

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
February 22, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:31 p.m. on February 22, 2021.

- **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: Planning Manager Tewasart, City Architect Brown, Senior Planner Chang, and Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

Minutes from the January 25, 2021 Design Review Commission meeting

Vice-Chair Romo made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

**A. 1025 S. PINE STREET
PLANNING CASE NO. SPR17-052 (SITE PLAN REVIEW)
APPLICANT: PATRICK CHIU**

PROJECT SUMMARY: This is an application for a Site Plan Review (SPR) for first and second floor additions to an existing one-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 15301, Class 1 (Minor Alteration of Existing Structures).

STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR17-052 FOR FIRST AND

SECOND FLOOR ADDITIONS TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1025 S. PINE STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

City Architect Brown stated the project was reviewed 4 times. He commented the project did not provide the details the City Architect was looking for, specifically the columns at the front entry, the windows at the front elevation of the second floor, the window styles, and the trim.

Vice-Chair Romo concurred with the points City Architect Brown discussed.

Patrick Chiu, applicant, answered questions from the Commissioners.

Chair Cheng asked if the applicant was planning to change the windows facing the street.

Mr. Chiu stated they will follow City Architect Brown comments and follow the details.

Commissioner Nadolney stated the roof plan does not match the second floor. She also stated that the project has a number of code issues that need to be addressed which can affect the way the house looks. She would like the plans to show any proposed or existing fencing in the front yard.

Commissioner Tu agreed with many points Commissioner Nadolney made. She stated the second floor profile has no relation to the ground floor. She also commented on the inconsistencies on the elevations and the materials.

Commissioner Sae-Low commented on the pilasters and the bay window on the second floor. He also stated there was a missed opportunity for landscaping on the front yard.

Vice-Chair Romo agreed with Commissioner Nadolney's comments and commented on the importance of the front fence. She also stated she is okay with the colors that are being proposed.

Chairmen Cheng questioned the ceiling height.

Commissioner Nadolney commented on the covered patio on the site plan but it was not shown on the elevations.

Chairmen Cheng opened the public hearing.

There being none, Chairman Cheng closed the public hearing at 7:17 p.m.

Commissioner Nadolney made a motion to continue this item to the meeting of April 26, 2021 Design Review Commission. Seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

4. STAFF ITEM (PROJECT PREVIEW)

**A. 700-800 S. SAN GABRIEL BOULEVARD
PLANNING CASE NO. PPD18-002 (PRECISE PLAN OF DESIGN)
APPLICANT: PACIFIC SQUARE SAN GABRIEL, LLC**

PROJECT SUMMARY: This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project (Pacific Square) at 700-800 S. San Gabriel Boulevard. The purpose of this item is to request the Commission to provide comments pertaining to architectural design of this project.

STAFF RECOMMENDATION: PROVIDE COMMENTS ON THE PROPOSED PROJECT.

This item was presented by Senior Planner Chang.

Pacific Plaza Premier Development Group gave a presentation to the Commission and answered questions from the Commissioners.

Commissioner Tu stated the design was impressive and questioned the parking garage entrance. She also questioned the contextual design.

Chairman Cheng asked how many levels of parking will there be.

Ken Lee, Pacific Plaza Premier Development Group, stated the subterranean level is dedicated for residential parking. Two levels will be for retail parking.

The Commissioners thanked the group for the presentation.

Commissioner Sae-Low stated he would not mind outdoor dining by the San Gabriel Boulevard street frontage. He also questioned if there will be a gate on the entrance off Gladys Avenue. He asked if there is not a fitness center tenant, what other tenant would be there.

Commissioner Nadolney questioned the elevations off San Gabriel Boulevard and Gladys Avenue. She also questioned the supermarket truck delivery on Grand Avenue. She asked what are the major concerns from the several community workshops.

Vice-Chair Romo commented on the street activation for the market and the entrance on San Gabriel Boulevard. She also commented on the balconies and wanted the applicant to use acceptable materials to screen any tenant storage on the balconies.

Chairman Cheng questioned the deliveries for the market, where the commercial trash pickup will be located, how many elevators there will be, where the access to the fitness center and market locations are, and what are the ceiling height of the parking levels. He stated the circulation pattern should be studied carefully and the applicant should provide additional details. He also had questions about the public art. He asked if the applicant can improve the building appearance along San Gabriel Boulevard.

Vice-Chair Romo suggested to provide a signalized pedestrian crosswalk off Gladys Avenue so the residents on the east side can access this development.

5. COMMENTS FROM THE PLANNING MANAGER

None.

6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Vice-Chair Romo and Commissioner Nadolney thanked Senior Planner Chang for informing them regarding a webinar on the restoration effort at San Gabriel Mission.

7. ADJOURN DESIGN REVIEW COMMISSION MEETING

To the regular meeting of the Design Review Commission on March 22, 2021 at 6:30 p.m. at City Hall.



ERIKA ORTIZ
DESIGN REVIEW COMMISSION SECRETARY



RAYMOND CHENG
DESIGN REVIEW COMMISSION CHAIR