

MINUTES

DESIGN COMMISSION

April 19, 2012

CITY HALL COUNCIL CHAMBERS

1327 Foothill Boulevard

7:30 a.m.

- I. **CALL TO ORDER:** 7:32 a.m.
- II. **ROLL:** Present: Roberts, Hoopes, Moldafsky and Vavoulis; Absent: Tobias
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **COMMENTS FROM THE PUBLIC:** None
- V. **CONSENT CALENDAR:**
 - A. **Minutes** – April 4, 2012 meeting No quorum of minute participants/no action.
- VI. **CONTINUED PUBLIC HEARINGS:** None
- VII. **PUBLIC HEARINGS:**
 - A. **Design Review 11-29 (Amend);** Unocal; 1001 Foothill Boulevard; amend approved canopy.

Ahmad Ghaderi was present for the applicant. The proposed changes are minor: change to the pattern, the 6" reveal is removed at the bottom but the cap is still there since the lighting is no longer the way it was. These proposed changes lower the height by 6". The wainscoting is now 2'-6", a reduction in height from what was approved.

Commissioner Vavoulis moved and Commissioner Moldafsky seconded a motion to approve the changes. The motion carries on a 3-0 vote. There is one final question from the Commission regarding the fixtures – are they the right ones being installed?

- B. **Design Review 05-12 (Amend);** LCF Town Center; 2 Sport Chalet Drive, 895-985 Foothill Blvd., 890-990 Town Center Drive; new landscaping plan for shopping center.

Planner Clarke noted that the Sign program will come back to the Commission later. This morning is just the landscape plan review. The applicant is proposing detailed plans.

Mr. Elliott Elliott (applicant's landscape architect) indicated that they want to replace the plant palette so it is more harmonious and drought tolerant than what went in. Planting plan is to be replaced in order to look better and use less water. It will also create shade faster than the

current plants. He emphasized certain areas of the site, including a water feature, umbrellas (see sheet L-102 for details). Sheet L-105 addresses nodes for accents and the sound of water. The areas are currently shady but hot and dry.

Commissioner Hoopes noted there is not much "eye candy" in certain areas.

Mr. Elliott stated the color renderings are not available yet due to trying to get the accuracy in the drawings.

Sheet L-107 is the main entry from Foothill. The new species will canopy the entry and provide unity to the streetscape scene (European olive). The canopy needed to be able to be trimmed for fire truck access. The tree can be sprayed to reduce the production of fruit (condition of approval to require spraying).

Sheet L-108 shows a fast growing tree to provide a boulevard feel. The underplantings include mirnas hedge with some flowers.

Sheet L-110 contains Fire department driven paving. He wanted to open the center and bring plant material into the median. They still have to meet with the Fire Department on this issue.

Sheet L-109 is where they want to redo the street trees along Foothill to Tristania like the other side of the street. This would provide a more cohesive look with the rest of Foothill.

Sheet L-111 makes changes to low maintenance plant material.

Sheet L-112 is where they want to cover the parking structure in vines in a different way than is currently proposed. The applicant also wants to remove the ill-conceived hedge that encircles the building.

Main page: address lighting enhancements, water, existing paving and harmonious style.

Commissioner Roberts insisted that the signage should be integrated into the landscaping.

Director Stanley looked at the pictures of the current landscaping and commented on the proposed changes. He noted that on Sheet L-402, at end cul-de-sac, should have some additional materials in there. The neighbors and the bio-swale are potential issues and there are conditions of approval for screening some of the building that must be retained.

Mr. Elliott indicated that he is trying to enhance the site because what is there needs help. He wanted to enhance what is there and use less (water, etc.) resources. He is trying to make positive changes. Some of this has to do with the lack of maintenance after the original landscaping was installed.

Director Stanley stated that they need to keep the perimeter people, the plants, and the conditions in mind when making these changes.

Matt Trainor (representing IDS, the owner) noted that once the plans are approved, they can start improvements within two weeks.

Commissioner Hoopes stated that runoff was a major concern. When planting in the interim, the BMPs must be followed so that we don't get neighbors in City Hall.

Director Stanley noted that the trees along Town Center Drive are mature and large and may not be ideal to remove and replace.

Mr. Elliott commented on the wall along Town Center Drive between the Shell station and the Sport Chalet retail store, on the north side, and the planting of trees in that area. Staff had concerns about the wall footing and Public Works. This will require further review for design and may mean changing the Boston Ivy to Creeping Fig.

Director Stanley commented about the trees along Angeles Crest Highway at Panera Bakery. The trees should not be removed since this is a confined space. He advises not to remove the trees or replace them. He also noted that there may be a condition of approval regarding those trees.

Mr. Elliott stated the Japanese Maple may not be the best tree there. The issue may encompass the allowance of light into the space.

Director Stanley addressed the plaza outside Sakura. He wanted to make sure that the oak tree is protected because it was a mitigation measure. [The applicant wanted to do lighting on the tree.] He also stated the sycamore must be retained

Mr. Elliott talked to the Public Works Department about putting more trees in the R-O-W with a bottomless plant well. They also want to do a new patio design for the vacant tenant space (next to Panera bakery) maybe including removing the wall but retaining the tree.

Mr. Trainor wanted to mimic the Chipotle patio in the other aisles with new planter pots and replacing the trees with water features.

Director Stanley wanted the applicant to relocate a sycamore to the front of Taylors where a tree was to be planted and never got done.

Mr. Trainor stated the drainage swale beyond AT&T needs to be reviewed so it will work and every planter on-site will get new plant material.

Commissioner Roberts noted that on the west side of Sport Chalet Drive, at Home Goods, the trees need to be changed out but something else is needed. Trees there will be a problem in the future.

Commissioner Hoopes discussed the possibility of doing the changes all at once with a master contractor.

Commissioner Vavoulis asked what is the applicant trying to accomplish and what is the time table.

Mr. Elliott stated the retail plant palette is different than an institutional palette to accomplish quick short term gains.

Commissioner Hoopes asked if the Commission could address point by point conceptual agreements.

First, fountains are a "go".

In general they liked the proposed plant palette – the grasses are in the right place (99%)

With trees, some of the replacements are not good. The majority should stay. Replacing in some planters will only accept 36" box size and not 48" box size. The olive trees are a good choice but will they go into the planters where proposed. The issues on the parking lot behind Taylor's relate to hedging it in. There is not enough access at the perimeter of the parking lot with the streets; you can't get through. You need to make openings. Also, some of the planting on Sport Chalet Drive is in the public R-O-W. Taylor's is being left alone except for the tree in front.

Planner Clarke suggested that the Design Commission meet with staff on-site to discuss further.

Mr. Trainor would like to put the landscape plan together with the signage to the Planning Commission.

Director Stanley stated the second meeting in May would be the earliest time to go. He would like to set up a subcommittee of Commissioners Hoopes and Roberts for the landscape plan. He could set up a special meeting for 3:00 p.m. on April 24th starting at the Sakura courtyard. He requests that the meeting be continued to April 24th.

VIII. OTHER BUSINESS: None

IX. COMMENTS FROM THE COMMISSIONERS: None

X. COMMENTS FROM STAFF: Need to bring budget information back to the Design Commission for input. Place item on agenda.

XI. ADJOURNMENT: 9:12 a.m.