

**MINUTES OF A MEETING OF THE DESIGN COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON OCTOBER 21, 2010**

- I. **CALL TO ORDER:** Chair Vavoulis called the meeting to order at 7:30.
- II. **ROLL:** Chair Vavoulis, Commissioners Hoopes, Moldafsky, Roberts and with Director Stanley, Consultant Cantrell, Planners Clarke and Gjolme.
- III. **PLEDGE OF ALLEGIANCE:** The Flag salute was recited.
- IV. **COMMENTS FROM THE PUBLIC:** There were no comments.
- V. **CONSENT CALENDAR:**
 - A. **Minutes** – October 7, 2010 meeting. The minutes were approved 3-0.
- VI. **PUBLIC HEARINGS:**

A. **Design Review 10-06;** Conoco 76; 1001 Foothill Blvd.; refurbish/remodel existing service station building in conjunction with convenience store expansion and install new pump island canopies.

Consultant Cantrell gave an overview of the staff report with alternatives to the Commission.

Chair Vavoulis asked if there was any way to integrate a residential component into the canopy.

Consultant Cantrell mentioned examples in other cities and that the proposed alternatives try to do that.

Chair Vavoulis said that they do not go far enough. It's a unique location next to the Town Center. It needs something more creative than what is shown on the plans. He appreciated the efforts. He asked if the City could do better than what was proposed with some design changes.

Consultant Cantrell recommended a low profile and for it not be too top heavy in an effort to have a pitched roof.

Chair Vavoulis asked if the applicant could pick up design elements from the building and include them in the canopy.

Consultant Cantrell agreed that this was a good idea and that the main thing was the pitched roof.

Ahmed Ghaderi (Applicant) said that there were no problems with the building modifications proposed. The biggest issue is the canopy. Gas stations have their own images. He has not been able to implement image update. He can work within guidelines identified by Consultant Cantrell and can make some of the changes proposed and beef up the design. He requested assistance with the guidelines to implement corporate image. Conoco-Philips will require the owner to upgrade the facility and the canopy image. He can not implement the lattice on the fascia but can off-set the planes. Canopy – keep it and add character to it. The proposed lights will be recessed and the wrapping of the canopy will shield lights. He wants to keep the canopy consistent with the image. He will come back with one of the options. He has to get approval from Conoco-Philips to proceed.

Commissioner Roberts said he was a big fan of corporations having recognition and he respects that as much as possible. However, this canopy could not go in downtown Santa Barbara or a lot of cities the way it is deigned. It has to be respectful of location. It needs to be combined with monument sign to make Conoco happy and for it to be a successful station. He preferred staff to look at pitched roof as a strong structure with exposed wood trusses with supports. Tie in red color with band around the building.

Commissioner Hoopes said that there were two parts to the project: building and canopy. He would like to see staff's rendition adopted. He had concerns about the landscaping around building which needs help. He could not understand some aspects of the drawings. No regard for planters in terms of building. The elevations show plants at the base of the building. Can not see where planters are to support these shrubs. They need to show where these planters are next to the building.

The Applicant said that some planters are proposed and revised plans will show them at next round.

Commissioner Hoopes said that the canopies are difficult to deal with. He cited an example of a gas station on the 210 near La Verne. This station was silly looking because it was probably required to look like a residential building during design review. A canopy needs to be very light. He does not like the idea of making it something that it isn't. The existing canopy works and the roof forms are thin. He would support keeping the existing canopy. Column design could be staff's suggestion. Staff's idea was that the main view of the structure would be of the underside. Recessed light would be good but reflective light under it would be very bright. The thin nature of a standard roof structure and relief would be a strong step forward. Design relief on the underside would be helpful if elevated to staff's column design. Having said that he would support what is existing.

Commissioner Moldafsky was concerned about what direction the applicant should go. There was a conflict between complete change, or, no change at all.

Chair Vavoulis said that Commissioner Roberts's views summed it up. They needed to tie elements from the structure into the canopy. But Commissioner Hoopes' points were taken also. Chair Vavoulis said that the Commission could come to a consensus but not at this time. The applicant needs to tie some of the elements of the building into the canopy. It needs to be integrated. If the Commission and staff can be creative they can get project that they agree on but not now. The site can attract a lot of attention in the city. A creative element that is not forced is needed.

Commissioner Roberts noted that other cities have dealt with design issues and that there are examples out there to use. We can find direction from these cities.

Commissioner Hoopes said that canopies there do not reflect the community.

Chair Vavoulis said that there needs to be more creativity. The existing Shell station is not a good example as it's not creative. The revisions should not be forced. Santa Barbara and Monterey are good examples as in Carmel of how gas stations can fit in with residential areas.

Consultant Cantrell said that he reviewed the alternative drawings. He wanted to focus discussion to give direction to the applicant.

The Applicant does not want to waste Commission and staff time with things that won't be approved by Conoco Philips. He had concern over colors.

Chair Vavoulis said that they need to see options with color combinations.

Commissioner Hoopes said that they need to coordinate planters and elevations.

Chair Vavoulis said that there was consensus that the staff alternative is preferable for the building instead original design. The Commission will talk about the canopy at the next meeting.

Motion to continue: Approved 5-0.

VII. OTHER BUSINESS: There was no other business.

VIII. COMMENTS FROM THE COMMISSIONERS:

Chair Vavoulis noted that the tree at Gould and Foothill was small.

Commissioner Roberts said the trees will have leaves in spring. He noted that the other statement trees in the city had died like at Jiffy Lube. They have four trees for Ralph's planted.

IX. COMMENTS FROM STAFF:

Planner Gjolme spoke about the signs for 823 Foothill (liquor store).

Director Stanley said that they would transplant sycamores at Vons with Commissioner Roberts providing trees at cost with Vons to pay for trees and installation.

Chair Vavoulis asked about a Vons Condition of Approval regarding what could be stored in front of the store e.g. wood and vending machine. He noted that Commission Tobias was very concerned about this issue.

X. ADJOURNMENT: The meeting adjourned at 8:08 AM.