested that the screen walls be included in the project bidding.

Consulting architect Cantrell agreed and again noted their necessity since the Specific Plan does not support parking lots that extend up to the street.

Mr. Curley noted that the trees at the corner will provide a substantial natural barrier.

Commissioner Roberts noted the importance of blending/continuing the street wall with the base of the future monument sign to ensure use of consistent materials and color.

The Commission agreed that the corner treatment and all walls would be reviewed in the field with mockups. A determination was made to include 42" walls - as measured from finished paving of the parking lot with stepped variation allowed - as part of the project bidding. Said wall heights would be reviewed after completion of rough grading.

Commissioner Roberts stated that planting size at the corner could be increased to compensate for screen walls if necessary. He also desired further review and possible refinement of the fountain/planter at west end of paseo.

Commissioner Roberts suggested use of reverse channel letters for future signage.

Planner Gjolme explained that a conditional approval was sought at this time and that a resolution incorporating all revised and new conditions would be brought back for final review and approval at the next meeting.

M/S/C Roberts/Hoopes to approve the project per all recommended changes and conditions as discussed. 4-0. Tobias absent.

The Commission agreed to a special meeting the following Wednesday (February 10, 2010) to review and approve the final project resolution.

- VII. OTHER BUSINESS:** There was no other business.
- VIII. COMMENTS FROM THE COMMISSIONERS:** There were no comments.
- IX. COMMENTS FROM STAFF:** None.
- X. ADJOURNMENT:** The meeting was adjourned at 10:03 a.m.