

**SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
April 26, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission to order at 6:31 p.m. on April 26, 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, Assistant Planner Alvarado, and Design Review Commission Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the March 22, 2021 Design Review Commission meeting**

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

This case (SPR17-052) was originally heard at the February 22, 2021 Design Review Commission meeting and it was continued to the April 26, 2021 meeting.

**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 to Existing Structures).

**STAFF RECOMMENDATION: CONTINUE THIS ITEM TO THE MAY 24, 2021 DESIGN REVIEW COMMISSION MEETING.**

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

### 3. PUBLIC HEARING

#### A. 603 PEARL STREET PLANNING CASE NO. SPR20-090 (SITE PLAN REVIEW) APPLICANT: SANDRA FLORES

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) for a new second-floor addition 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 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 SPR20-090 FOR A NEW SECOND-FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 603 PEARL STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Commissioner Sae-Low questioned the side yard setbacks.

Sandra Flores, applicant, answered questions from the Commissioners.

Commissioner Tu had questions regarding the landscape design.

Chairman Cheng questioned how many trees were going to be removed and replaced.

Commissioner Tu commented on the rendering stating it was pretty small. She asked if they can have a better rendering.

Commissioner Sae-Low suggested having trees along the west elevation to make the house look nicer.

Commissioner Nadolney had questions regarding the roof, the existing fireplace, windows and garage door. She also questioned the landscape plan and if the fruit trees would remain.

Vice-Chair commented on the balcony rod iron work of the east and north elevation stating they do not match. She stated the east elevation should have

plain rod iron bars. She also questioned the front gate and suggested to powder coat the existing rod iron.

Chairman Cheng wanted clarification on the landscape plans and how many trees are existing and how many are new. He wanted to confirm that the existing trees would not be damaged during construction. He also stated the balconies should be matching on both elevations.

Sandra Flores stated they will clarify the landscaping plans and make the adjustments for the rod iron work on the balconies.

Chairman Cheng opened the public hearing.

There being none, Chairman Cheng closed the public hearing at 7:09 p.m.

Assistant Planner Alvarado confirmed the number of existing trees and also confirmed the locations of the new proposed trees.

Commissioner Sae-Low commented on the roof product stating it has no equal substitute and it is expensive and indicated if down the road they would like to switch it out due to budget concerns, there should be a suitable alternative pre-approved.

Vice-Chair Romo stated the applicant has shown respect for the existing trees and hopefully they retain and nurture the trees as they grow. She stated overall it is a good project and fitting for the neighborhood.

Chairman Cheng suggested putting effort into the front yard development.

Commissioner Nadolney made a motion to approve Planning Case No. SPR20-090 for a new second-floor addition to an existing one-story single-family residence located at 603 Pearl Street. The motion was seconded by Commissioner Sae-Low. Motion passed by a vote of 5 ayes, 0 noes.

**B. 860 E. VALLEY BOULEVARD  
PLANNING CASE NO. PPD14-141 (PRECISE PLAN OF DESIGN)  
APPLICANT: LCRA ARCHITECTURE & PLANNING**

**PROJECT SUMMARY:** This application is a follow-up to a Precise Plan of Design (PPD) that was presented to the Design Review Commission on January 23, 2017. The Commission approved the mixed-use development with a condition that the public art would be brought back for consideration. The subject site is zoned Mixed-Use Corridor (MU-C) within the Valley Boulevard Specific Plan (VBSP) and has a General Plan Land Use Designation of Commercial Specific Plan. 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 PPD14-141 FOR A PRECISE PLAN OF DESIGN FOR A PUBLIC ART AT 860 E. VALLEY BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Planning Manager Tewart.

Commissioner Sae-Low asked for clarification regarding the approval of the artwork.

Runjhun Saklani, LCRA Architecture & Planning, answered questions from the Commissioners.

Kim Abeles, design artist, answered questions from the Commissioners.

Commissioner Tu questioned the hardware on the design of the leaves. She also questioned the colors of the conduits.

Commissioner Sae-Low asked how the colors of the art piece were chosen and the relationship to the color palette of the building.

Kim Abeles explained the colors of the sky are based on photographs of skies where the trees are located. She stated there will be a legend for pedestrians.

Commissioner Nadolney asked where the legend would be located. She questioned the thickness of the aluminum and if it was durable. She also questioned the colors on the building.

Kim Abeles stated the legend would be at eye level in a closed case adjacent to the building.

Vice-Chair Romo congratulated the artist for the innovated way the public art is portrayed. She also questioned the lifespan of the lights that are behind each leaf that give it the halo effect and suggested a maintenance plan for the lighting.

Kim Abeles confirmed the lights are low energy and last 50,000 hours.

Chairman Cheng expressed concerns with the backlight halo lighting. He also asked if the design can be brought down to a human scale.

Commissioner Nadolney suggested the legend should be designed in way that responds to the design.

Chairman Cheng questioned how low the leaves are to the ground level.

The Commissioners had questions regarding the rendering that was on the presentation and the site plan.

Runjhun Saklani stated they would be happy to provide a site plan highlighting the sites and any other clarification that is required.

Chairman Cheng opened the public hearing.

There being none, Chairman Cheng closed the public hearing at 8:32 p.m.

Commissioner Tu stated the rendering does not match the elevation drawing. She asked if the applicant could provide the rendering for both locations to understand the design of the artwork.

Commissioner Sae-Low suggested the applicant submit a simple site plan calling out the two locations where the artwork occurs. He also asked them to include clarification on the details.

Commissioner Nadolney asked for a better idea on the legend and how it would respond to pedestrians.

Vice-Chair Romo suggested including an artist statement and a maintenance plan.

Chairman Cheng made a motion to continue this item to the meeting of May 24, 2021 Design Review Commission. Seconded by Commissioner Sae-Low. Motion passed by a vote of 4 ayes, 1 noes (Commissioner Nadolney).

**C. 208 W. FAIRVIEW AVENUE  
PLANNING CASE NO. PPD19-014 (PRECISE PLAN OF DESIGN)  
APPLICANT: MIKE HUANG**

**PROJECT SUMMARY:** This is an application for a Precise Plan of Design (PPD) for an addition to a preschool building at 208 W. Fairview Avenue. The subject site is zoned C-1 (Retail Commercial) and has a General Plan Land Use Designation of Village Commercial. 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 PPD19-014 FOR AN ADDITION TO A PRESCHOOL BUILDING AT 208 W. FAIRVIEW AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Assistant Planner Alvarado.

Commissioner Sae-Low questioned the signage, roofing, etc. and types of amenities that would fall onto the responsibility of the property owner/applicant and what would be the City' responsibilities.

Commissioner Nadolney had questions regarding the parking.

Chairman Cheng asked if signage was going to be reviewed by the Design Review Commission.

Mike Huang, applicant, answered questions from the Commissioners.

Owen Liu, project designer, answered questions from the Commissioners.

Commissioner Tu commented on the pitch of the roof and stated that it is tall and wondered why the roof was steep.

Owen Liu stated they chose the high pitch of the roof because a majority of the existing surrounding buildings have the same pitch.

Commissioner Sae-Low asked if there was a precedent for the stone veneer base of the building. He also stated that he liked how the A.D.A. access was intergraded and that it is an improvement over the existing building.

City Architect Brown confirmed there are existing buildings within the district that have the stone veneer base.

Commissioner Nadolney expressed concerns over the ADA access. She also had questions regarding the foundation of the building and how a seismic retrofit would affect the building. She also asked if the existing chimney on the west side would be removed. She questioned the paving material in front of the ramp and the ramp itself.

Owen Liu stated the chimney would be removed. He also explained that the owner has not decided on the materials for the ramp.

Commissioner Nadolney asked for clarification on the improvements within the Public Right of Way and if the City has plans for it in the future.

Assistant Planner Alvarado stated he spoke to Public Works and initially when the plan was developed in 2012, they were looking into incorporating landscaping and redoing existing concrete areas. However, the work was postponed. There has not been an update on it.

Vice-Chair Romo expressed concerns with the brick veneer and suggested replacing it with a smooth stone, tile, or paint.

Chairman Cheng asked for clarification on the roof of the building and if they would install new windows. He also stated the building fits in well with the area.

Owen Liu answered Chairman Cheng's questions about the roof and windows.

Chairman Cheng opened the public hearing:

1. Brenda Henriquez- oppose

There being no other speaker, Chairman Cheng closed the public hearing at 9:31 p.m.

Vice-Chair Romo made a motion to approve Planning Case Number PPD19-014 for an addition to a preschool building at 208 W. Fairview Avenue with the following conditions of approval:

- **Stone Veneer:** The applicant must replace the stone veneer for proposed for the project with either a smoother stone/tile or paint the area. This will be checked by the Planning Division in building plan check.

The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

4. **STAFF ITEM (PROJECT PREVIEW)**

**A. 508 W. LAS TUNAS DRIVE  
PLANNING CASE NO. PPD21-001 (PRECISE PLAN OF DESIGN)  
APPLICANT: RICHARD HALE**

**PROJECT SUMMARY:** This item is intended to provide information to the Design Review Commission (DRC) about a proposed medical office building at 508 W. Las Tunas Drive. This project was presented to the DRC at its March 22, 2021 meeting as a project preview. The DRC provided feedback and the Applicant has been working to address those comments. The Applicant will provide a PowerPoint presentation at the meeting to show the updates that thus far and to solicit further design feedback from the DRC.

**STAFF RECOMMENDATION: PROVIDE COMMENTS ON THE PROPOSED PROJECT.**

This item was presented by Senior Planner Chang.

Richard Hale, Hale Corporation, gave a presentation to the Commission.

Commissioner Tu questioned the square footage of the building. She also questioned where the loading area for the retail would be. She indicated she would like to see more design details for the outdoor restaurants.

Commissioner Sae-Low stated what he sees today is a big step in the right direction.

Commissioner Nadolney asked if raising the sunken first floor increased the height of the building.

Richard Hale confirmed the height of the building did not increase.

Vice-Chair Romo stated she would like to see examples of how the corner pillar has worked successfully with other buildings. She also asked if there would be a separate address for the medical building.

Richard Hale stated the project would have one address for the whole project. He also explained the columns outside the building are structural columns and they are needed to support the upper floors.

Chairman Cheng had questions regarding the grade change.

Vice-Chair Romo expressed concerns about the design and the building address and suggested a separate entrance for the medical office use.

Chairman Cheng stated he would like to see more effort on the art, signage, outdoor space, and outdoor dining to make it more exciting and pedestrian friendly. He also stated the project is headed in the right direction.

**5. COMMENTS FROM THE PLANNING MANAGER**

None.

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

Vice- Chair Romo questioned when in person meetings at City Hall would return.

**7. ADJOURN DESIGN REVIEW COMMISSION MEETING**

To the regular meeting of the Design Review Commission on May 24, 2021 at 6:30 pm. at City Hall.



**ERIKA ORTIZ**  
**DESIGN REVIEW COMMISSION SECRETARY**



**RAYMOND CHENG**  
**DESIGN REVIEW COMMISSION CHAIR**