

**MINUTES OF A MEETING OF THE DESIGN COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON JULY 1, 2010**

I. CALL TO ORDER:

II. ROLL: Present were Commissioners Hoopes, Moldafsky, Roberts, Tobias and Vavoulis, Director of Community Development Stanley consulting architect Cantrell and Planners Gjolme and Clarke.

III. PLEDGE OF ALLEGIANCE: The Flag Salute was recited.

IV. COMMENTS FROM THE PUBLIC: There were no comments.

V. CONSENT CALENDAR:

A. Minutes - June 17, 2010 meeting minutes were approved without changes unanimously - 5-0.

B. Big Lots; 2243 Foothill Blvd.; review and approval of landscape plan.

Planner Clarke gave an overview of the plans provided by the applicants.

Commissioner Roberts said that he had attended a meeting with applicants and staff.

Contractor Gary Edington, representing the property owners, identified himself.

Commissioner Hoopes spoke about the improvement to the driveway entrances and the resurfacing of the parking lot. He noted that he shops there and spoke about changes in the tenants in center and noticed the lack of parking for the corner shops. He provided a drawing showing a different parking configuration. He said that any added spaces would be appreciated by the tenants.

Contractor Edington said that the Peneno family had a reason not to make changes as parking in that corner is difficult but that he could see adding two stalls.

Owner John Peneno noted that he spoke with the City Traffic Engineer about the parking spaces for the center.

Commissioners Roberts volunteered to provide list of alternative types.

Commissioner Hoopes spoke about the striping of the handicapped walkway connecting the parking spaces to the liquor store being a broken dogleg in configuration.

Owner Peneno agreed to change the plans.

Commissioner Moldafsky asked about types and numbers of trees and a discussion ensued between the Commissioners and the applicant.

Director Stanley gave a history of the case and noted that the primary effort was to provide more landscaping along Foothill Boulevard.

Commissioner Hoopes also spoke about the size of the proposed trees and how it impacts landscaping.

Commissioner Roberts said that 36" box trees would be fine and that this was an opportunity for the owner and the City to improve the area.

Commissioner Hoopes spoke about storage boxes along the alley to the eastern side of the building and that locating a tree there would help hide or screen these boxes.

Owner Paneno said that the size of the tree may interfere with existing fire hydrant.

Director Stanley addressed landscaping issues saying that there was sufficient room for a tree. He suggested putting tree in subject to review by Director of Community development.

M/S/C Roberts/Modafsky to approve with conditions as follows: trees along Football Boulevard to be 36" and additional tree by northeast corner of lot to be 36" Tabeubia subject to approval by Director: shrubbery to be variegated phosphura crassifocium "nena' and wheeler's dwarf; along Foothill Boulevard planters to be natal plum and flax; monument sign area to have roses; all landscaped areas to be irrigated; eastern handicapped walking area to be straight line. Approved 5-0.

VI. PUBLIC HEARINGS:

A. Design Review 10-12; Henry's Market; 920 Foothill Blvd.; preliminary review of new grocery store.

Consultant Cantrell gave an overview of the project and the landscape component and that this was a preliminary review which will return to the Commission at a later date.

Chair Vavoulis asked how the alternative proposal affects the east elevation of the building.

Consultant Cantrell said that some adjustments but that the free standing gable was the main concern.

Commissioner Tobias spoke about the gables and impacts on the east elevation.

Architect, Jim Cary, noted that the project is one of the few big box projects along Foothill Boulevard. He addressed the issue of how to lower the mass of the proposed project. The plan would include constructing a parfait wall back about 8' to lower the appearance of the structure. There was a five feet setback so there was no need to encroach into the right-of-way. It was a challenge to integrate into the design guidelines. Customers can not enter building from Foothill Boulevard. This dictated where the entrance would be so the only entrances from east end of the building. The gable element is a way to look into the store. He went over points in a handout he gave to Commission members. He noted that mechanical equipment would be moved off the roof.

Architect Cary continued the outline with the handout points. He mentioned that design impacted by the location of existing traffic lights. He had a sample board and roof plan for the Commission to review.

Commissioner Roberts said that he understands staff's concerns about false façade and towers and asked if you see back side of gable from Angeles Crest Highway?

Architect Cary answered yes.

Commissioner Modafsky pointed out that you can see other gables also.

Architect Cary said that the intersection has an exposure and may need trees. He said that he could provide white roofing in response to Title 24 requirements.

Commissioner Roberts said that it was a challenge understanding the limitations of incorporating a full roof structure - e.g. the Grove roofs are all fake. The Town Center was a disappointment even with a model provided.

Commissioner Tobias said that roofline on the east elevation with the pergola looks unbalanced and too tall.

Commissioner Hoopes agreed and asked if it could be moved back.

Commissioner Tobias said that Consultant Cantrell's alternative dealt with this issue.

Architect Cantrell concurred with architect Cary. Artificial gable issue important point and needs refinement.

Architect Cary noted that the structural issues will need to be reviewed. Architect Cary asked if 3 elements need to latch back into structure.

Commissioner Roberts said that the project's scale is trying to balance with the Home Goods building across the street.

Commissioner Tobias spoke about the alleyway and how the pedestrians walk around a corner and asked if the alleyway could be closed or gated.

Director Stanley said that Public Works required it kept open for access.

Commissioner Tobias noted that alley from Beulah to Bel Air was a thoroughfare.

Commissioner Roberts asked if a landscape planter could be provided to provide for more safety.

Architect Cary offered a rolling curve and to put in landscaping.

Director Stanley said that Public Works and the Fire Department wanted to keep an alley easement but that it could be moved.

Commissioner Tobias said that kids go through the alley. Speed bumps not allowed by the Fire Department.

Landscape Architect, Robert Curley, said they could add low speed bump at the property line and raise the pedestrian way by about 4". They could put in textured paving as a traffic calming method making it more difficult to drive fast over. The method was to slow cars in the alley.

Architect Cary asked if they could have 18' parking space with overhang of 2' and if 6' wide planters are required?

Director Stanley - Yes and overhangs permitted

Architect Cary said that this is good as it can increase the amount of landscaping provided.

Commissioner Hoopes said that it depends what you put in planter areas.

Commissioner Roberts had concerns about the speed of traffic in the lane and said that any way to slow it down would be good.

Chair Vavoulis said they may need to continue to next meeting.

Director Stanley wanted to resolve issues prior to going to the Planning Commission. This would be within a 4-6 months timeline for the CUP process. He wanted to flush out the issues now and come back to Design Commission for final review.

Chair Vavoulis asked if staff can meet with Jim Cary to review City alternative.

Consultant Cantrell is not sure if meeting is necessary.

Director Stanley asked for clarification from the Commission.

Commissioner Roberts asked about reducing the size of gables.

Director Stanley asked if the Commission is happy with the proposed materials and colors? He said that he could talk to the traffic engineer about the alleyway.

Commissioner Roberts said that the project was going in right direction. He was pleased that the applicant correctly illustrated renderings to match landscape plans. Plant palette is wonderful and the details provided are great. He said that a signature tree is needed and that it would not block signs.

Commissioner Hoopes questioned the orientation of parking spaces being so varied with no pair of cars facing the same direction. He asked if the area could be opened in order to have more landscaping which he showed on a drawing.

Architect Cary said that he studied the parking on-site thoroughly. The handicapped parking area is located right by the entrance to the store. He did not want parking to be too regimented and have it backing into the alley or traffic and so it was safer.

Director Stanley asked if he had worked it out with the traffic engineer on the parking layout.

Architect Cary was not sure if this was the exact plan or not reviewed by the engineer. He needed substantial radius coming off Beulah. His biggest concern was backing into the alley.

Commissioner Hoopes noted concern about handicapped people backing up.

Architect Gary responded by saying that they would not be backing into alley

Commissioner Tobias said that it was difficult to get into some of the parking spaces and to back up.

Architect Gary noted that the backup distance is 28' (actually 24' 6"). He said that he could prepare a template to show how it would work.

Consultant Cantrell said that parking will be reviewed by the Planning Commission as part of the Conditional Use Permit (CUP) application.

Architect Gary said that he will study parking areas and bring it back later to the Design Commission.

Director Stanley said that the traffic engineer can look at it also when they apply for CUP.

Commissioner Hoopes questioned why there was no stop sign in the alley where the pedestrian crosswalk is.

Commissioner Tobias also mentioned a stop sign.

Commissioner Modafsky mentioned one on Green Street in Pasadena.

Commissioner Hoopes noted pedestrian buttons in downtown Los Angeles. He walked on the west side of the property and noticed passageways. Will they be blocked off as part of the project? Applicant may want to replace gates in this area. Will trees along wall be removed? There is a need to coordinate with neighbors on the issue as tree is huge and may impact their back yard.

Architect Cary spoke about legal access issues and how this will need to be researched.

Landscape architect Curley said that the proposal was to remove volunteer trees. They will work on preserving what they can but it's difficult to do because of paving and potential impacts on root systems.

Commissioner Hoopes spoke about pipe underground with swale in parking area which dumps into the culvert.

Architect Cary said that there will be significant changes due to County regulations.

Commissioner Hoopes noted that project will take out edge with ivy and tree by sidewalk.

Landscape architect Curley said that the plans show new sidewalk but he does not know if Public Works want that or not, or how it will work exactly. There are two oak trees with one staying and one being removed as it's in the way of the sidewalk. They will remove pine trees and give streetscape back. A large specimen tree by the building seating area would be too close to the building. Landscape architect Curley said they can provide a big tree. Put it in planter by entrance and make it a woodsy feel like Sports Chalet building.

Commissioner Hoopes mentioned the scale of the elevations versus scale of site plan different.

Director Stanley said that scales on plans can be standardized.

Consultant Cantrell said that parts are all in same scale.

Commissioner Hoopes noted that scales chosen by computers may not be best. He just wants to be able to understand scale and have it standardized

Director Stanley said that he had photographs of the existing building and landscaping available for the Commission to review.

Chair Vavoulis said that there was consensus on elevations, colors and materials along with landscaping. He asked if there were any specific direction by the Commission for the next round of review other than what they talked about in the meeting.

Director Stanley said that the parfaits and safety issues need be reviewed by applicant for the next meeting. The project will have another review by the Commission.

Architect Cary raised zoning issue about the size of supermarket permitted and when this issue will be decided.

Director Stanley discussed requirement for maximum size of 10,000 sf market. This will require a zone change to delete this wording. The applications will be submitted simultaneously with the CUP and will get a recommendation from the Planning Commission to the City Council.

VII. OTHER BUSINESS:

Vons - street wall mock-up panels; discussion and approval.

Director Stanley said that Vons put up mock-ups and was asking for comments.

Commissioner Roberts said that it was a good idea to include in the plan and that it was imperative that they be tied into the base of the monument sign. You have to see how the walls will tie in together with the sign. He recommended no action at this time until this can be seen.

Director Stanley said there are Conditions of Approval that address walls and not signage. The mock-ups were specific to the walls and not the signs. Signs have not come before the Commission yet.

Chair Vavoulis said that the question was if the Commission wants the walls or not and that signs were a different issue.

Director Stanley read the Condition of Approval # 37.

Commissioner Roberts asked how they could review if the location of the sign was not shown on plans. He said that this process seemed to be backward.

Director Stanley said that they will come with an application for a monument sign when they apply for that. This was the condition approved by the Commission.

Commissioner Tobias said that he measured walls using tape.

Chair Vavoulis said that he felt walls should be there and will vote on that.

Commissioner Roberts stated that he felt that it was wrong.

Director Stanley said that a mock-up of the signs could be done as part of that review.

Commissioner Hoopes said that they were good walls but agree with Commissioner Roberts.

M/S/C Tobias/Madofsky to approve wall locations and height to allow commencement of wall construction based upon on what seen on mock-up (4-1 with Roberts voting no).

XIII. COMMENTS FROM THE COMMISSIONERS:

Commissioner Tobias said that the painting on the lower part (3' 6" tall) of the walls for Vons does not look good. He thought that they was getting stone and what was painted was not that. Staff should mention to Vons that it looks bad.

Commissioner Roberts noted that it was called out on the approved plans.

IX. COMMENTS FROM STAFF:

Director Stanley asked about reception for former Commissioner Friedman at the next meeting in the evening.

Commissioner Tobias said that they could have food and refreshments and that members of all other commissions should be invited.

Pat Anderson noted that the City has mixer on the proposed day.

Director Stanley said that it will have to be another day.

X. ADJOURNMENT: At 9:10