

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE REGULAR DESIGN REVIEW COMMISSION MEETING
MONDAY, AUGUST 28, 2017

- CALL TO ORDER

Chair Nadolney called the regular meeting (special time) of the Design Review Commission to order at 6:33 p.m. on August 28, 2017, 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 Commission Cheng.

- ATTENDANCE: Chair Nadolney and Commissioner Cheng

Present: Chair Nadolney, Commissioner Cheng, Planning Manager Steinkruger, Senior Planner De La Cruz, City Architect Brown, and Design Review Commission Secretary Su.

1. PUBLIC COMMENT

None

2. APPROVAL OF MINUTES

- A. Minutes of the July 24, 2017 meeting of the Design Review Commission

Recommended Action: Approval

Commissioner Cheng moved to approved minutes of the July 24, 2017 meeting of the Design Review Commission, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.

3. NEW BUSINESS

**A. 250-252 SOUTH ARROYO DRIVE
PLANNING CASE NO. PL-15-005**

Applicant / Designer: Wenna Chen (SLS Design)

Project Summary: This is a request for a Precise Plan of Design for a 12-unit condominium development. The proposed project is located in a R-3 (Arroyo Residential) zone, within the boundaries of the Mission District Specific Plan

area. The location has a General Plan land use designation of High Density Residential.

Staff Recommendation: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-005, subject to the recommended conditions of approval.

Senior Planner De La Cruz presented the staff report. Ms. Paula Tsukamoto, Project Designer, architect, presented the project.

Conditions of Approval added by the Design Review Commission:

1. Work with staff on the east and west elevation on buildings four and five.
2. Revisit the styles of the arches on the south elevation; limit arch styles to one or two.
3. Work on trash enclosure details.
4. Work with City Architect on elevation and landscape plan details.
5. When grading, refrain from excessive soil excavation.

Commissioner Cheng moved to approved Planning Case No. PL-15-005 as recommended by staff in addition to the added conditions of approval to be worked out by staff, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.

4. STAFF ITEMS

A. 201-217 SOUTH SAN GABRIEL BOULEVARD: This is an update of Planning Case No. PL-14-041 for a revision to a Precise Plan of Design. The DRC last reviewed this application at their regular meeting on June 27, 2016. The proposed project is located within the C-1 (Retail Commercial District) zone.

Staff Recommendation: the Design Review Commission may ask questions and provide feedback on the proposed project.

Senior Planner De La Cruz presented the staff report. Mr. David Guterrez, with Platinum Connection, presented the project. Mr. Tony Mendoza, designer, presented the drawings. Mr. Ed Seribodie, landscape architect, presented the landscape portion of the drawings.

Design Review Commission Feedback:

1. Revisit stairway design on the first floor plan.
2. Work on the front entrance design; make it look more inviting.
3. Create/design the opening in building A and B to look more attractive.
4. Make the arcade area look more inviting.
5. Look into the rendering; landscape design has to follow the completed site plan.

6. Revisit details on the site plan and landscape area.
7. Reexamine driveway entry on San Gabriel Blvd.
8. Look at the front elevation; work on the architectural features and elements.
9. Work on the exterior elevation.
10. Work out details in the units for future residents; redesigning some of the units will improve their quality.
11. Look into the two elevators and storage in the parking area.
12. Revisit ratio of bathrooms to bedrooms.
13. Revisit the numbers of standard and tandem parking spaces.
14. Revisit unit floor plans and elevation plans; they need to work together.
15. Work out design details and theme.
16. The proposed plans need a lot of work in comparison to the entitled plans.

B. 330 E. LAS TUNAS DRIVE: This is a preview for a proposed 11,072 sq. ft. commercial condominium development. The proposed project is located within the C-1 (Retail Commercial District) zone.

Staff Recommendation: the Design Review Commission may ask questions and provide feedback on the proposed project.

The project team presented the proposed project.

Design Review Commission Feedback:

1. Applicant should have a written permission from the neighbor to finish the stucco for any approval showing on the neighbor's side.
2. Look into widening the pedestrian entrance on the west side and making it more welcoming.
3. Bring the elevator and stairs to the front and make it an entry.
4. Look into making a nicer and more inviting entry at both buildings.
5. Work out front details; look at the opening and create something more appealing.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

The commissioners inquired if staff have found a Landscape Architect for the city. Senior Planner De La Cruz said staff is still working on this.

Commissioner Cheng will be out of town for the next regular Designer Review Commission meeting on September 25, 2017. That meeting will be canceled due to no quorum.

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

Chair Nadolney adjourned the Design Review Commission meeting at 9:07 p.m. to a regular meeting on Monday, October 23, 2017 at 7:00 p.m. at City Hall, 425 South Mission Drive, San Gabriel, California.

CITY OF SAN GABRIEL



JOLIE SU, DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY, CHAIR