

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE SPECIAL DESIGN REVIEW COMMISSION MEETING  
(SPECIAL TIME)  
MONDAY, MARCH 26, 2018

- **CALL TO ORDER**

Chair Nadolney called the special Design Review Commission meeting (special time) to order at 6:30 p.m. on March 26, 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 Chair Nadolney.

- **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**

Chuck Myers, resident from 404 Gerona Avenue, voiced his concerns regarding parking and density.

2. **APPROVAL OF MINUTES**

Commissioner Cheng moved to approve minutes of the February 26, 2018 DRC meeting. Seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

3. **NEW BUSINESS**

- A. **188 HAZELL WAY**

**PLANNING CASE NO. SPR17-049 (LARGE SITE PLAN REVIEW)**

**APPLICANT/DESIGNER: DENISE C. TOMLAN**

**PROJECT SUMMARY:** This is an application for a Large Site Plan Review (SPR) to allow for the construction of a first floor addition and new second story on an existing 1,105 square-foot single-family home. The property is located in the R-1 (Single-Family Residential) zone. This project is exempt from the requirements of the California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class One (Existing Facilities) and Section 15303, Class Three (New Construction of Conversion of Small Structures).

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. SPR17-049, subject to the recommended conditions of approval.

Assistant Planner Alvarado presented the staff report.

Architect Tomlan, project architect, gave a detailed explanation of the project.

Commissioner Cheng stated his concern about massing.

Chair Nadolney stated that while the master bedroom vaulted ceiling is okay, the large attic space is an issue. The ceiling height in the non-habitable space could easily be raised to make it habitable, thereby increasing the FAR.

Planning Manager Steinkruger stated that FAR is not included if it is non-habitable space per Building Code requirement. A condition of approval can be added to identify it as non-habitable space and not be converted to habitable square footage.

Architect Tomlan stated that they have a lot of mechanical equipment that they would like to keep covered and as security in case of long power outages.

Commissioner Cheng commented that this project will be at the expense of its neighbors having three condensers 15 feet high, blowing hot air, and making noise. The height and size of this non-habitable space makes it dangerous due to insulation, electrical, and plumbing. He suggested redesigning it to follow the correct Code.

Mr. Almada, project owner, stated that these condensers are controlled variable speeds with noise cancelling motors to maintain a quiet neighborhood. The equipment room will be engineered to support the equipment in an enclosed area for minimal noise, good insulation, and proper ventilation.

Architect Tomlan added that the new units at variable speeds are quiet with ventilation especially enclosed. No windows are for privacy and "movie theatre" feel TV room.

Chair Nadolney restated that it doesn't enhance the west elevation. This Commission is not willing to accept 170-square foot of non-habitable space when

the project team can easily make it habitable space by changing the height of the ceiling. She recommended redesigning the project.

Architect Tomlan stated that they plan on having a couple of units to serve the rear portion of the house since they currently have a relatively new unit on the west side.

Planning Manager Steinkruger stated that one of the biggest complaints staff gets from a "mansionization" point of view is that residents feel an invasion of privacy especially when it is not offset by perimeter landscaping and/or are a one-story house.

Commissioner Cheng commented that the neighbors on the west side would have a privacy concern. There is a lot of room for improvement. The volume of the second story could be reduced if the house is maximized and find a proper location for the mechanical condenser.

Architect Tomlan stated that they have the roof slope above the family room on the west side and the terrace towards the east side looking toward the outdoor space. The original and new door widths are the same size.

Commissioner Cheng stated that a Commercial Zone project would have these rooftop units. However, they usually don't have the condenser on top unless it is fully screened because of the amount generated. The mechanical platforms could be noisy near T.V. room.

Public Speaker (Neighbor) stated that he just installed one in his pool and it makes about 1/10<sup>th</sup> noise due to variable speeds. His pool filter is more efficient and quiet.

Planning Manager Steinkruger commented that staff sent out about 60 public notices within the 300 foot square radius and only received two opposing comments.

Chair Nadolney stated her concerns about unoccupied space on the second floor that could be fixed by reducing the second story mass as well as windowless west elevation.

**Commissioner Cheng made the motion to continue PLANNING CASE NO. SPR17-049 to the next regular DRC meeting on April 23, 2018. Chair Nadolney seconded the motion. Motion passed with a unanimous vote.**

**A. 704-712 West Las Tunas Drive  
Planning Case No. PL-13-090 (Public Art Plan)  
Applicant/Designer: George Lin**

**PROJECT SUMMARY:** This is an application for a Public Art Plan (PAP). The proposed PAP was required for the Mission View Plaza, which includes the remodel of two existing commercial buildings and construction of a new mixed- use building. The property is located in the Mission District Village (MD) zone, which is part of the Mission District Specific Plan (MDSP) area. This project is exempt from the requirements of the California Environmental Quality Act (CEQA), per Guidelines Section 15301, Class One (Existing Facilities) and Section 15303, Class Three (New Construction of Conversion of Small Structures).

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission APPROVE Planning Case No. PL-13-090, subject to the recommended conditions of approval.

Assistant Planner Alvarado presented the staff report.

Mrs. Barker, project artist, brought a miniature mural examples.

Mrs. Panasyuk, Public Art Coordinator, stated the theme expresses the festivity of Mexican and Asian cultures coming together represented through vibrant colors. The custom designed tiles were created by the artist to be featured on the commercial storefront area. The intensity of the murals will increase the closer to the main murals.

Mr. Garcia, project architect, stated that they wanted a location with outdoor seating to activate the retail area, lighting, and additional parking. There are a few gas meter lines that cannot be moved but we can use the art and landscape to shield it.

Chair Nadolney stated her concern about highlighting the meters but stated that it is a great idea to incorporate the art into the wayfinding. She suggested that it would be nice to have more playful or colorful tiles to compliment the cuerda seca tiles. The 3<sup>rd</sup> floral design not in the archways seems like an afterthought.

Mr. Garcia stated that the construction will start within the next two months and that is when we are planning on moving forward as well.

Commissioner Cheng stated that this is the best way to hide the meters but it is small exposure for the amount of work done since it is public art. He stated that he approves the storefront and arches but would like to see how the floor tile and way findings will form together with the given images. Everything else looks good to go.

Planning Manager Steinkruger stated that the Commission should move forward with the approved portions and re-evaluate the wayfinding during Master Sign Plan Review.

Chair Nadolney recommended that the architect and applicant come back only on the Plaza Wayfinding and Master Sign. Everything else is approved as discussed.

**Commissioner Cheng made the motion to approve Planning Case No. PL-13-090 (Public Art Plan). Seconded by Chair Nadolney seconded the motion. Motion passed by a unanimous vote.**

**B. 324 East Las Tunas Drive**

**Planning Case No. PL-14-143 (Precise Plan of Design-Preview)**

**Applicant/Designer: Steve Chen**

**PROJECT SUMMARY:** The Applicant of a proposed mixed-use project has requested the opportunity to preview this item with the DRC in an effort to solicit feedback on its design, in advance of formal consideration of the Precise Plan of Design (PPD). The proposed project would also require approval of a Tentative Tract Map (TTM) and Conditional Use Permit (CUP) by the Planning Commission (PC). This item is tentatively slated to be considered as part of a special joint meeting by the Planning Commission and Design Review Commission on May 14, 2018. The proposed project is currently under environmental review.

**STAFF RECOMENDATION:** Staff recommends that the Design Review Commission provide COMMENTS on the proposed Precise Plan of Design. No action was required from the Commission.

Planning Manager Steinkruger presented the staff report.

Commissioner Cheng stated that the different parking requirement for commercial and residential creates a parking shortage. He stated his concern about the

mechanical aspect since residential and commercial units share the same windows and doors as well as the tandem parking has one garage door for two units.

Mr. Malaby, project architect, stated that they will use a spilt system on the roofs with tinted glass for high privacy. There are two elevators with an elevator for residents only. The garage doors are separated from the public parking. Residential guests can park in the commercial parking. The project is short 13 commercial parking spots but the bus stops in front allows for the Green Code Transit reduction. The project has 7,000 square feet of green space, which exceeds the requirement. Open garages are also proposed, which will enforce using the spaces for parking and not storage.

Commissioner Cheng stated that suggested using single garage spaces instead of tandem spaces, especially with retail drop offs.

Chair Nadolney added that two tenants sharing one garage door is not wide or secure enough since it is only 20 feet from center to column.

Mr. Malaby stated that the tightness of the parking spaces comes only when there is a column in between the spaces which is only about four parking spaces. There will be a loading zone for materials and supplies pick-up and drop-off.

Planning Manager Steinkruger stated that the commercial and residential units are currently parceled for more condos in the office unit and the applicant would have to amend their map.

Chair Nadolney stated that the whole building still looks like an office because of the front style. It doesn't feel residential besides a motel feel in the back. The concern is the width of spaces for tandem parking since the columns are not lining up. By reducing the number of units, your parking will improve.

Commissioner Cheng stated that successful mixed-use projects have full amenities such as a gym, conference center, BBQ area, and etc. There is an issue of high turnover rate because many cannot raise a family in these units due to security reasons, no room to grow, and etc. The only level of security is a different elevator. A big issue is being short 13 parking spaces. He stated his concern about commercial style for residential homes. He also added that the location is great and concept is interesting.

Planning Manager Steinkruger stated that the CUP states a 20% parking reduction based on transit proximity. She added that the Planning Commissioners do not feel inclined to parking permits without solid information on public transportation connection.

Mr. Malaby stated that they can soften the edges to be more residential with a contemporary look so it matches the surrounding buildings.

Chair Nadolney stated that she agrees that the finishes, style, and color may match but the commercial building does not match a residential lifestyle.

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

Planning Manager Steinkruger announced that a joint Planning Commission and Design Review Commission meeting is scheduled for April 9, 2018. Planning Commission will consider a Tentative Tract Map and Design Review Commission will look at the Precise Plan of Design and Master Site Plan.

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

Commissioner Cheng stated that his term expires April 30, 2018 and had just resubmitted his application.

#### **6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Chair Nadolney adjourned the Design Review Commission Meeting at 9:30 p.m. to a special joint meeting with the Planning Commission and Design Review Commission on Monday, April 9, 2018 at 6:30 p.m. at City Hall, 425 South Mission Drive, 2<sup>nd</sup> Floor, Council Chambers.

CITY OF SAN GABRIEL



---

JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



---

MARLA NADOLNEY, CHAIR