

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE SPECIAL DESIGN REVIEW COMMISSION MEETING  
MONDAY, JANUARY 6, 2020

- **CALL TO ORDER**

Chairman Cheng called the Special Design Review Commission meeting to order at 6:30 p.m. on January 6, 2020 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 Chairman Cheng.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

Present: Chairman Cheng, Vice-Chair Romo, Commissioner Nadolney, Commissioner Sae-Low, and Commissioner Tu.

Absent: None

Staff in attendance included City Attorney Pilchen, City Architect Brown, Planning Manager Steinkruger, Senior Planner Chang, Assistant Planner Alvarado, and Secretary Ortiz.

Absent: None

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

Commissioner Nadolney motioned to approve minutes of the November 25, 2019 meeting of the Design Review Commission. Seconded by Vice-Chair Romo. Motion passed by a vote 5 ayes, 0 noes.

3. **OLD BUSINESS**

**The following case was originally heard at the July 22, 2019 Design Review Commission meeting and it was continued to a future meeting date.**

- A. **1065 KENDALL DRIVE**

**PLANNING CASE NO. SPR18-063 (LARGE SITE PLAN REVIEW)  
APPLICANT: TEERAPAT KHANAMPORN PAN (OWNER)**

**PROJECT SUMMARY:** This is an application for a Large Site Plan Review (SPR) to demolish more than 50 percent of an existing 1,753 square foot (SF) one-story single-family residence and construct a 2,620 SF two-story residence on an 8,334 SF lot. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential.

This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION:**

**ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, DENYING PLANNING CASE NUMBER SPR18-063 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 1065 KENDALL DRIVE.**

This item was presented by Assistant Planner Alvarado.

Richard McDonald, Carlson & Nicholas, LLP, 301 E. Colorado Blvd., Suite 320 Pasadena, representing the Applicant, stated that he would like to have the project architect walk through all the changes.

Eddie Osuch, NEO & Associates, Applicant's architect, 2115 Huntington Drive, San Marino, explained the changes made to the project.

Chairman Cheng questioned if this project was a remodel or a new building. He stated earlier conversations from June or July had setback problems and other issues that the Commission could not take action.

Mr. Osuch confirmed it will be a new building and also stated that they would refortify the foundation in order to handle the second-story.

Commissioner Nadolney questioned the front yard foundation on the arborist report.

Mr. Osuch stated the front wall of the house will be in the same location of the existing front wall. Mr. Osuch explained the west wall has moved in a bit and complies with the setback.

Teerapat Khanampornpan, Applicant, came forward to answer the Commissioners' questions. Shufan Wei, applicant, came forward and gave information about the project and thanked the Commission for holding the special meeting.

Testimony:

1. Don Decker, 1076 W. Roses Road, San Gabriel – opposed
2. Sunil Varma, 1061 Kendall Drive, San Gabriel – opposed
3. Hui-Ling Chen, 1069 Kendall Drive, San Gabriel – opposed
4. Isela Bowles, 1038 Kendall Drive – opposed

Commissioner Sae-Low questioned the style of architecture of the building.

Mr. Osuch, stated it started with an English cottage architectural design and now it is contemporary English cottage.

Commissioner Tu stated the comparison of the design from the previous design is the same, which includes building height and mass.

Mr. Osuch stated the design did not change because the style had been previously approved and they moved on to other issues such as the windows. He stated they went based upon the suggestions which did not include style.

Chairman Cheng stated that the architect did not address all of the concerns with the project. He also questioned the plate height of the floor. He stated the lot could potentially accommodate a two-story home with a lower ceiling height.

Commissioner Tu indicated that the Commissioners are attempting to help the applicant in reducing the building mass.

Mr. Khanampornpan stated reducing the height and altering the pitch would change the entire style and that they would have to alter the floor plan to match the configuration.

Chairman Cheng stated the City has not approved the project. The City Architect is assisting the architect by guiding him and trying to work with the neighbors as well.

Mr. McDonnell explained they are interested in figuring it out and eliminate any confusion. They are asking for approval with conditions and if not, he would ask for a continuance to bring the project back to the Commission at a later date.

Commissioner Nadolney stated the style has always been a concern. She also stated that some of the issues can be addressed.

Chairman Cheng commented that the style and roof line are very confusing.

Commissioner Sae-Low made the motion to continue this item to the regular Design Review Commission meeting on March 23, 2020. Commissioner Tu seconded the motion. Motion passed with a vote of 5-ayes, 0-noes.

#### **4. STAFF ITEMS**

The Commissioners had questions about the new Accessory Dwelling Unit (ADU) Ordinance.

Planning Manager Steinkruger gave an update about the ADU Ordinance.

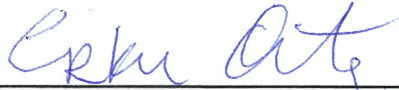
Assistant Planner Alvarado gave details regarding the proposed ADU requirements.

**5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

NONE.

**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Meeting adjourned to the next meeting at City Hall, 425 South Mission Drive, 2<sup>nd</sup> Floor, Council Chambers.



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ERIKA ORTIZ, SECRETARY  
DESIGN REVIEW COMMISSION



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RAYMOND CHENG, CHAIR  
DESIGN REVIEW COMMISSION