

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE REGULAR DESIGN REVIEW COMMISSION MEETING  
MONDAY, OCTOBER 24, 2016

- CALL TO ORDER

**Chair Nadolney called the regular meeting of the Design Review Commission to order at 7:03 p.m. on October 24, 2016, 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 Chair Nadolney.**

- ATTENDANCE: Chair Nadolney and Commissioner Cheng

**Present:** Chair Nadolney, Commissioner Cheng, Senior Planner De La Cruz, and Assistant Planner Bezanson.

1. PUBLIC COMMENT

This is the time set aside for members of the public to address the Design Review Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the San Gabriel Design Review Commission or items appearing on the consent calendar. The Design Review Commission values your comments; however, pursuant to the Brown Act, the Design Review Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda. The Design Review Commission will refer matters as appropriate to the responsible department for research, response or to provide further information.

***There were no public comments.***

2. APPROVAL OF MINUTES

***None***

3. NEW BUSINESS

- A. **1427 S. CHARLOTTE AVENUE  
PLANNING CASE NO. PL-15-077  
Applicant/Property Owner: Hon Fai Cho**

**Project Summary:** This is an application for a Large Site Plan Review for a new two-story single-family home. This project is among those affected by the

urgency ordinance adopted by the City Council last October, which placed a moratorium in the R-1 zone on demolition of existing single-family homes and on second-story additions.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-077, subject to the recommended conditions of approval.

Assistant Planner Bezanson presented planning case number PL-15-077.

Recommended Actions/Conditions:

**1. Windows:**

- Reconcile the window detail in the plans to show a 2" recess for all windows.
- Provide a detail for the proposed foam detail around the windows.
- Revise plans to show Millgard windows.

**2. Site Design:**

- Revise front yard walkway to eliminate the 90-degree angle. Consider a curved or linear alternative.

**3. Interior Design:**

- Relocate the laundry units away from the kitchen/living area in the second unit.
- Revise plans to eliminate a full shower in the 5<sup>th</sup> bathroom and create a powder room instead.
- Revise plans to increase the size of the walk-in closet in the first floor bedroom. Consider reducing the size of the adjoining bathroom.
- Revise the direction the doors are swinging in bedroom #2 of the main house, to avoid conflict with the bathroom door.
- Confirm whether the entertainment room will become a 4<sup>th</sup> bedroom and redesign appropriately.

**4. Lighting:**

- Remove excess/unnecessary lighting fixtures from the 2<sup>nd</sup> unit and show location of lighting for the main house.

**5. Elevations:**

- Maintain the same roof slope along the south elevation at 3:12.
- Revise the west rear elevation for the main house so that the sliding door is centered to the arcade columns.
- Study the windows on the east elevation and improve the spacing between the windows and the roofline for the first-floor. Consider shortening the windows to reduce conflict.

**Commissioner Cheng moved to approve planning case number PL-15-077 subject to the recommendations and new conditions, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.**

**B. 220 S. SAN GABRIEL BOULEVARD  
PLANNING CASE NO. PL-15-074  
Applicant/Architect: Kollin Altomare Architects**

**Project Summary:** This is an update for a proposed mixed-use development.

**Staff Recommendation:** Staff recommends that the Design Review Commission review and provide feedback to the applicant.

Senior Planner De La Cruz presented planning case number PL-15-074.

Mr. Brian Husting, Architect, with Kollin Altomare Architects presented. He wanted the Commission to see the preview. Mr. Husting wants to make sure they are going the right direction, and will be presenting the same drawings to the Planning Commission. Mr. Husting would like to submit the architectural drawings by December.

The Commission Provided The Following Feedback:

1. Continue to further develop the design.
2. Work out the details on the residential side east elevations.
3. Work out some elevation changes in the playground area.

4. STAFF ITEMS

A. END OF YEAR REVIEW

Staff provided an update on the upcoming meetings.

1. There will only be one item in the November 21, 2016 meeting.
2. There will not be a Design Review Commission meeting on December 19, 2016. Instead, there will be a Special Joint meeting with Planning Commission on December 12, 2016 at 6:30 P.M.
3. Recruitment for the Planning Manager position was just completed. It is going well. We have a few candidates that made the round. We should know who the new Planning Manager will be in the next 30 days.

5. COMMISSION COMMENTS AND CONFERENCE/MEETING REPORTS

**Each Commissioner may address the Commission and public on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.**

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

**Chair Nadolney adjourned the Design Review Commission meeting at 8:36 p.m. to a regular meeting on Monday, November 21, 2016 at 7:00 p.m. at City Hall, 425 South Mission Drive, San Gabriel, California.**

CITY OF SAN GABRIEL

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JOLIE SU, DESIGN REVIEW COMMISSION SECRETARY

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MARLA NADOLNEY, CHAIR