

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
MARCH 28, 2022**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission to order at 6:30 p.m. on March 28, 2022.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Romo.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

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

Staff in attendance: Planning Manager Tewasart, City Architect Nestor, Associate Planner Alvarado, Assistant Planner Cervantes, and Design Review Commission Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the January 24, 2022 Design Review Commission meeting**

Vice-Chair Romo made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **522 DEWEY AVENUE**

PLANNING CASE NO. SPR21-143 (SITE PLAN REVIEW)

APPLICANT: SALLY HO

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for second-story addition to an existing single-family residence. 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: STAFF RECOMMENDS THAT THE DESIGN REVIEW COMMISSION TAKE ONE OF THE FOLLOWING ACTIONS:

ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR21-143 FOR A SITE PLAN REVIEW TO ADD A NEW SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AT 522 DEWEY AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL INCLUDING A CONDITION OF APPROVAL REQUIRING THE APPLICANT TO WORK WITH CITY STAFF AND THE CITY ARCHITECT TO ENSURE THE PROJECT MEETS THE SETBACK REQUIREMENT BEFORE APPLYING FOR BUILDING PLAN CHECK; OR PROVIDE COMMENTS TO THE APPLICANT AND DIRECT STAFF TO BRING THE PROJECT BACK TO THE DESIGN REVIEW COMMISSION AT THE NEXT MEETING TO ENSURE COMPLIANCE WITH THE SETBACK DEVELOPMENT STANDARD

This item was presented by Associate Planner Alvarado.

Commissioner Sae-Low questioned the area of the rear patio and the project square footage.

Commissioner Nadolney asked if the project had been reviewed by the City Architect.

Winston Thorne, applicant representative, answered questions from the Commissioners.

Commissioner Tu questioned what the plan was to address the setback issue. She also inquired if there had been any landscape proposals to improve the curb appeal.

Commissioner Sae-Low asked if the garage is planned to be demolished.

Commissioner Nadolney asked if all the windows including the garage are going to be replaced and if the garage doors will be replaced along with the roof. She also asked if landscape plans were included. She asked if the master bedroom would have access to the bathroom and if the client was okay with it. She inquired about the fencing and stated it did not match with the existing fencing.

Vice-Chair Romo asked if they were looking to improve the front fence by painting it.

Chairman Cheng opened the public hearing.

There being no public comment, Chairman Cheng closed the public hearing.

Vice-Chair Romo made a motion to continue Planning Case Number SPR21-143 for a site plan review at 522 Dewey Avenue to the meeting of April 25, 2022 Design Review Commission. Commissioner Tu seconded the motion. Motion passed by a vote of 5 ayes, 0 noes.

**B. 133 W. CHESTNUT AVENUE
PLANNING CASE NO. SPR21-123 (SITE PLAN REVIEW)
APPLICANT: ERIC TSANG**

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence. 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, APPROVING PLANNING CASE NUMBER SPR21-123 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 133 W. CHESTNUT AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Cervantes.

Commissioner Tu inquired how the F.A.R. was calculated.

Eric Tsang, project architect, answered questions from the Commissioners.

Commissioner Sae-Low indicated he liked massing at the street elevation. He also commented on the renderings.

Commissioner Nadolney expressed concerns with the maxing of the square footage. She indicated that it was a good design overall. She also stated the building seems tall for prairie style. She suggested including more planting on the front elevation instead of only being on the side.

Vice-Chair Romo suggested providing a pathway for people to walk from a parked vehicle to the sidewalk. She also concurred with Commissioner Nadolney as far as landscaping.

Chairman Cheng stated the architect needs to work on the landscape plans. He suggested they confirm the square footage and ensure it is not exceeding.

Chairman Cheng opened the public hearing.

Testimony:

1. Anonymous- Oppose

There being no more public comments, Chairman Cheng closed the public hearing.

Commissioner Sae-Low made a motion to approve Planning Case Number SPR21-123 for the construction of a new two-story single-family residence at 133 W. Chestnut Avenue. The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 5 ayes, 0 noes.

**C. 1132 S. GLADYS AVENUE
PLANNING CASE NO. SPR20-066 (SITE PLAN REVIEW)
APPLICANT: FORREST TSAO**

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence. 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, APPROVING PLANNING CASE NUMBER SPR20-066 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 1132 S. GLADYS AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Cervantes.

Chairman Cheng inquired about the setbacks.

Forrest Tsao, project architect, answered questions from the Commissioners.

Commissioner Tu had questions about the property lines.

Commissioner Sae-Low commented on the proposed color of the columns in front of the house. He also indicated there are no proposals for ornamental ironwork. He commented on the vinyl section of the garage and suggested reducing the square footage.

Commissioner Nadolney stated the windows and details do not indicate a Spanish Colonial style.

Vice-Chair Romo asked if they were proposing to add a sidewalk and a parkway. She also asked if they were planning to add astro turf. She recommended adding trees near the astro turf to add shade in the back.

Chairman Cheng opened the public hearing.

There being no public comment, Chairman Cheng closed the public hearing.

City Architect Nestor suggested instead of reducing the two restrooms on the south, they move the house northward by six inches to meet the issue with the driveway width.

Commissioner Tu concurred with the Commission as far as the columns in the front and the lack of Spanish style details and asked the applicant to work on it.

Vice-Chair Romo wanted to ensure there would be a parkway and sidewalk that will be installed with additional trees. She also concurred with the Commission as far as the missing architectural details.

Chairman Cheng made a motion to approve Planning Case Number SPR20-066 for the construction of a new two-story single-family residence at 1132 S. Gladys Avenue with the following added conditions of approval:

1. The applicant shall work with Planning Staff and the City Architect to address the minimum required driveway width of 10-feet.
2. Details including columns, windows, tile, and wrought iron shall be provided that are consistent with authentic Spanish style homes to the satisfaction of City staff and the City Architect prior to submitting for building plan check.
3. The applicant shall install one additional mature tree in the rear yard of the property.

The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

**D. 140 W. VALLEY BOULEVARD
PLANNING CASE NO. PPD21-011 (PRECISE PLAN OF DESIGN)
APPLICANT: NADEL ARCHITECTURE + PLANNING**

Staff Report

Attachment A: Resolution and Conditions of Approval

Attachment B: Project Design Packet

Attachment C: Architectural Plans

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD) at 140 W. Valley Boulevard. The 12.6 acres lot is currently developed with a 218,661 square foot commercial plaza. The proposed project is for an exterior remodel to the existing commercial plaza. The property is zoned MU-T (Mixed-Use Transit Oriented Development) within the Valley Boulevard Specific Plan (VBSP) and has a General Plan land use designation of Commercial Specific Plan. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15301, Class 1 (Existing Facilities).

STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD21-011 FOR A PRECISE PLAN OF DESIGN AT 140 W. VALLEY BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Planning Manager Tewart.

Chairman Cheng asked staff if there was a new design program for the plaza.

David Anderson, project architect, answered questions from the Commissioners.

Commissioner Tu indicated it was a nice design to give it a fresh look. She commented on the color palette and wanted to know what was the consideration for the color from a design perspective. She also wanted to know if there would be a material change for the signage. She commented on the handrail of the second floor stores and stated there is no architectural detail. She also commented on the awning and the canopy above the retail and said she did not see in the rendering. She wanted to remind the designer the visibility of the signage on the second floor is important for the tenants. She asked if the plants on the green wall were real or artificial. She commented on the image of the circular landscape and indicated it is lacking shade and it would not be comfortable sitting under the sun in the area.

Commissioner Sae-Low stated he appreciated that the design has a dark and unstated quality that pulls together the mass. He suggested to go aggressive on the landscape design and make the artwork integrated.

Commissioner Nadolney said she liked what she saw and stated it is a vast improvement to the project. She said she wanted to see more on the lighting scheme and how it integrates with the signage program.

Vice-Chair Romo concurred with the Commission about the comments made. She also wanted to applaud the owners of the property for wanting to invest money in the facade improvement program to elevate the property and keep it relevant. She asked if the 22 parking stalls were all Tesla.

Chairman Cheng opened the public hearing.

Testimony:

1. James Sy, 117 W. Norwood and Htwai Liu, 125 W. Norwood- expressed concerns with a deteriorating wall that adjoins their property.

There being no more public comments, Chairman Cheng closed the public hearing.

David Anderson stated they have an extensive lighting design program and are working with a world-renowned lighting designer.

Commissioner Nadolney made a motion to approve Planning Case Number PPD21-011 for a Precise Plan of Design at 140 W. Valley Boulevard. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 5 ayes, 0 noes.

4. COMMENTS FROM THE PLANNING MANAGER

Planning Manager Tewart provided the Commission with an update regarding 704 W. Las Tunas, the building on the corner of Las Tunas Drive and South Mission Drive, and the Pacific Square project.

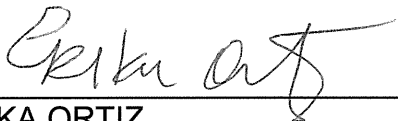
5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Vice-Chair Romo informed the Commission the Mission will reopen this year, possibly August/September.

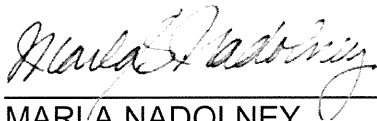
Chairman Cheng thanked staff for their work.

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

To the regular meeting of the Design Review Commission on April 25, 2022 at 6:30 p.m.



ERIKA ORTIZ,
DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY,
DESIGN REVIEW COMMISSION CHAIR PRO TEM