

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
MONDAY, MAY 18, 2020

- **CALL TO ORDER**

Chairman Cheng called the special Design Review Commission meeting to order at 6:32 p.m. on May 18, 2020, 425 South Mission Drive, San Gabriel, California 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Romo.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

Present: Chairman Cheng, Vice-Chair Romo, Commissioner Nadolney, Commissioner Sae-Low, and Commissioner Tu.

Staff in attendance: Assistant City Manager/Community Development Director Chaparyan, City Attorney Pilchen, Interim Planning Manager Guarracino, Senior Planner Chang, Assistant Planner Alvarado, Executive Assistant Wong, and Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

Vice-Chair Romo motioned to approve the minutes of the February 24, 2020 meeting of the Design Review Commission. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **1065 KENDALL DRIVE  
PLANNING CASE NO. SPR18-063 (SITE PLAN REVIEW)  
APPLICANT: TEERAPAT KHANAMPORN PAN**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) to demolish more than 50 percent of an existing 1,753 square foot (SF) one-story single-family residence and construct a 2,685 SF two-story residence on an 8,334 SF lot. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15303, Class 3 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR18-063 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 1065 KENDALL DRIVE.**

This item was presented by Assistant Planner Alvarado.

Commissioner Sae-Low had questions regarding the proposed ADU.

Assistant Planner Alvarado confirmed the ADU was removed from the proposed project.

Richard McDonald, Carlson & Nicholas, LLP, 301 E. Colorado Blvd. Suite 320 Pasadena, and Eddie Osuch, NEO & Associates, 2115 Huntington Dr., San Marino, applicant's architect, were representing the applicant.

Mr. Osuch gave a presentation regarding the proposed project. He stated they have been working with the City Architect and submitted a new design for the project to meet the requirements.

Teerapat Khanampornpan, applicant, made himself available to answer questions from the Commissioners.

Commissioner Tu thanked the applicant for their work and stated that there have been improvements. She questioned the improvements of the shadow study of the new design.

Mr. Osuch responded stating the shadow of the current design has diminished and it is not overbearing to the adjacent neighbors and it has been reduced significantly.

Commissioner Sae-Low commented on the lowered roof slope and stated it makes a significant difference and looks a lot better.

Commissioner Nadolney echoed the other Commissioners comments as far as an improvement of the design. She questioned the foyer elevation and suggested the door on the floor plan move further south.

Chairman Cheng opened the public hearing.

Testimony:

1. D. Barrera, Kendall Dr. – opposed
2. Don Decker, 176 W. Roses Rd. – no position, questions regarding the project.
3. Delia Perez, Kendall Dr. – opposed
4. Yi Jie Tu & Sunil Varna, 1061 Kendall Dr. – opposed
5. Hui-Ling Chen, 1069 Kendall Dr. – opposed
6. San Gabriel Grassroots – opposed

There being no other speaker, Chairman Cheng closed the public hearing at 7:30 p.m.

Mr. McDonald stated the it seemed like the comments were referring to previous plans and the issues have been addressed.

Commissioner Sae-Low wanted to confirm with the Planning Staff if the public saw the latest design.

Assistant Planner Alvarado confirmed they were current plans.

Commissioner Nadolney made a motion to approve Planning Case Number SPR18-063 for the construction of a new two-story single-family residence at 1065 Kendall Drive. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 5 ayes, 0 noes.

**B. 1132 S. GLADYS AVENUE  
PLANNING CASE NO. SPR18-085 (SITE PLAN REVIEW)  
APPLICANT: FORREST TSAO**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15303, Class 3 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR18-085 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 1132 S. GLADYS AVENUE.**

This item was presented by Senior Planner Chang.

Commissioner Sae-Low stated that he has no issue with the design and the design is compatible with adjacent homes.

Commissioner Nadolney had a question regarding the garage laundry area and asked if the area should be included in the FAR calculation.

Senior Planner Chang responded that there is a section in the Municipal Code stating the non-habitable area of an accessory building shall be excluded from the FAR calculation.

Vice-Chair Romo stated the monochromatic look of the proposed building and modulation could be articulated with more color.

Forrest Tsao, applicant, answered questions from the Commissioners.

Chairman Cheng recommended working with staff to change the color on the exterior elevation plan.

Commissioner Tu commented on the elevation design suggesting to add more details to the design.

Commissioner Nadolney questioned the location of the driveway and why it was flipped for this project. She also questioned the window details indicating they should be clarified.

Chairman Cheng questioned the style and the shadow line of the building.

Chairman Cheng opened the public hearing.

There being no public comments. Chairman Cheng closed the public hearing at 8:14 p.m.

Mr. Tsao indicated the driveway was flipped to allow for more privacy. He also stated the garage has enough space to allow for a car to be parked.

Commissioner Tu recommended the applicant to provide a better color rendering.

Chairman Cheng asked the applicant to provide accurate drawings and confirm the building height, 45-degree allowance and the setbacks on both sides. Also confirm the window detail and work on the front elevation plan.

Commissioner Sae-Low made a motion to continue Planning Case Number SPR18-085 to a date uncertain. The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 5 ayes, 0 noes.

**C. 713 PEARL STREET  
PLANNING CASE NO. SPR18-035 (SITE PLAN REVIEW)  
APPLICANT: STEVEN CHEN**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence and attached two-car garage. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15303, Class 3 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR18-035 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 713 PEARL STREET.**

This item was presented by Assistant Planner Alvarado.

Commissioner Sae-Low questioned the position of the windows on the south elevation.

Commissioner Nadolney questioned the first floor and second floor ratio.

Steven Chen, applicant, gave a presentation for the proposed project.

Commissioner Tu suggested incorporating the neighboring properties in the renderings.

Commissioner Nadolney stated the plans have two different setbacks. She also questioned the artificial grass that is being proposed and also the sliding doors.

Chairman Cheng stated the window jam sills are inconsistent throughout the front building.

Chairman Cheng opened the public hearing.

Testimony:

1. William and Petra Ho, 717 Pearl St. – opposed
2. Cathy Lucero, 716 Pearl St. – opposed

There being no other speaker, Chairman Cheng closed the public hearing at 9:27 p.m.

Commissioner Nadolney made a motion to continue Planning Case Number SPR18-035 to the regular Design Review meeting of July 27. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 5 ayes, 0 noes.

**D. 162 W. FAIRVIEW AVENUE  
PLANNING CASE NO. SPR19-033 (SITE PLAN REVIEW)  
APPLICANT: RICHARD SU**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) for the construction of a new two-story single-family residence and detached three-car garage. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15303, Class 3 (New Construction or Conversion of Small Structures).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR19-033 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 162 W. FAIRVIEW AVENUE.**

This item was presented by Assistant Planner Alvarado.

Commissioner Sae-Low questioned the zoning of the proposed project.

Assistant Planner Alvarado confirmed the zoning.

Commissioner Tu questioned the FAR requirement and the maximum lot coverage on the property. She also complimented the design of the proposed project.

Richard Su, applicant, answered questions from the Commissioners.

Commissioner Nadolney stated there is a backup space problem on the garage, the driveway/approach and the property lines. She suggested doing a survey.

Mr. Su confirmed that a survey was done and that everything is accurate.

Commissioner Nadolney stated to show sections of the building on the plans.

Vice-Chair Romo stated the style is nice but it is not contextual and made suggestions about the landscape.

Chairman Cheng stated it was one of the best projects of the evening. He stated the lot was too small for the what is being proposed.

Chairman Cheng opened the public hearing.

Testimony:

1. Johnny Bravo, property owner in San Gabriel, - opposed

There being no other speaker, Chairman Cheng closed the public hearing at 10:15 p.m.

Mr. Su stated he understands there is a massing incompatibility and will address it with his client.

Commissioner Nadolney stated the style is compatible with homes in San Gabriel but might not be ideal in this particular area, she encouraged the applicant to explore a single story design to the front and the second story portion to the back of the building.

Vice-Chair Romo made a motion to continue Planning Case Number SPR19-033 to a date uncertain. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 5 ayes, 0 noes.

**4. COMMENTS FROM THE PLANNING MANAGER**

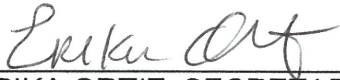
None.

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

None.

**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Meeting adjourned at 10:43 p.m. to the next regular meeting of the Design Review Commission on June 22, 2020 at 6:30 pm at City Hall, 425 South Mission Drive, 2<sup>nd</sup> floor, Council Chambers.



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ERIKA ORTIZ, SECRETARY  
DESIGN REVIEW COMMISSION



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RAYMOND CHENG, CHAIR  
DESIGN REVIEW COMMISSION