

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

- CALL TO ORDER

Chair Nadolney called the special Design Review Commission meeting (special time) to order at 6:30 p.m. on February 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, and Design Review Commission Secretary Louie, Planner Garibay

1. PUBLIC COMMENT

None

2. APPROVAL OF MINUTES

- A. Minutes of the January 22, 2018 meeting of the Design Review Commission

Recommended Action: Minor corrections such as "late shift ends around 7 p.m." (Page 5), name spelling/delete second clear window issue (page 6). Planning Manager Steinkruger clarified her usage on mitigation/litigation. Many litigations related to the project focused on development and design standards. There are also quite a few mitigation measures, so it could be either (page 3).

Commissioner Cheng moved to approve minutes (as corrected) of the January 22, 2018 meeting of the Design Review Commission. Seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

3. CONTINUED BUSINESS

A. 328 EAST LIVE OAK AVENUE

PLANNING CASE NO. PL-15-073 (PRECISE PLAN OF DESIGN)

APPLICANT/DESIGNER: LAWRENCE CHAO

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD) to allow for the construction of ten new condominium units located in the R-3 zone. This project is exempt from the requirements of the California Environmental Quality Act (CEQA), per Guidelines 15332, Class 32 (In-Fill Development).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-073, subject to the recommended conditions of approval.

Planner Garibay stated that staff and the applicant have addressed the concerns of the Design Review Commission (DRC). Recap: proposed PPD would allow for 10 condominium units in the R-3 zone (2 stories, 3 bedrooms, and underground parking). At their January meeting, the DRC suggested the gate be simplified and the applicant has attempted this. The applicant has provided cut sheets of the patio, front, and garage doors. Examples of light fixtures and window samples have also been provided. One of the main concerns of the DRC was the lack of landscaping for the private open space areas. With guidance of the City Landscape Architect, the applicant updated the plans to include built-in planters adjacent to the property line walls. Since it's a small space, the planters would be positioned in the corners for more flexibility when it comes to decorating. The applicant wants the owner to be able to choose the look of their open space and therefore provided stamped concrete options. With those adjustments, staff believes that the applicant properly responded to the issues previously identified by the DRC.

Architect Chao stated they responded to the DRC recommendations and improved the floor plan and private open space to meet requirements.

Commissioner Cheng stated he appreciated the response and the proposal had improved. He emphasized that the items must be incorporated into the Building plan check documents so it can be implemented during construction. He stated all concerns have been addressed.

Chair Nadolney questioned where the exterior light fixtures would be placed and if there are one or two on each side of the gate.

Architect Chao stated the light fixtures would be placed on each side of the gate.

Chair Nadolney questioned if there would be any light fixtures on the exterior of the buildings, on the patios, and what type of lighting it will be.

Architect Chao stated it would be similar light fixtures as the gate. The one on the driveway gate would be post-mounted on top of the pilaster. The one on the entrance gate would be on both sides of the pilaster.

Commissioner Cheng stated that all required exterior lighting on exterior doors should be of the same quality and type whether it be a wall mount, pole mount, or post mount.

Chair Nadolney stated the light fixtures look good. Questioned if the pot/planter samples provided are only suggestions or would they be provided for the tenants.

Architect Chao stated that he previously proposed to use pots instead of a built-in planter but City Architect requires having built-in planters along the property line which is the current plan.

Chair Nadolney confirmed using planters because the only thing with pots could be irrigation (unless internally irrigated). She clarified the pots are not being proposed. The stamped concrete would be left to the tenant's decision.

Architect Chao confirmed that the stamped concrete and interior design would be the owner's decision.

Commissioner Cheng stated you need to decide on the concrete early because it is too hard to have a natural finish if individual owners are selecting it. Commissioner Cheng stated it appears the architect is proposing a special finish in the private patio area.

Chair Nadolney stated it has to be done at the same time unless it is a topping slab and questioned if he had a plan of where the planters were introduced/plan of the outdoor patio (not necessarily stamp of the outdoor concrete but plan of the outdoor patio).

Planner Garibay stated the applicant has specifically chosen stamp concrete for the various units and the colors will vary.

Chair Nadolney questioned if it would be a separate topping slab that goes in.

Architect Chao stated that they can build the topping slab at the same time or at a separate time depending on what the contractor prefers.

Commissioner Cheng provided additional comments on the slab work, noting that either way (topping slab vs. structural slab) works but most importantly the finish of the patio must match the concrete of the patio walls.

Chair Nadolney confirmed that the patio wall proposed is block wall. Suggested showing the block wall texture or pattern so that it is not just plain block wall because they are looking for more detail in the private patios. Otherwise, Chair Nadolney would like to thank the applicant for addressing the concerns and coming back with more information.

City Architect Brown stated that there are a couple concerns in the report. The first concern is the front parking area. If you look at some of the renderings in the transition from the street, you feel as if you are walking through the parking area even though there is a low wall. The second concern is if the colors work well together from the samples specified. The design of the building has come a long way and the basic planning is really strong. Suggested to continue to look at the materials of the building and refine as we move forward.

Chair Nadolney questioned placement of stone within proposed landscape.

Architect Chao stated that it will go in the public area.

Commissioner Cheng clarified the stone will go in the public area, the private patio area will have a split face block, and common area will have stone wood. Suggested additional conditions of approval be confirmed by staff and the City Architect as part of the Building plan check process.

Planning Manager Steinkruger stated that, in contrast to January's condition of approval that required bringing the project back to the Design Review Commission, things are fleshed out enough to feel comfortable having staff and the City Architect review these last items and as well as ensure continuity between proposed landscape architecture, architecture, and the site layout.

Commissioner Cheng stated that these items can be handled with the City Architect.

Chair Nadolney made the motion to approve PL-15-073 and Commissioner Cheng concurred with the understanding that the aforementioned items would be refined during the Building plan check process, with staff and City Architect finalizing the review. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

4. STAFF ITEMS

Planning Manager Steinkruger stated there are no staff items for February. Stated there is a 70 percent chance that next meeting will be a joint meeting with the Planning Commission.

5. COMMISSIONER COMMENTS AND COMMISSION MEETING

None

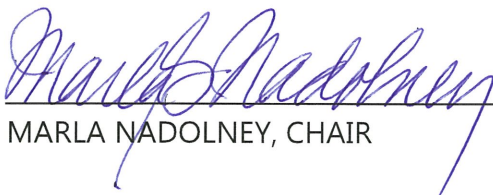
6. ADJOURN DESIGN REVIEW COMMISSION MEETING

Chair Nadolney adjourned the Design Review Commission meeting at 6:53 p.m. to a possible joint meeting on Monday, March 26, 2018 at 6:30 p.m. at City Hall, 425 South Mission Drive, San Gabriel, California.

CITY OF SAN GABRIEL



JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY, CHAIR