

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
MONDAY, MARCH 25, 2019

- **CALL TO ORDER**

Chair Nadolney called the regular Design Review Commission meeting to order at 6:30 p.m. on March 25, 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, Senior Planner Chang, 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 January 28, 2019 meeting of the Design Review Commission with a date correction. Seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

- 3. **NEW BUSINESS**

- A. **1325 SOUTH EUCLID AVENUE**

PLANNING CASE NO. PL-17-056 (LARGE SITE PLAN REVIEW)

APPLICANT: ANDREW MA

PROJECT SUMMARY: This is an application for a Large Site Plan Review (SPR). The proposed SPR is the addition of a new 898 square foot second story to the existing single family residence and to demolish the existing two-car garage in order to construct a new three-car garage. The proposed project is zoned R-1 (Single Family Residence) and has a General Plan land use designation of Low Density Residential. This project is exempt from California Environmental Quality Act (CEQA) per Guidelines 15301, Class 1 (Existing Facilities) and 15303, Class 3 (New Construction or Conversion of Small Structures).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. PL-17-056 for a Large Site Plan Review at 1325 South Euclid Avenue, subject to the recommended conditions of approval.

Assistant Planner Alvarado presented this project.

Applicant Ma stated that the two-story room addition would follow a Spanish style. The project would feature white stucco with vinyl casement windows.

Commissioner Cheng questioned the stairway and possible elevation changes in regards to stacking the glass box.

Applicant Ma stated possibly having four glass boxes for a better elevation and to provide more light in the stairway.

Chair Nadolney stated it appears the walls around the stairs will be new with a breakfast nook. Second bathroom looks large but it is the original size.

Applicant Ma stated the first floor will have a new hallway and a closet for the visitor. The entry is proposed to be expanded.

Chair Nadolney stated that fire sprinklers would be required for the addition. Chair Nadolney also questioned which trees would remain on the property.

Applicant Ma confirmed that one tree would be removed for a sitting area but that the other tree located in the front yard would remain. Any trees that might be removed would be replaced with a replacement tree if needed.

Chair Nadolney stated that all four bedrooms upstairs must have fire egress.

Applicant Ma stated that all bedrooms would meet the egress requirements with casement escape windows.

Commissioner Cheng questioned how many existing windows will be kept.

Applicant Ma stated the owner requested a study and aimed to keep existing windows at the north elevation. The front casement windows have been changed. The east

elevation is featuring new windows. The large living room window will be changed in the south elevation.

Commissioner Cheng approved the details for the show trim pieces around existing windows. If plans are approved, it is expected that the details provided on the plans are followed and would be inspected by Planning and Building.

Chair Nadolney confirmed the details have foam piece that goes all the way around the window. The standard detail on the windows with shutters look fine.

Applicant Ma understood that the new windows would be casement windows.

Commissioner Cheng moved to approve PL-17-056 with the conditions recommended by staff in the report with additional conditions: all proposed windows will be vinyl casement; the glass block will be minimum 8x8, which will make it 16x16 minimum opening; the building will have fire sprinklers; and all window details and trim will be per the elevation plans presented to the Design Review Commission. The landscape layout will follow the site plan and if any trees are removed, the owner will plant a replacement tree. Chair Nadolney seconded the motion. Motion approved with a 2-0 vote.

B. 303 EAST VALLEY BOULEVARD

PLANNING CASE NO. PPD19-002 (PRECISE PLAN OF DESIGN)

APPLICANT: HAZENS HOLDINGS GROUP AMERICA

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD). The proposed PPD would fully enclose a semi-enclosed patio dining area at Sheraton Hotel. The proposed project is zoned Mixed-Use Transit Development (MU/T) within Valley Boulevard Specific Plan (VBSP) and has a General Plan land use designation of Commercial Specific Plan. This project is exempt from California Environmental Quality Act (CEQA) per Guideline 15303, Class 1 (Minor Alteration to an Existing Facilities).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. PPD19-002 for a Precise Plan of Design at 303 East Valley Boulevard, subject to the recommended conditions of approval.

Senior Planner Chang presented the project.

Sheraton presentation presented by applicant Wanda Chan (Sheraton), Joseph Mills (Sheraton), and Designer Yung Kao.

Commissioner Cheng stated the west and south elevation are the same where the details can be applied the same. Questioned what will the interior finishes look like since it was outdoors but now indoors.

Designer Kao stated the look and character will remain by combining the two dining areas. The signage is not a part of this submittal at this time.

Chair Nadolney questioned if the stone exterior walls will remain (designer confirmed).

Commissioner Cheng stated once it is enclosed, the atmosphere could be a casual dining experience or change to match interior for more fine dining experience.

Chair Nadolney stated the HVAC, lighting, etc. must match interior but agreed that this will increase business sales.

Commissioner Cheng acknowledged this commission has spent so much time on this project so it is important to focus on the details being the same.

Designer Kao stated the hotel operator has the information on the original plans to ensure the exterior finishes will be consistent with rest of the hotel.

Commissioner Cheng moved to approve PPD19-002 with the conditions recommended by staff in the report. Chair Nadolney seconded the motion. Motion approved with a 2-0 vote.

4. STAFF ITEMS

Senior Planner Chang noted that if anyone wants to apply for any of the various commissions the City is accepting applications until April 5, 2019.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None

6. ADJOUR DESIGN REVIEW COMMISSION MEETING

Meeting adjourned at 7:32 PM to a regular meeting April 22, 2019 at City Hall, 425 S. Mission Drive, 2nd Floor, Council Chambers.



JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY, CHAIR