

**SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
AUGUST 24, 2020**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:34 p.m. on August 24, 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, and Commissioner Sae-Low.

Excused: Commissioner Tu

Staff in attendance: Planning Manager Tewasart, City Architect Brown, Senior Planer Chang, Assistant Planner Alvarado, Executive Assistant Wong, and Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the July 27, 2020 Design Review Commission meeting.**

Vice-Chair Romo made a correction to page 5 on the fourth paragraph down to refer to the tree as a “landmark tree”. She also made a correction on the same page, fourth paragraph towards then end to read “Vice-Chair Romo questioned if there was a plant legend.”

Commissioner Nadolney made a correction to page 6 on the third paragraph to read, “Commissioner Nadolney questioned the maintenance of the private road”. On the same paragraph she made a correction on the second sentence to read, “She also questioned the garage parapet height and if the roof lines up with the second floor.” She also corrected the following sentence to read, “she did not understand the change in roof line at the entry gable on the front door”.

Commissioner Nadolney motioned to approve the minutes of the July 27, 2020 meeting of the Design Review Commission as amended. Seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 0 noes.

**B. 322 S. ARROYO DRIVE**

**PLANNING CASE NO. PPD18-011 (PRECISE PLAN OF DESIGN)**

**APPLICANT: ERIC TSANG**

This case (PPD18-011) was presented at the June 22, 2020 Design Review Commission meeting and it was continued to the August 24, 2020 meeting.

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (PPD) to construct a nine-unit residential condominium development at 322 S. Arroyo Drive. The project site is zoned Arroyo Residential Multiple-Family Residence within the Mission District Specific Plan (MDSP) area and has a General Plan Land Use Designation of Mission District High Density Multiple Family Residence. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15332, Class 32 (In-Fill Development Projects).

**STAFF RECOMMENDATION: CONTINUE THIS ITEM TO THE SEPTEMBER 28, 2020 DESIGN REVIEW COMMISSION.**

Vice-Chair Romo made the motion to continue this item to the meeting of September 28, 2020 Design Review Commission. Seconded by Commissioner Nadolney. Motion passed by a vote of 4 ayes, 0 noes.

**3. PUBLIC HEARING**

**A. 310 E. WELLS STREET**

**PLANNING CASE NO. SPR18-107 (SITE PLAN REVIEW)**

**APPLICANT: KAMEN LAI**

**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 SPR18-107 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 310 E. WELLS STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Kamen Lai, project applicant, answered questions from the Commissioners.

Commissioner Sae-Low questioned the benefit of separating the garages.

Mr. Lai stated separating the garages will make the house look smaller. He also stated the lot is not big enough.

Commissioner Nadoley questioned the square footage of the storage and the garage and the attached garage. She also questioned the fencing on the west side and asked if it was going to stay.

Mr. Lai stated they would like the same design as the front fence as long as the neighbor is okay with it because it is on their property.

Commissioner Nadolney stated she liked the style that was chosen for the exterior. She recommended consolidating the 3-car garage.

Vice-Chair Romo stated she liked the fence facing Wells street. She also agreed with Commissioner Nadolney about the 3-car garage and a smaller storage area.

Chairman Cheng stated they are much better off with a 3-car garage. He also commended the style and the material of the home.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing at 7:29 p.m.

Commissioner Sae-Low made a motion to approve Planning Case No. SPR18-107 for the construction of a new two-story single-family residence at 310 E. Wells Street with the condition of approval revise the plans to have a 3-car detached garage and reduce the size of the storage area attached to the home. Commissioner Nadolney seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

**B. 900 EUCLID AVENUE  
PLANNING CASE NO. SPR19-043 (SITE PLAN REVIEW)  
APPLICANT: DAT WONG**

**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 SPR19-043 FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 900 EUCLID AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented Senior Planner Chang.

Dat Wong, project applicant, 1009 Walnut St., answered questions from the Commissioners.

Chairman Cheng stated the double doors on the plans look awkward and asked why they did not follow the City Architect's comments.

Mr. Wong stated the owner asked if they can have a double door.

Commissioner Nadolney questioned the restroom windows on the front elevation.

Chairman Cheng questioned the window type in the restroom on the front elevation.

Chairman Cheng stated the building is too narrow and too tall.

Commissioner Sae-Low stated the north and west elevations are both street elevations and wants to ensure the window treatment on the two elevations are consistent.

Vice-Chair Romo stated making the windows smaller will affect the street appearance of the project design. She also stated the chimney looks out of place.

Commissioner Nadolney stated the roof looks complicated especially for a concrete tile.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing at 8:22 p.m.

Commissioner Sae-Low motioned to approve Planning Case No. SPR19-043 for the construction of a new two-story single-family residence pending the conditions of approval: working with City Staff and City Architect on window/door type and consistency, and appropriateness on window location, design and location of chimney, and the roof plan. Commissioner Nadolney seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

**C. 902 E. MISSION ROAD  
PLANNING CASE NO. PPD20-005 (PRECISE PLAN OF DESIGN)  
APPLICANT: DAVID GUTIERREZ**

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (PPD) for the construction of an 8,232 square-foot, two-story commercial building and subterranean parking. The subject site is zoned C-3 (Commercial and Limited Light Manufacturing) and has a General Plan Land Use Designation of General Commercial. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines section 15332, Class 32 (In-Fill Development Projects).

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER PPD20-005 FOR THE CONSTRUCTION OF A NEW TWO-STORY COMMERCIAL BUILDING AND SUBTERRANEAN PARKING AT 902 E. MISSION ROAD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

David Gutierrez, project applicant, answered questions from the Commissioners.

Mr. Gutierrez stated this project had previously received approval but they were not able to start on a timely basis. He also stated the project is the exact same project that was approved.

Chairman Cheng asked if the owner was ready to move forward if approved.

Mr. Gutierrez stated the owner is ready to move forward.

Commissioner Nadolney questioned if the previous condition of approval for the tiles on the exterior of the building had been addressed.

Mr. Gutierrez stated it is the intent to utilize the metal edges on the tiles and is intending on bringing samples to the City for approval.

Chairman Cheng opened the public hearing.

Testimony:

1. Rio Hernandez – no position, questions regarding project
2. Steven Kan – no position, questions regarding project

There being no other speaker, Chairman Cheng closed the public hearing at 8:39 p.m.

Vice-Chair Romo made a motion to approve Planning Case No. PPD20-005 for the construction of a new two-story commercial building and subterranean parking. Chairman Cheng seconded the motion. Motion passed by a vote of 4 ayes, 0 noes.

**4. COMMENTS FROM STAFF**

None.

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

The Commissioners welcomed new Planning Manager Tewart.

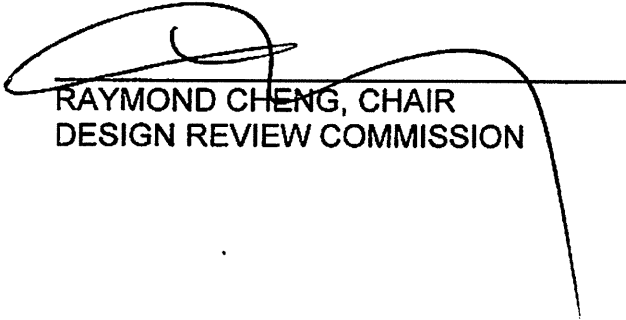
**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Meeting adjourned to the next regular meeting of the Design Review Commission on September 28, 2020 at 6:30 p.m. at City Hall, 425 S. 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