

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

**MONDAY, APRIL 25, 2016  
7:00 P.M.**

**CALL TO ORDER:** Chairperson Nadolney called the regular meeting of the Design Review Commission to order at 7:06 p.m.

**COMMISSIONERS PRESENT:** Commissioner Cheng

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Senior Planner Larissa De La Cruz, Consultant City Architect Dale Brown, and Design Review Commission Secretary Jolie Su.

**COMMENTS FROM THE PUBLIC:** None. No public present.

**NEW BUSINESS:**

- 1. 825 E. Broadway Street  
Planning Case No. PL-15-125  
Applicant: Charles Smyth (Market Street Development) / TWINSTEPS Architecture**

**Project Summary:** This application is for a Precise Plan of Design to allow the construction of an 11,450-square foot kidney dialysis center. The project site totals 28,750 square feet and is currently occupied by vacant buildings. The project is located in the C-1 (Retail Commercial) zone.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-125, subject to the recommended conditions of approval.

Senior Planner Larissa De La Cruz presented the staff report for 825 E. Broadway Street, Planning Case No. PL-15-125.

Consultant City Architect Dale Brown commented on the design and architectural details of the project.

Mr. Brown stated the project exhibits a contemporary architectural style that meets the commercial design guidelines with well executed design features shown throughout the structure.

Ms. De La Cruz asked DRC to approve planning case PL-15-125 subject to the recommended conditions of approval and concluded the Staff Report.

Mr. Peter Morris with TWINSTEPS Architecture was present to answer any questions the commissioners have and the owner is here as well.

**DRC RESPONSE:**

Commissioner Cheng and Chairperson Nadolney requested that Mr. Morris clarify the exterior elevation features of the project in comparison to the submitted renderings and materials board.

Mr. Morris presented the colors and materials proposed for the project and outlined the location of each of the materials on the building.

Commissioner Cheng and Chairperson Nadolney commented on the light fixtures and Mr. Morris stated they would be using wall packs for light fixtures for consistency.

Commissioner Cheng asked about potential signage location. Mr. Morris said signage would face the street and near the main building entrance, with each tenant being responsible for their own signage. Commissioner Cheng recommended that Mr. Morris work with the tenants on signage to complement the building design. He also commented that signage should be visible above the canopy for better visibility and safety. Mr. Morris agreed.

Chairperson Nadolney had concerns regarding first floor security. Mr. Morris stated that 24-hour security cameras will be located in the lobby, along with a buzzer system for after-hours use. Mr. Morris also added that due to limited staff on the first floor, the street side entrance door will be locked to prevent unauthorized access.

Chairperson Nadolney asked about ADA access. Mr. Morris stated that the building meets ADA code requirements for access. Repeat patients will enter using the rear door of the building, which also provides ADA access.

Chairperson Nadolney asked Ms. De La Cruz if there is a bike path on the applicant side of the wash. Ms. Deborah Kerr, Project Manager, commented there would be an iron fence to separate the bike path.

Chairperson Nadolney asked if a Landscape Architect had reviewed the project. Ms. De La Cruz stated that Mr. Jeff Hutchins reviewed the proposed project and provided comments which will be reviewed again during building plan check.

Commissioner Cheng made a motion to approve Planning Case No. PL-15-125 as submitted with the conditions of approval. Chairperson Nadolney seconded the motion. Planning Case No. PL-15-125 is approved.

**2. 927 E. Las Tunas Drive**  
**Planning Case No. PL-16-058**  
**Applicant/Architect: Jae Choi**

**Project Summary:** This application is an amendment to a previously approved Precise Plan of Design (PL-11-027) that allowed the renovation of the San Gabriel Promenade shopping center. The request is for additional façade changes to units I, J, and K.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-16-058, subject to the recommended conditions of approval.

Senior Planner Larissa De La Cruz presented the staff report for this item.

Mr. Jae Choi, the applicant and architect, took the stand to answer the commissioners' questions.

Commissioner Cheng asked for clarification on the restaurant location and the limit of the proposed work.

Mr. Choi described the corner unit location and said that the area that appears dark and uninviting, with five small windows and one exit door. Mr. Choi believes more lighting in the restaurant will enhance the restaurant's visibility and increase business. Mr. Choi would like to keep the existing colors on all the windows, but change the framing material to wood.

Commissioner Cheng asked about changes to the interior lighting. Mr. Choi said he would keep all the elements the same with no additional interior lighting. Chairperson Nadolney asked about the exterior light fixtures and both Chairperson Nadolney and Commissioner Cheng recommended that Mr. Choi consider replacing the lights near the door to enhance the entrance and emphasize the location.

Commissioner Cheng asked about the materials on the door. Mr. Choi stated the door will be wood to match the window frames.

Chairperson Nadolney asked about interior renovations. Mr. Choi stated that minor cosmetic changes are proposed, including warm color paint to brighten the interior. The clear fixed glass windows would allow greater visibility and provide an inviting atmosphere to the restaurant.

Chairperson Nadolney asked if there are potential for outdoor seating. Mr. Choi said they would not have any outdoor seating.

Commissioner Cheng made a motion to approve Planning Case No. PL-16-058. Chairperson Nadolney seconded the motion. Planning Case No PL-16-058 is approved.

**3. 303 E. Valley Boulevard (previously 221 E. Valley Boulevard)  
Planning Case No. PL-12-010  
Applicant: Christopher Alex (Kollin Altomare Architects)**

**Project Summary:** This application is an amendment to a previously approved Precise Plan of Design that allowed the construction of a hotel. The request is for a revision to the approved public art.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-12-010, subject to the recommended conditions of approval.

Ms. De La Cruz introduced 303 E. Valley Boulevard (previously addressed as 221 E. Valley Boulevard). Mr. Christopher Alex, Associate, with Kollin Altomare Architects walked the commissioners through the public art program.

Mr. Alex presented the public art program and presented material samples for the commissioners to review.

Commissioner Cheng asked if the presentation primarily concerned color change. Mr. Alex elaborated on the materials and colors, along with a detailed description of the design.

Chairperson Nadolney asked about the use of horizontal stone on the building elevations and questioned how the stone pattern would appear around the arches. Mr. Alex said that both horizontal and vertical lines would be shown using careful application of the material.

Commissioner Cheng and Chairperson Nadolney stated that they would like Mr. Alex to achieve the original appearance of the building and expressed concern over the use of too many different material and colors. Commissioner Cheng recommended that Mr. Alex do a mock up panel of the areas of concern to resolve potential design problems. Commissioner Cheng added that the panel be used for testing the colors at the same time.

Chairperson Nadolney asked about the material finishes of the art pieces. Mr. Alex responded that it is to look as a single tone of stone color. He added that the owners would like to revisit other colors as well to match the stone selection.

Chairperson Nadolney asked about the panels, windows, and materials. Mr. Alex said that the rendering is to focus more on the corner piece. Chairperson Nadolney commented on the stone carving and requested to see more surfaces and depth in the actual upper panel itself. She stated the main design element is depth and this needs to be clearly shown.

Commissioner Cheng asked about the materials between the windows. Mr. Alex said it is made of stucco. Mr. Alex said the panel is the different color rectangle piece.

Commissioner Cheng asked if they are able to achieve the art rendering in the architecture detail. Mr. Alex said yes.

Chairperson Nadolney asked about lighting on the corner and appearance. Commissioner Cheng recommended that Mr. Alex emphasize the night time look of the building. Mr. Alex stated he is open to suggestions during the plan check stage.

Commissioner Cheng is concerned about lighting, details, the mock up, and horizontal details between the panels. He would like Mr. Brown to review the project and address the concerns of the commissioners. Mr. Brown asked about the original design and the four-sided wall details on the building. Mr. Brown emphasized the importance of maintaining the detailing. Mr. Alex agreed and clarified that the current design is the same as the original design.

Commissioner Cheng stressed that the depth and mock up is required for approval of the project. Chairperson Nadolney agrees with Commissioner Cheng and included this as a condition of approval for the project.

Commissioner Cheng motioned to approve Planning Case No. PL-12-010. Chairperson Nadolney seconded the motion subject to the conditions of approval. Planning case PL-12-010 is approved.

**DRC ACTION: APPROVED with the added condition of approval that the DRC shall view a sample of the public art in the field prior to a complete installation.**

**APPROVAL OF MINUTES:**

There are no minutes to approve at this meeting.

**COMMENTS BY STAFF:**

Ms. De La Cruz announced that on Friday, April 29, 2016, Mr. Raymond Cheng will be honored at the 56<sup>th</sup> Annual Distinguished Alumni Awards at Cal Poly, Pomona. He will be recognized as the 2016 recipient of the award from the College of Environmental Design. Additionally, Mr. Cheng will be honored by the City Council on May 3, 2016.

**COMMENTS BY COMMISSIONERS:**

None

**ADJOURNMENT:**

**Chairperson Nadolney adjourned the meeting at 8:21 p.m. to a regular Design Review Commission meeting on Monday, May 23, 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.

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Marla Nadolney, Chairperson  
San Gabriel Design Review Commission

ATTEST: \_\_\_\_\_  
Jolie Su  
San Gabriel Design Review Commission Secretary