

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION**

**MINUTES OF THE REGULAR MEETING
MONDAY, JUNE 25, 2012
7:00 P.M.**

CALL TO ORDER: Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:00 p.m.

COMMISSIONERS PRESENT: Chairperson Nadolney, Vice Chair Nakaba, and Commissioner Cheng

COMMISSIONERS ABSENT:

STAFF PRESENT: Planning Manager Carol Barrett, Associate Planner Larissa De La Cruz, Assistant Planner Fang Zhou, and Consultant City Architect Dale Brown.

COMMENTS FROM THE PUBLIC:

None.

NEW BUSINESS

- 1. 1525 Euclid Ave.
Planning Case No. PL-12-015
Applicant: Chris Loh (Architect) and Thong Ngov (Property Owner)**

Project Summary: The applicant is proposing a new 2,346 square foot two-story single family home to replace an existing 833 square foot single family home. Staff reviewed the application and determined that the home does not adequately address a number of Single Family Residential Design Guideline principles, particularly those of scale and balance. Due to the complexity of the project, staff is referring this case to the Design Review Commission for a final determination.

Staff Recommendation: Staff recommends that the Design Review Commissioners DENY the project as proposed and offer alternative design suggestions.

Assistant Planner Fang Zhou presented the staff report. He elaborated that the proposed design was inconsistent with the goals of the City's General Plan and Design Guidelines. He further stated that the proposed design was incompatible with the context of the neighborhood.

Consultant City Architect Dale Brown also commented on the project. He added that balance, massing and site design are out of scale with the neighborhood and this is a poor design that does not meet the City's Design guidelines.

The applicant, Mr. Tong Ngov spoke and said that his design approach was based on the existing neighborhood and that he was inspired by the homes that have already been built in the neighborhood. He said that the design guidelines are not specific and that staff's decision was unclear. Mr. Ngov further mentioned that his proposed house would be built within the context of the neighborhood and within the parameters of the zoning code. He was concerned that staff's decision was subjective.

Commissioner Cheng explained that the design guidelines were created to improve design in the City. He said that the City is concerned with the deterioration of the neighborhood in past years, especially when design guidelines were not established. He further explained that developments should be compatible to the neighborhood.

Commissioner Nakaba said that the design guidelines were established with public input to ensure better articulation in some of the larger homes. He said that the proposed design needed to be realigned.

Chairperson Nadolney advised that the applicant reevaluate the proposed design and work with staff on redesigning the single family residence.

Commissioner Cheng recommended that the applicant focus on the selection of roofing material, window types, color, masonry work, and landscaping to ensure a cohesive design.

Commissioner Cheng made the motion to deny the proposed design and advised the applicant to work with staff on a new design. Commissioner Nakaba seconded the motion. The motion was approved.

2. Citywide Bus Shelters Project Capital Improvement Project No. 8-08-08

Project Summary: This application is for a courtesy review of the design alternatives for the Citywide Bus Shelter Project (Capital Improvement Project No. 8-08-08,) which provides for the design, purchase, and installation of bus shelters and related amenities at various locations throughout the city to better serve bus riders.

Associate Planner Larissa De La Cruz presented the staff report.

The consultants for the project, Katherine Spitz and Associates made a presentation and provided details on all of the design alternatives for the bus shelters

The Commissioners agreed that the hybrid options had the best designs and asked to review the final design, once the City Council approves the project.

COMMENTS BY STAFF:

Associate Planner De La Cruz reminded the Commissioners to RSVP to the Commissioner Appreciation dinner.

APPROVAL OF MINUTES:

Commissioner Cheng made a motion to approve the April 23, 2012 minutes. Chairperson Nadolney noted corrections to the minutes and seconded the motion.

Commissioner Nakaba made a motion to approve the minutes of the special joint meeting with the Planning Commission on May 28, 2012. Chairperson Nadolney noted corrections to the minutes and seconded the motion.

COMMENTS BY COMMISSIONERS:

None.

Chairperson Nadolney adjourned the meeting at 9:30 p.m. to a regular meeting on July 23, 2012 at 7pm.

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The complete text of the Design Review Commission meeting minutes is available on tape and may be reviewed in the Community Development Department office at City Hall during regular business hours.

Marla Nadolney,
Chairperson of the Design Review
Commission

ATTEST: _____
Larissa De La Cruz
San Gabriel Design Review Commission