

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
MONDAY, JANUARY 28, 2019

- **CALL TO ORDER**

Chair Nadolney called the special Design Review Commission meeting to order at 6:30 p.m. on January 28, 2019, 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 Commissioner Cheng.

- **ATTENDANCE:** Chair Nadolney and Commissioner Cheng

Present: Chair Nadolney, Commissioner Cheng, Planning Manager Steinkruger, Assistant Planner Alvarado, and Design Review Commission Secretary Louie

- 1. PUBLIC COMMENT**

None

- 2. APPROVAL OF MINUTES**

Commissioner Cheng moved to approve minutes of the October 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. WELCOME TO 2019 FROM COMMUNITY DEVELOPMENT DEPARTMENT**

Arminé Chaparyan, Assistant City Manager / Community Development Director recapped projects from 2018 and critical items of 2019.

- New ordinance will allow Design Review Commission to have 5 members
- Mission district will have \$75,000 from AECOM for best decisions within the district.
- Potential approval of Marketing and Tourism by July 2019
- General Plan update 2019 by the Planning Division.
- City wide issues will be on coyotes on a more regional level.
- 2019 budget deficit possible resolutions: considering sales tax measure or fire department goes County. \$20,000 budgeted for study and strategic planning initiatives to be launched within this year.

4. CONTINUED BUSINESS

125 EAST CHESTNUT AVENUE

PLANNING CASE NO. SPR17-047 (LARGE SITE PLAN REVIEW)

APPLICANT: ERIC TSANG

PROJECT SUMMARY: This is an application for a Large Site Plan Review (SPR). The proposed SPR would allow for the construction of a new two-story 1,837 square foot home and 490 square-foot two car garage on a 5,250 square-foot lot. The proposed project is zoned R-1 (Single Family Residential) and has a General Plan land use designation of Low Density Residential. This project is exempt from California Environmental Quality Act (CEQA) per Guideline 15303, Class 3 (New Construction or Conversion of Small Structures).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. SPR17-047 for a Large Site Plan Review at 125 East Chestnut Avenue, subject to the recommended conditions of approval. Architect Tsang stated architectural style and floor plan is the same. The first and second floor plate height has been reduced. The double door entrance has been reduced to single door with two sidelights. Revised elevation with more architectural detail.

Commissioner Cheng appreciated the cooperation and improvement. Questioned if the footage of the new building plan is close to 1,837 square feet.

Architect Tsang confirmed it is exactly 1,837 square feet.

Chair Nadolney stated on page A-1 there is a mistake on scope of work which proposed a 3,912 square foot residency. [Architect Tsang stated that has been revised]. Coverage on first floor is a little over 40 additional square feet. Reiterated accuracy is important since reaching exact footage maximum. Second floor is about 48 square feet increase which is about 89 square feet over for floor area and about 40 square feet for lot coverage.

Commissioner Cheng questioned how close we are holding them to maximum square feet or are we allowing deviation? Should they go to Planning Commission?

Planning Manager Steinkruger stated if they exceed FAR lot coverage technically they have to go back to Planning Commission. Project can be approved if applicable to all zoning regulations and all applicable thresholds in Building plan check. Recommended checking garage footage accuracy.

Chair Nadolney stated there is a little bit of discrepancy since Architect Tsang indicate a 6 inch wall thickness but plans indicate 5 inches. On page A4, the window sill doesn't appear to be the same detail on the casements.

Architect Tsang stated the drawing is simplified but has the same detailing.

Chair Nadolney stated the precast sill appears heavy at 8 inches by 7 inches deep.

Commissioner Cheng recommended working with window supplier and framer to lighten it up but still get shadow wall.

Chair Nadolney recommended looking at interior dimensions as they may end up being smaller. The entry way door has improved. All window casement and awnings appear similar. Overall, good improvements just check the square footage.

Commissioner Cheng recommended checking the builder understands the intent of the details.

Commissioner Cheng moved to approve PL-17-047 as amended with condition the designer will work on footage with City staff to meet code required lot coverage and building square footage requirements. Chair Nadolney seconded. Motion approved with a 2-0 vote.

5. STAFF ITEMS

Planning Manager Steinkruger stated second reading of ordinance that expanded the composition of the Design Review Commission takes 31 days to take effect. City Clerk Office will handle the posting of the new positions and hopefully filled by May.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

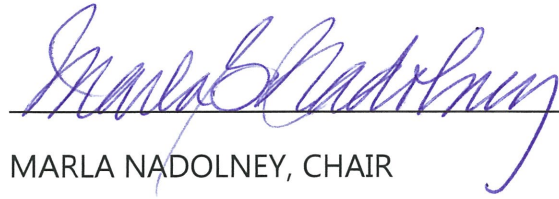
None

7. ADJOUR DESIGN REVIEW COMMISSION MEETING

Meeting adjourned at 7:03 PM to a regular meeting TBD at City Hall, 425 S. Mission Drive, 2nd Floor, Council Chambers.



JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY, CHAIR