

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

**MONDAY, MARCH 28, 2016
7:00 P.M.**

CALL TO ORDER: Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:02 p.m.

COMMISSIONERS PRESENT: Commissioner Cheng

COMMISSIONERS ABSENT: None

STAFF PRESENT: Senior Planner Larissa De La Cruz, Interim Planning Manager Mark Gallatin, and Design Review Commission Secretary Jolie Liev.

COMMENTS FROM THE PUBLIC: None. No public present.

NEW BUSINESS:

- 1. 1005 S. Pine St.
Planning Case No. PL-15-082
Applicant/Property Owner: Wan Feng Guan
Designer: good View Design (Paul Zou)**

Project Summary: This is an application for an approval of a Large Site Plan Review for a 2nd story addition to an existing single family residence.

Staff Recommendation: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-082, subject to the recommended conditions of approval.

Senior Planner Larissa De La Cruz introduced Interim Planning Manager Mark Gallatin to present planning case PL-15-082.

Mr. Gallatin presented the Staff Report for 1005 S. Pine St., a large site plan review for a proposed 2nd story addition to an existing single family home.

Mr. Gallatin stated that in October 2015 the City Council adopted an Urgency Ordinance which put into place a moratorium in the R-1 zone: on demolition of existing single family homes and also addition of 2nd story homes.

Mr. Gallatin stated that projects that did not have a site plan review or have been submitted by the effective date of the ordinance will have to be subject for review by DRC at no additional cost to the applicants. This is the first of the ten projects and the first one the Planning Division is bringing to DRC.

Mr. Gallatin stated that the project includes a partial demolition of the existing 873 sq. foot residence and the detached garage. He further added there is a proposed addition of approximately 1,700 of new living area on the 2nd floor and construction of a 3 car garage in the rear of the home. The project is located in an entirely single family neighborhood and most of the homes are one story. However, there are also two story homes already in the neighborhood. Mr. Gallatin commented that the house is characterized as a mid-century Southern California ranch style home and showed improvement in the overall design character. He also said that the project complies with the city's design guidelines.

Mr. Gallatin completed his presentation.

DRC RESPONSE:

Commissioner Cheng stated since this is the first time for residential addition he wanted further information on the window color type. Mr. Gallatin provided samples which are keyed to the elevations and material samples for DRC to review.

Commissioner Cheng asked about the existing windows. The architecture said it's a combo of aluminum and vinyl.

Chairperson Nadolney asked if the house has all horizontal sliding windows. The architect confirmed that they were.

Commissioner Cheng asked if the applicant is here tonight to discuss the project. Mr. Gallatin confirmed that the applicant is here. Mr. Gallatin stated that the architect and applicant are looking for DRC best thoughts and guidance on the massing of the project and how it would be compatible with the neighborhood.

Chairperson Nadolney commented on the design and said the home looks good and is more compatible to the neighborhood.

Chairperson Nadolney asked about replacing the Pine Street elevation. The Structural Engineer Mr. Lee said they would like to keep the existing design.

Commissioner Cheng asked about the front elevation facing the street and asked if one of the windows can be replaced to improve the look of the building.

Chairperson Nadolney asked about the window that was an exterior window which is now an interior window and asked if it is going to stay that way. The architect answered that they are going to partition the inside so you cannot see it from the outside.

Commissioner Cheng commented on changing the front door and windows. Commissioner Cheng gave Mr. Lee some recommendations to consider.

Chairperson Nadolney asked about the material of the new windows. Mr. Lee stated the new windows are going to be vinyl. Commissioner Cheng commented that if they choose vinyl, the front elevation should use the same windows on the 2nd floor.

Chairperson Nadolney commented on the east elevation. She stated the design of the entry door looks heavy with side panels and asked if it is going to be vinyl, white, or wood. Mr. Lee answered that it is going to be wood.

Commissioner Cheng suggested to consider painting the door grey, grey steel, or white color so the door can match with the windows. Mr. Lee said the mahogany color door is what the owners want.

Chairperson Nadolney and Commissioner Cheng shared concerns about the mahogany door and windows not being uniform. Chairperson Nadolney suggested adding more glass would make the door look less heavy that would help with the uniformity.

Mr. Gallatin added that there is a condition of approval added to retain the brick veneer along the front which will help with the appearance substance at the door.

Chairperson Nadolney stated that one of the items to review is the sills. Mr. Lee added that they are using Mil Guard for the vinyl windows.

Commissioner Cheng and Chairperson Nadolney commented on the existing house windows. Commissioner Cheng suggested that Mr. Lee continue to work with the City Architect and city staff to make the windows related to this item. Once the project is approved, Commissioner Cheng suggested working out all the details.

Chairperson Nadolney asked if Mr. Lee is planning on doing anything with the gate in the front on the driveway. The owner said he wants to move the fence. Commissioner Cheng commented they could work with city staff on the gate and front fencing of the house.

Commissioner Cheng made a motion to approve 1005 S. Pine St., planning case PL-15-082. Chairperson Nadolney seconded the motion. The project was approved.

2. 506 W. Las Tunas Dr.

Planning Case No. PL-15-093

Applicant/Architect: Kollin Altomare Architects

Project Summary: This is an update for a proposed commercial building, which includes approximately 10,840 sq.ft. of retail and 78,390 sq.ft. of office space.

Staff Recommendation: Staff recommends that the Design Review Commission review and provide feedback to the applicant.

Mr. Brian Husting of Kollin Altomare Architects presented the project, and is here to talk about some of the comments from residents who showed up to the last DRC meeting in January to voice their concerns on traffic and parking issues on Padilla Street. Mr. Husting recapped on the four different options for partial closure of Padilla Street in trying to anticipate the comments from the residents that evening.

Option 1: Narrowing of Padilla Street with a gate that would be controlled by the Fire or Police Department.

Option 2: One way only, east bound from Padilla Street. They would incorporate a landscape area to neck it down to make it a one-way only.

Option 3: Narrowing the street and having retractable bollards to use in emergency.

Option 4: Temporary measure of barricade with planters to see if it would work at all.

Mr. Husting stated they developed another plan and sent it to Ms. De La Cruz. Ms. De La Cruz said that she has been working with fire and police departments to discuss this matter.

Commissioner Cheng asked about trash pickup and where the trash trucks are coming from.

Mr. Husting stated there will be two locations for trash pick-up for the restaurants and retail places. One location on the 1st level of parking below, and one location on the delivery zone near the restaurants. The trash truck would be coming down below. The trash trucks are bigger than the UPS trucks, but smaller than box trucks. The trucks will be coming in on Las Tunas at the bottom of the ramp.

Ms. De La Cruz stated she had an internal meeting with our safety staff. She said that Police and Fire Departments are concerned about shutting down Padilla Street and any type of obstructions. However, they would be open to the idea of having a one way. Ms. De La Cruz added that staff is still reviewing the traffic study and required mitigation for this project.

Chairperson Nadolney asked about resident parking and if this is something that goes to City Council. Ms. De La Cruz stated that City Council would have to adopt an ordinance for such program.

Chairperson Nadolney commented that this is going to be a test case due to the impact on street parking. Commissioner Cheng added that if there is a limit to parking on the streets then visitors will be forced to park in the structure and away from the neighborhoods.

Mr. Husting mentioned that there is a desire for the city to be proactive on this matter.

Ms. De La Cruz stated she would discuss this with the Public Work's Director and get back to Mr. Husting on this.

Commissioner Cheng commented that a community meeting would help and said that resident only parking should be considered part of the approval process. Ms. Husting asked if we could make the permit as part of the approval process.

Chairperson Nadolney asked if DRC could make that recommendation.

Ms. De La Cruz stated there is no ordinance to support that request.

Chairperson Nadolney commented that many residents are having parking concerns and asked about community meetings and the process.

Ms. De La Cruz stated it's the applicants' obligation and opportunity to convey their project to the residents. Staff attends, but only to observe and not participate or make any comments. She reminded the Commission that Commissioners cannot attend, as it can violate the Brown Act.

This concluded the item.

DRC ACTION: NONE

APPROVAL OF MINUTES:

Commissioner Cheng motioned to approve minutes from the meeting on January 25, 2016 after corrections are made. Chairperson Nadolney seconded the motion. The minutes were approved.

Commissioner Cheng motioned to approve minutes from the meeting on February 29, 2016. Chairperson Nadolney seconded the motion. The minutes were approved.

COMMENTS BY STAFF:

Ms. De La Cruz introduced Nick Bezanson and Jo-Anne Burns and said that the Planning Division is operating with full staff now.

COMMENTS BY COMMISSIONERS:

Commissioner Cheng commented on the applications for single family projects. He asked if there is a checklist to follow for those applicants and whether they are aware of the city's design requirements.

Ms. De La Cruz stated those applicants are aware of the residential design guidelines and specific principals in those guidelines.

ADJOURNMENT:

Chairperson Nadolney adjourned the meeting at 8:15 p.m. to a regular Design Review Commission meeting on Monday, April 25, 2016 at 7:00PM.

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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.

Marla Nadolney, Chairperson
San Gabriel Design Review Commission

ATTEST: _____
Jolie Liew
San Gabriel Design Review Commission Secretary