

**CITY OF SAN GABRIEL  
DESIGN REVIEW COMMISSION  
MINUTES OF THE REGULAR MEETING**

**MONDAY, APRIL 28, 2014  
7:00 P.M.**

**CALL TO ORDER:** Chairman Cheng called the regular meeting of the Design Review Commission to order at 7:08 p.m.

**COMMISSIONERS PRESENT:** Chairman Cheng, Vice-Chair Beavers and Commissioner Nadolney

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Planning Manager Mark Gallatin, City Architect Dale Brown, and Design Review Commission Secretary Laura Castillo.

**COMMENTS FROM THE PUBLIC:**

None.

**NEW BUSINESS**

- 1. 835 El Monte St.**  
Planning Case No. PL-13-117  
Applicant: John Reischl (Olson Urban Housing LLC)

**Project Summary:** This is a preview of a proposed development at 835 El Monte St. The applicant proposes to develop a residential project with 88 condominium units and 206 parking spaces on approximately 5.4 acres west of the Rubio Wash. The site is currently owned and operated by Huy Fong Foods, Inc., and is currently improved with an approximately 170,000 square foot industrial warehouse building located primarily in the City of San Gabriel with a portion of it bridging over the Rubio Wash and crossing into the City of Rosemead. The total current area of the property is 9.18 acres. To accommodate the construction of this project, Olson will demolish the portion of the building located west of the Rubio Wash in the City of San Gabriel on 5.4 acres, and the remaining 77,000 square foot building located in Rosemead will be converted to a freestanding warehouse building and sold to an industrial user. A portion of this building (approximately 27,000 square feet) is located in the City of San Gabriel and all improvements to the building will occur under the City's jurisdiction. The project site is currently zoned Retail Commercial (C-1) and designated as General Commercial in the San Gabriel General Plan. The portion of the property located in Rosemead is zoned as Light Industrial and Manufacturing (M-1).

**Staff Recommendation:** Staff recommends that the Design Review Commission review the plans and provide direction to staff and the project architects.

**No report for this project.**

**DRC RESPONSE:**

The DRC previewed the proposed project and commended the applicant on the great job and the beautiful execution. They made several suggestions that would further enhance the project.

Commissioner Nadolney asked if there had been communication with those in charge of the ACE project because of the construction. Mr. Reischl, the project applicant, stated that he had been in contact with ACE and they confirmed that the two projects can happen simultaneously and not affect each other. He added that the wash would also be lowered.

Chairman Cheng asked if there was an age limit or requirements for the type of occupants for these homes. Mr. Reischl stated that a variety of buyers were being encouraged because there are different types of homes being built that would fit 1<sup>st</sup> time home buyers to young growing families.

Chairman Cheng also encouraged the applicant to take a closer look at the functionality and locations of the open space so that no one feels uncomfortable using them.

The Commission addressed the importance of water conservation and location of drainage on the property. Mr. Reischl stated that there will be an infiltrating and dry well system to treat the water. He added that he would look into ideas and ways to collect water on the site. Planning Manager Gallatin stated that the draft EIR was shared with all utilities and this project will have to do a water supply assessment.

Mr. Reischl stated that the range of the homes would be from the low \$400,000 to high \$500,000. There will also be granite counter tops and stainless steel appliances adding to the quality value of the homes.

The Commission stated that the size and location of the tot lot seemed too small and that this particular area could be more flexible in its usage. There was also concern in making sure that transformers and electrical wiring are not installed in that area. The Commission was in agreement that omitting a gate would be better for this particular property, reducing the HOA dues as well as for esthetic reasons.

Mr. Reischl confirmed that the Olson Company would be on the Home Owners Association board for one year before the HOA takes over.

There was a comment from the public addressing security features because the nearby wash could potentially produce personal safety hazards primarily at night time. Mr. Reischl stated that he had conducted a walk around the property to look for possible safety concerns, including removal or trimming down of large trees. Planning Manager Gallatin stated that he would confirm the current lighting will satisfy the ordinance.

City Architect Dale Brown stated that he had some comments such as the entry at Santa Fe Ave., good pedestrian connections and subtle grade changes to differentiate homes from other areas. He added that he would draft his comments and send a letter to the applicant indicating his concerns.

**DRC ACTION:**

The Commission was pleased with the project as presented and suggested that this project now be presented at a joint DRC and PC meeting on June 2, 2014.

**APPROVAL OF MINUTES:**

Commissioner Nadolney made a motion to approve the regular meeting minutes of March 24, 2014 with one minor correction. Chairman Cheng seconded the motion. The minutes were approved.

**COMMENTS BY STAFF:**

None.

**COMMENTS BY COMMISSIONERS:**

**Chairman Cheng adjourned the meeting at 8:40 p.m. to a regular meeting on Tuesday, May 27, 2014 at 7pm.**

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The complete text of the Design Review Commission meeting minutes is available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

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Raymond Cheng, Chairman  
San Gabriel Design Review Commission

ATTEST: \_\_\_\_\_  
Laura Castillo  
San Gabriel Design Review Commission Secretary