

**SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
JUNE 28, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:30 p.m. on June 28, 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, Senior Planner Chang, Assistant Planner Alvarado, and Design Review Commission Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the May 24, 2021 Design Review Commission meeting**

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

3. **SELECTION OF CHAIR**

Commissioner Nadolney made a motion to nominate Vice-Chair Romo. The motion was seconded by Chairman Cheng.

Vice-Chair Romo respectfully declined the nomination.

Vice-Chair Romo made a motion to nominate Chairman Cheng. The motion was seconded by Commissioner Sae-Low. Chairman Cheng accepted the nomination. Motion passed by a vote of 5 ayes, 0 noes.

4. **SELECTION OF VICE-CHAIR**

Chairman Cheng made a motion to nominate Vice-Chair Romo. The motion was seconded by Commissioner Sae-Low. Vice-Chair Romo accepted the nomination. Motion passed by a vote of 5 ayes, 0 noes.

5. PUBLIC HEARING

A. 1526 STEVENS AVENUE

PLANNING CASE NO. PPD17-005 (PRECISE PLAN OF DESIGN)

APPLICANT: ALISON FUNG

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD) to construct a five-unit residential apartment development. The project site is zoned R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area 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 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 PPD17-005 FOR A PRECISE PLAN OF DESIGN AT 1526 STEVENS AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Assistant Planner Alvarado.

Vice-Chair Romo asked if there were colored renderings of all sides of the elevations.

Commissioner Nadolney asked who has reviewed the project. She also questioned when the new architect firm would begin.

Assistant Planner Alvarado stated the project was reviewed by the previous City Architect, ONYX Architects. He also confirmed the new firm would begin July 1 and they would be present for the July Design Review Commission meeting.

Alison Fung, applicant, answered questions from the Commissioners.

Commissioner Tu also had questions regarding the renderings and stated they were hard to read. She also questioned the color of the veneer wall and the height limit of the staircase. She asked if the roof garden would be included as part of the open space requirement.

Chairman Cheng asked how someone would access the rooftop with a sky light.

Commissioner Sae-Low stated he liked that the garage level is sunken because it helps reduce the overall height of the building.

Commissioner Nadolney stated there was no context of the neighboring properties, she also stated she had a problem with the tall walls being built on the property lines as a result of the semi subterranean parking. She asked what

was the material of the concrete walls on the north, south, and east elevation. She expressed concerns with the 8 ft. block wall. She suggested showing the grades at the garage level. She stated the rooftop does not work the way it is presented.

Vice-Chair Romo concurred with the comments from the Commissioners. She stated it is difficult to evaluate the project without the colored rendering of the north and south elevations. She expressed concerns with the stone veneer on the south elevation.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the hearing.

Commissioner Tu commented on the building height, the retaining wall potentially affecting the parking back-up clearance and the proposed width of the guest parking spaces.

Vice-Chair Romo made a motion to continue Planning Case No. PPD17-005 for a Precise Plan of Design at 1526 Stevens Avenue to a future meeting. The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

**B. 1962 DENTON AVENUE
PLANNING CASE NO. PPD18-008 (PRECISE PLAN OF DESIGN)
APPLICANT: ERIC TSANG**

PROJECT SUMMARY: This is an application for a Precise Plan of Design (PPD) to construct a six-unit residential condominium development. The project site is zoned R-3 (Multiple Family Residence) within the Valley Boulevard Specific Plan (VBSP) area 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 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 PPD18-008 FOR A PRECISE PLAN OF DESIGN AT 1962 DENTON AVENUE, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

This item was presented by Senior Planner Chang.

Vice-Chair Romo had a question regarding the trees on the property.

Chairman Cheng opened the public hearing.

Eric Tsang, project architect, answered questions from the Commissioners.

Commissioner Tu asked if there was water proofing for the staircase. She also questioned if there were colored renderings and she commented on the color of the guardrail.

Commissioner Sae-Low stated he liked the design solution for accessing the roof.

Commissioner Nadolney commented on the front façade of Unit A facing Denton Avenue. She questioned the cantilevered design and asked if there would be a column for support stating it could be a building code issue. She commented on the retaining walls and whether there would be a fence on top of the retaining wall for safety. She suggested lowering the height of 2nd retaining wall to use the in-between area for landscape planter. She expressed concerns with the neighboring context.

Jason Chen, project engineer, answered questions from the Commissioners.

Vice-Chair Romo expressed concerns with the landscaping, specifically on the south side of the property and provided suggestions.

Chairman Cheng suggested improving the landscaping of the project. He also commented on the retaining wall stucco and suggested receiving approval from the neighbors.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing.

Eric Tsang thanked the Commission for their comments. He stated they have space to accommodate landscaping area next to the driveway. He stated they are open to suggestions for tree species.

Commissioner Nadolney made a motion to continue this item to a future meeting. The motion was seconded by Vice-Chair Romo. Motion passed by a vote of 5 ayes, 0 noes.

**C. 500 E. VALLEY BOULEVARD
PLANNING CASE NO. MSP21-004 (MASTER SIGN PLAN)
APPLICANT: LAVENDER REPRESENTING SIGNS EXPRESS AND DAVID
GUTIERREZ**

PROJECT SUMMARY: This is an application for a Master Sign Plan (MSP) and a Public Art Program for a commercial plaza located at 500 E. Valley Boulevard. 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 Sections 15311, Class 11 (Accessory Structures: On-Premise Signs) and 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 MSP21-004 FOR A MASTER SIGN PROGRAM AT 500 E. VALLEY BOULEVARD, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL. ALSO, PROVIDE COMMENTS AND DIRECTION TO THE APPLICANT FOR THE PUBLIC ART PROPOSAL.

This item was presented by Assistant Planner Alvarado.

Lavender Fung, Signs Express, and David Gutierrez, applicant, answered questions from the Commissioners.

Commissioner Tu asked if the purpose of the review is to provide comments, she also had questions regarding the setbacks.

Assistant Planner Alvarado stated they are proposing for the Commission to consider the installation as public art to meet the requirement or to provide comments/feedback. He also stated the setbacks were reviewed and confirmed they are within the setback requirements.

Commissioner Sae-Low wanted to confirm if there is precedent of approving an architectural feature as part of the public art section.

Commissioner Nadolney expressed concerns with approving something that has already been built.

Vice-Chair Romo wanted to know if there was an artist affiliated with the trellis design. She also stated the trellis does not fit the definition of public art.

David Gutierrez read aloud an addendum.

Chairman Cheng wanted to know if the pergola was intended to meet the public art requirement when it was originally proposed and constructed.

Commissioner Tu questioned the colors of the signage and stated the selection of the yellow color against the beige color of the building does not provide enough contrast. She expressed concerns with selection of the colors. She stated she did not see the artistic value of the proposed trellis/pergola.

Commissioner Sae-Low commented on the pergola and stated more needs to be done. He also stated the signage colors are too busy.

Commissioner Nadolney agreed with Commissioner Tu's comments. She also stated a place for art has been created, but not art itself.

Vice-Chair Romo agreed with Commissioner Nadolney's comments. She stated there needs to be an enhancement to the area. She also commented on the colors of the signage and stated yellow on white is hard to read.

Chairman Cheng commented on the pergola and stated there is a lot of potential.

Lavender clarified the questions regarding the colors of the signage and stated they are open to changes.

Commissioner Sae-Low asked if the applicant chooses to use lighting as the artistic complement to the pergola, please provide illustrations as to how it would look during daytime and nighttime.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing.

Commissioner Tu stated if the applicant is looking to keep the yellow for the signage, they should consider a darker yellow.

Commissioner Nadolney commented on the signage colors and recommended the yellow be the secondary color to the red and green colors.

Vice-Chair Romo stated she concurred with having the yellow as a secondary color.

Vice-Chair Romo made a motion to approve the Master Sign Plan portion with the condition that the yellow color be allowed as a secondary color to the other colors. The public art portion will be continued to a future meeting. The motion was seconded by Chairman Cheng. Motion passed by a vote of 5 ayes, 0 noes.

6. STAFF ITEM (PROJECT PREVIEW)

A. 205 E. VALLEY BOULEVARD PLANNING CASE NO. PPD21-002 (PRECISE PLAN OF DESIGN) APPLICANT: VALLEY SG LANDPLUS, LLC

PROJECT SUMMARY: This item is intended to provide information to the Design Review Commission (DRC) about a proposed mixed-use project at 205 E. Valley 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.

Yung Kao, project architect, gave a presentation to the Commission.

Commissioner Tu commented on the Valley Blvd façade stating it is more refined and indicated the rest of the façade is too busy. She commented on the wall facing the parking lot.

Commissioner Sae-Low stated there is a lot going on with the metal panels and it requires refinement. He also commented on the colors of the panels and asked they can keep the color renderings consistent.

Commissioner Nadolney concurred with the other Commissioners comments. She commented on the panels and asked for more variation in the renderings. She suggested the applicant to improve internal circulation so the customers could have an easier access to the commercial tenants.

Vice-Chair Romo congratulated the design team for the landscape. She stated she liked the second story roof garden that softens the height. She commented on the loading zones.

Chairman Cheng commented on the texture and colors of the elevations. He also suggested the rental units have a specific protected entrance to their parking area as well as the commercial.

7. COMMENTS FROM THE PLANNING MANAGER

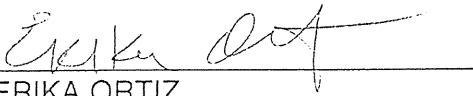
Planning Manager Tewart stated they look forward to introducing the new architecture firm WHA at the July Design Review Commission meeting. She also commented on in-person meetings status.

8. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

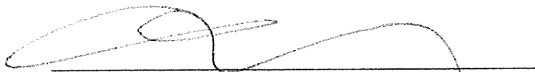
Commissioner Nadolney commented on the project should provide a context of neighboring buildings. Chairman Cheng suggested providing a standard checklist for applicants to identify items required for design review process.

9. ADJOURN DESIGN REVIEW COMMISSION MEETING

Chairman Cheng adjourned the meeting at 10:42 p.m.



ERIKA ORTIZ,
DESIGN REVIEW COMMISSION SECRETARY



RAYMOND CHENG,
DESIGN REVIEW COMMISSION CHAIR