

AGENDA 16-01

CITY OF **LACAÑADA FLINTRIDGE**

**DESIGN COMMISSION  
MEETING MINUTES  
February 18, 2016  
City Hall Council Chambers  
1st-floor / 1327 Foothill Blvd.  
7:30 a.m.**

- I. **CALL TO ORDER:** Chairman Moldafsky called the meeting to order at 7:40 a.m.
- II. **ROLL:** Also present were Vice Chairman Hoopes and Commissioners King and Roberts. Commissioner Balcazar arrived at 7:47 a.m.
- III. **PLEDGE OF ALLEGIANCE:** The Flag Salute was recited.
- IV. **COMMENTS FROM THE PUBLIC:** There were no comments.
- V. **CONSENT CALENDAR:** Minutes: 12-17-15 Design Commission meeting. M/S/C - Hoopes/Roberts to approve. Approved 3-0-1. Chairman Moldafsky abstained.
- VI. **CONTINUED PUBLIC HEARINGS:** There were none.
- VII. **PUBLIC HEARINGS:**
  - A. **Design Review 13-11 (Amendment);** 4537 Indianola Way; Mercado/Herrera; roof, façade and landscape revisions to a previously approved 3,100 sq. ft. business-services building in the Mixed-Use 2 zone.

Planning consultant, Roger Cantrell gave a staff report. He stated that the project is code-compliant even though the floor area has been expanded. The comparison between the approved and proposed project was described. Mr. Cantrell explained that the focus for the meeting was to review the proposed project and the findings.

Mr. Cantrell explained that the subject lot is prominent from the south side elevation. It is located near the U.S. Post Office. The proposed design shows that the entry elevation is improved by the increased mass of the second floor as seen from the street. The ambiguity of the original proposal has been improved. The side elevation at the southwest corner was not properly addressed under the previous design. The stair tower has been

improved and refined. The forms are complex and should be simplified. It is suggested that the gable ends be eliminated and that a hipped roof be designed.

Mr. Cantrell said that the proposed windows should be recessed three inches. He suggested that the long second floor parapet be broken up. He said that staff recommends conditional approval of the project with these recommendations.

Chairman Moldafsky asked Mr. Cantrell to point out his suggested changes to the proposed design. Mr. Cantrell asked the Commission if they have any concern over the roof angles.

Vice Chairman Hoopes asked staff if all gables should be removed.

Mr. Cantrell indicated, "Yes."

Vice Chairman Hoopes stated that it was a good suggestion.

The Commission reviewed the plans with regards to the roof. They also noted that the air conditioning unit would be exposed, but that it is hidden from view under the proposed plan.

Chairman Moldafsky asked if the air conditioning unit is proposed to be on the ground.

Commissioner Roberts indicated that the air conditioning is now exposed on the roof. He also asked if there were color and materials available to view.

Mr. Cantrell stated that the review was limited to the design changes and that materials have not yet been reviewed. He asked Commissioner Balcazar if she had any questions.

Commissioner Balcazar indicated that she did not have any questions at that time.

Commissioner King asked about the entrance and if the roof line goes up all the way.

Vice Chairman Hoopes asked if it should be eliminated. He reviewed the roof plan and indicated that the pitch is straight up.

Chairman Moldafsky asked the Commission if there were any more questions of staff.

Commissioner Balcazar asked Vice Chairman Hoopes if the triangular awnings should be eliminated.

Vice Chairman Hoopes indicated that it was staff's suggestion.

Project architect, Ludi Cruz-Herrera, applicant, said that the project design is in compliance with building and safety requirements. He said that it is located in a high fire risk zone since the Station fire. There cannot be an opening on the soffit for ventilation.

It was suggested that the roof be elevated. The roof is pitched too high. It was suggested that the canopy be increased up to the level of the parapet so as to provide a canopy around the roof.

Chairman Moldafsky said that such a redesign would result in a more commercial look.

Chairman Roberts said that it would be like a plaza similar to the TJ Maxx building.

Chairman Moldafsky felt that the TJ Maxx building design is unattractive.

Chairman Moldafsky and Commissioner King asked about the roof pitch.

The applicant indicated that it was three and twelve.

Commissioner King asked if it would be appropriate to alter the pitch of the roof so that it hits the top of the elevator shaft.

The Applicant said that it could be done.

Commissioner King discussed a potential option for the roof pitch which the Applicant agreed to.

Vice Chair Hoopes said that it would be easier to see the tile.

Commissioner King said that the lower hip roof will have to be changed if the pitch is changed.

Vice Chair Hoopes said that the tile is attractive.

City Building Department staff, Nader Samaan was available for any Building Department questions.

Vice Chairman Hoopes stated that the problems have been solved.

Mr. Cantrell asked Mr. Samaan if there is a product to be placed on the soffit for fireproofing.

Commissioner King also suggested that the angles be removed and the roof pitch revised.

Mr. Cantrell stated that it would be a Building Code item.

Vice Chairman Hoopes said that fewer lines would simplify the elevations.

Mr. Cantrell asked if that was what the Commissioner wanted.

Vice Chairman Hoopes stated that increasing the pitch would make the tile more visible, which is the most attractive feature of the building.

Mr. Samaan indicated that there are vents that are new to the industry and that if they are installed with the proper permits that they would meet the criteria of the State Fire Marshall and would therefore, be acceptable to use.

Vice Chairman Hoopes suggested that the architect be allowed to continue making changes in order to see the improved venting, steeper pitch and hipped ends. Such changes could result in a totally different looking building.

Commissioner Roberts asked if the stone base and residential window design was appropriate. The building would take on more of a mission-style commercial building look should a smoother stucco finish, different doors and windows be designed as discussed. Perhaps a clean stucco look with a nice pitch roof would be more appropriate.

It was suggested that the sod be eliminated and groundcover be installed, perhaps, Gazania's. It would be cleaner-looking.

Vice Chairman Hoopes commented that it would look good and would be less expensive.

Commissioner King asked if the stone was eliminated, perhaps shrubbery could be installed.

Commissioner Roberts gave an example of Flintridge Sacred Heart Academy and how there are multiple buildings on their campus that contain clean, crisp, white elements. It is interesting how their air

conditioning unit was hidden on their gym without incurring any extra cost.

Commissioner King asked if it was smooth stucco as well.

Commissioner Roberts said that it was very "Santa Barbara-esque."

The applicant indicated that it would blend with the Town Center. He also mentioned eliminating landscaping next to the southeast corner of the building where a Chinese Elm exists. It is difficult to incorporate handicap elements in the building entry.

Mr. Cantrell gave an example of St. Francis High School's recent building improvements and how the stucco is carried down to the ground. It is a very clean look. No additional landscaping is needed where the building stucco meets the ground.

Vice Chairman Hoopes stated that rain water drip off can decay stucco and that historically stone veneer has been placed on buildings to protect the adobe. That is where the stone veneer concept originated from.

Commissioner King asked the applicant if they planned to design for a smooth or sandy stucco.

The applicant said that it would be a little sandy and showed the Commissioners a material board with a stucco sample.

Commissioner Balcazar asked about the windows.

The applicant indicated that the design does not contain all commercial elements because they'd like to reflect the surrounding residential and commercial land uses. He indicated that he is receptive to commercial-looking windows.

Vice Chairman Hoopes said that he was all-right with a residential-looking window design.

Commissioner Roberts said that he'd like a simple looking window design. Vice Chairman Hoopes agreed.

Commissioner Roberts said that he does not believe it is necessary to blend the window design with the rest of the neighborhood. He said that he is more concerned about achieving the best architecture for the building and is not concerned about blending it with the Town Center.

Chairman Moldafsky stated that it appears that the architect's design is headed in the right direction.

The applicant asked if the Commission could clarify the landscaping design they'd like to see.

The Commissioners indicated that removal of sod would be required.

Commissioner King asked if it was the applicant's intention to remove the Chinese Elm.

The applicant said that, "yes," near the entryway.

Planner, Chris Gjolme, informed the Commission that removal of the Chinese Elm at the front would require Commission review and approval.

Commissioner King indicated that it would need to be replaced with landscaping.

Mr. Gjolme requested that the Commission give direction on the tree removal.

Vice Chairman Hoopes suggested that the applicant come back with a suggestion.

M/S/C- Hoopes/King - to continue the project with direction to the applicant to remove the parapets and gabled ends, carry the tile to the parapet with a steeper pitch, eliminate the stone veneer, the venting design be coordinated with the Building and Safety Department, and that a recommended replacement for the Chinese Elm be brought back before the Commission. Approved 5-0.

**VIII. OTHER BUSINESS:** There was no other business.

**IX. COMMENTS FROM THE COMMISSIONERS:**

Commissioner King asked about the U Code banner and if the business has been into the City about remedying the issue.

Director Robert Stanley said that he will ask Code Enforcement to look into this.

Commissioner King said that the shopping center at Ocean View and Foothill Blvd. has signage that is made out of vinyl and that it is peeling off.

She said that the businesses in violation of this were the Vapor Room and Hello Pizza.

Director Stanley indicated that Code Enforcement will go out to address the issue and that possibly the item might be brought before the Design Commission for review of appropriate signs.

Mr. Gjolme indicated that he would work with the architect to address the building on Indianola Way, and that it should be feasible that the next time the architect presents to the Commission, the plans should be improved enough to approve.

Commissioner Balcazar asked about the church property. Mr. Gjolme was not aware if a mock-up was in place. Commissioner Balcazar said that the subcommittee has not met yet. Mr. Gjolme said that he would call about it. He also indicated that he is not aware of a sign application for U Code.

Commissioner Roberts said that he is happy to see the hydrogen station in operation and that it is aesthetically pleasing. He said that a small sliver of landscaping on the property has a pole with an electrical panel that goes to the station. The placement is poor and it is unsightly.

Director Stanley asked if it was an electrical box. He said that Mr. Gjolme would look into the matter.

Commissioner Roberts also stated how aesthetically unpleasing the electrical box is, especially as viewed from Foothill Blvd. It is large and unattractive.

Commissioner Hoopes asked if the shut off valve had to be so many feet away and accessible to the Fire Department.

Commissioner King asked what color it was painted.

Mr. Gjolme asked what the color was.

Commissioner Roberts indicated that it was steel.

Director Stanley said he would look into it.

Director Stanley asked about the Round Table shopping center and the cut out for the trees in the sidewalk. Commissioner Roberts said that Public Works may have negotiated with the property owner on them, even though they were required by the Commission.

Director Stanley said that the streetscape plan needs to be done before Vice Chairman Hoopes and Commissioner Roberts are off of the Commission.

Commissioner King asked if the document was complete.

Director Stanley responded that Public Works was reviewing it and had changes.

**X. COMMENTS FROM STAFF:** There were no comments from staff.

**XI. ADJOURNMENT:** The meeting was adjourned at 8:26 a.m.