

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE SPECIAL DESIGN REVIEW COMMISSION MEETING
MONDAY, OCTOBER 22, 2018

- **CALL TO ORDER**

Chair Nadolney called the special Design Review Commission meeting to order at 6:30 p.m. on October 22, 2018, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Cheng.

- **ATTENDANCE:** Chair Nadolney and Commissioner Cheng

Present: Chair Nadolney, Commissioner Cheng, Planning Manager Steinkruger, City Architect Brown, Assistant Planner Alvarado, and Design Review Commission Secretary Louie

1. PUBLIC COMMENT

None

2. APPROVAL OF MINUTES

None

3. OLD BUSINESS

A. 353 ALABAMA STREET

PLANNING CASE NO. PL-17-037 (LARGE SITE PLAN REVIEW)

APPLICANT/DESIGNER: ALEX NGO

PROJECT SUMMARY: This is an application for a Large Site Plan Review (SPR). The proposed SPR would allow for an addition of 525 square feet to an existing 2,102 square foot single story home and construction of a new 1230 square foot second story on a 16,163 square foot lot. The property is zoned R-1CC (Single Family Residence – Country Club) and has a General Plan land use designation of Low Density Residential. This project is exempt from CEQA per Guidelines 15301, Class 1 (Existing Facilities) and 15303, Class 3 (New Construction or Conversion of Small Structures. This item was originally considered by the Design Review Commission at their regular meeting on June 25, 2018.

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. PL-17-037 for a Large SPR at 353 Alabama Street, subject to the recommended conditions of approval.

Planning Manager Steinkruger presented the report and stated two residential concerns about construction time and building specifics (second story bulk, roof height, etc.).

Applicant Ngo reduced height floor by 10%, new ordinance changed the design, and minimized construction time to 9 months. Proposed to add two rooms to the second floor. Notified neighbors a couple of times but never received any phone call back.

Resident Monika Burton (419 Alabama St) is against the building of the two story house.

Resident Sandra Thomas (346 North Del Mar) is against project due to lack of privacy. Requested notified earlier about these projects.

Chair Nadolney stated it is 88 feet from the back property and will not affect privacy.

Applicant Ngo stated rendering adjustments are a conditional approval based on matching new with existing. Proposing to replace all windows and reroof with the exception of possibly the garage (goal to keep the existing roof slope).

Architect Brown stated must increase size and push it back in order for the roof to meet.

Commissioner Cheng requested landscape plan respect privacy concerns.

Planning Manager Steinkruger confirmed standard construction hours and requested a condition of approval for completion (taking into consideration holidays and weather).

Commissioner Cheng suggested 9 months with one extension (total of 15 months).

Planning Manager Steinkruger stated condition of approvals: evaluation of roof pitch, time frame is 9 months with one extension if approved by building, and privacy concern.

Chair Nadolney motioned and Commissioner Cheng seconded with city recommended condition and three added condition for approval.

B. 125 EAST CHESTNUT AVE

PLANNING CASE NO. SPR17-047 (LARGE SITE PLAN REVIEW)

APPLICANT: ERIC TSANG

PROJECT SUMMARY: This is an application for a Large Site Plan Review (SPR). The proposed SPR would allow for the construction of a new two-story 1,837 square foot home and 490 square-foot two car garage on a 5,250 square-foot lot. The proposed project is zoned R-1 (Single Family Residential) and has a General Plan land use designation of Low Density Residential. This project is exempt from CEQA per Guideline 15303, Class 3 (New Construction or Conversion of Small Structures).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. SPR17-047 for a Large Site Plan Review at 125 East Chestnut Avenue, subject to the recommended conditions of approval.

Planning Assistant Alvarado presented the project.

Commissioner Cheng concerned with a double door in living room. Suggested no decorative fans and use Spanish tiles instead. Also suggest using one door.

Chair Nadolney is not opposed to the double door or width but appears unpractical.

Architect Brown stated the double doors are already not centered in the living room. One door will allow you to have more flexibility with furniture.

Chair Nadolney suggested widening the wall. Approval based on changes such as pulling in windows from the corners, etc. Closet needs to be at least 2-3 feet wide.

Commissioner Cheng stated the French door doesn't match the Spanish style house. The color board and plans do not have same information and therefore cannot be approved. Recommended to get correct window detail, shadow line, color, and style of the wall. Stated a bedroom does not need a 9 foot ceiling.

Chair Nadolney stated the window elevation and stucco must be reviewed. Suggested not having two windows stacked since the floors are 9 feet tall.

Commissioner Cheng moved to continue PLANNING CASE NO. SPR17-047 (LARGE SITE PLAN REVIEW) to a date uncertain until applicant is ready to address comments. Nadolney seconded motion.

4. STAFF ITEMS

Oct 30th Ethics/Brown Act meeting required

Hired new Senior Planner: Matt Chang

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

Meeting adjourned at 8:30 PM to a regular meeting TBD at City Hall, 425 S. Mission Drive, 2nd Floor, Council Chambers.



JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY, CHAIR