

**CITY OF SAN GABRIEL
DESIGN REVIEW COMMISSION
REGULAR MEETING AGENDA**

MONDAY, OCTOBER 24, 2016 – 7:00 P.M.

**City Hall Council Chamber
425 South Mission Drive, San Gabriel, 91776**

Marla Nadolney
Chair

Raymond Cheng
Commissioner



Steven A. Preston
City Manager

Robert L. Kress
City Attorney

Eleanor K. Andrews
City Clerk

John Janosik, C.C.M.T.
City Treasurer

Materials Available for Inspection. The Community Development Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at www.sangabrielcity.com/140/Design-Review-Commission. Materials related to an item on this agenda, submitted to the Design Review Commission after distribution of the Agenda packet, are available for public inspection at the meeting or in the Community Development Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

Persons with Disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

Questions About This Agenda? Should any person have a question concerning any of the above agenda items prior to the meeting, please contact the Community Development Department in person or by telephone at (626) 308-2806 during regular office hours.

NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

**DESIGN REVIEW COMMISSION AGENDA
OCTOBER 24, 2016**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE LED BY:** Commissioner Raymond Cheng
- **ROLL CALL:** Chair Nadolney, Commissioner Cheng

1. PUBLIC COMMENT

This is the time set aside for members of the public to address the Design Review Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Design Review Commission. Pursuant to the Brown Act, the Design Review Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

2. NEW BUSINESS

**A. 1427 S. CHARLOTTE AVENUE
PLANNING CASE NO. PL-15-077**

Applicant/Property Owner: Hon Fai Cho

Project Summary: This is an application for a Large Site Plan Review for a new two-story single-family home. This project is among those affected by the urgency ordinance adopted by the City Council last October, which placed a moratorium in the R-1 zone on demolition of existing single-family homes and on second-story additions.

Staff Recommendation: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-077, subject to the recommended conditions of approval.

**B. 220 S. SAN GABRIEL BOULEVARD
PLANNING CASE NO. PL-15-074**

Applicant/Architect: Kollin Altomare Architects

Project Summary: This is an update for a proposed mixed-use development.

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

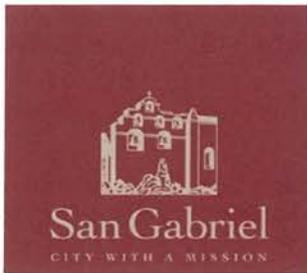
3. STAFF ITEMS

4. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission and public on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

5. ADJOURN DESIGN REVIEW COMMISSION MEETING

TO A SPECIAL MEETING ON MONDAY, NOVEMBER 21, 2016 AT 7:00 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.



City of San Gabriel

STAFF REPORT

DATE: October 24, 2016

TO: Chairperson Nadolney and Design Review Commissioners

FROM: Nicholas Bezanson, Assistant Planner *NB*

SUBJECT: **1427 S. CHARLOTTE AVE., PLANNING CASE PL-15-077
(LARGE SITE PLAN REVIEW)
APPLICANT/PROPERTY OWNER: HON FAI CHO**

SUMMARY

The applicant is requesting approval of a Large Site Plan Review for a new two-story single family residence. This project is among those affected by the urgency ordinance adopted by the City Council in October 2015, extended in October 2016, which placed a moratorium in the R-1 zone on demolition of existing single family homes and on 2nd story additions.

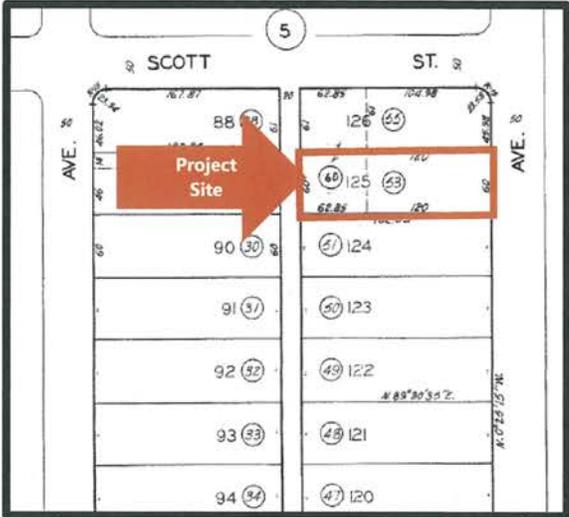
Staff brought the project before the Design Review Commission on May 23, 2016, at which time the Design Review Commission expressed the following concerns, ruling to extend the case to a later date:

- 1. Lighting should be provided at the entryways.*
- 2. The front archway should be lowered to fit the scale of the doorway.*
- 3. The decking adjacent to the front entryway should be eliminated.*
- 4. The floor plan of the second unit should be reworked to create a more singular unit.*
- 5. Window detailing should coincide with the proposed style of architecture.*
- 6. The second story windows should not be so repetitive, giving some contrast to the second floor façade.*
- 7. The roof tiling should utilize the Capistrano style.*
- 8. Eave detailing and fascia boards should coincide with the proposed style of architecture.*

Significant changes have been made by the applicant, addressing the majority of the commission's concerns. Based on the facts of the project, staff recommends that the Design Review Commission APPROVE Planning Case No. PL-15-077, subject to the recommended conditions of approval.

INTRODUCTION

The property is located on the west side of S. Charlotte Ave. between E. Valley Blvd. and Scott St. The property is zoned Single Family Residence (R-1) and is surrounded by other R-1 properties. Most of the homes in the neighborhood are one story in height, although there are several two-story homes as well.



Vicinity Map

Table 1 summarizes the general information concerning this project.

ITEM	DESCRIPTION
APN	5372-007-051
LOCATION	West side of S. Charlotte Ave. between Scott St. and E. Valley Blvd.
ZONING AND LAND USE	The property is zoned Single Family Residence (R-1) and has a General Plan designation of Low Density Residential.
SURROUNDING LAND USES AND ZONING	North: One-story single family home (R-1) South: One-story single family home (R-1) East: Two-story single family home (R-1) West: One-story single family home (R-1) on Gladys Ave.
CURRENT DEVELOPMENT	A 1160 sq. ft., one story single family home with two bedrooms and one bathroom built in 1940.
ENVIRONMENTAL REVIEW	This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (l)(1) (Existing Facilities).

Table 1

ANALYSIS

The property at 1427 S. Charlotte Ave. is located in a single-family residential zone and requires design review and approval per San Gabriel's Moratorium which limits demolition or two-story additions to single-family residential properties. The project will include the complete demolition of an existing 1,160 square foot single family residence with detached garage and the construction of 2,889 square foot, two-story, single family residence, along with an 879 square foot, detached, second housing unit. The development will include a two car garage attached to the second housing unit.

The project site is located just north of Valley Boulevard, and is positioned within a neighborhood of varying architectural styles. The utilization of Spanish style architectural features on the new development will create a conformity of styles between 1427 S. Charlotte and the property to the direct south.

House sizes on the same block range from 1,154 square feet, up to a 3,557 square feet, including 5 two-story houses. While the existing two story houses are concentrated primarily on the southern half of the block, the close proximity to the highly developing Valley Boulevard corridor relieves concerns of neighborhood scale.

This project was reviewed in accordance to the City's Single Family Design Guidelines and complies with the design principles set forth therein. To achieve this goal, the applicant has worked with Planning staff and the City Architect to refine the design for compliance with these guidelines. Staff believes that the proposed design is compatible and achieves a standard of design and a consciousness of the neighborhood context. The proposed development will allow for a larger living space for the home owner with minimal impact to the surrounding neighborhood.

A. REVISIONS

Mass

Previously, the Design Review Commissioners had asked that the massing and scale of the second floor be worked on, in order to create a less intrusive massing into the neighborhood right-of-way. The applicant has revised the design to include a rear porch, allowing the second floor massing to be pushed both towards the rear of the property as well as towards the center of the first floor. The applicant has also allowed the rear porch structure to utilize the Spanish style architecture used throughout the rest of the structure, creating an arcaded porch.

Entryway

Commissioners previously expressed a concern for the height of the entryway, being too tall for the door itself. The applicant has since lowered the height of the entry to create a much more fitting scale of the archway. Furthermore, the decking adjacent to the front entryway, which previously utilized a low sitting wall, has been removed, allowing for the entryway and landscaping to define the front yard area.

Landscaping

Preliminary landscaping areas have been added to provide natural screening of the second housing unit, as well as create a more visually pleasing front yard of the primary housing unit. A professional landscape plan will be required prior to building permit issuance.

Lighting

Outdoor lighting has been added adjacent to the entry points of both the primary and secondary housing structures. The commission had previously advised the applicant that the lighting proposed at the corners of the structures were not sufficient to provide lit entryways into the units.

Second Unit

Following the previous Design Review Commission's review of the project, the applicant has redesigned the second unit to maintain a single story height. Previously, the second housing unit was two-stories in height which caused concern among the Commissioners with regard to scale and fit.

RECOMMENDATION

The Community Development Department recommends that the Design Review Commission: **Approve Planning Case No. PL-15-077, subject to the recommended conditions of approval.**

ATTACHMENTS

1. Recommended Conditions of Approval
2. DRC Staff Report from May 23, 2016 for PL-15-077
3. Architectural Plans

Attachment 1

RECOMMENDED CONDITIONS OF APPROVAL

PROJECT ADDRESS: **1427 S. CHARLOTTE AVE.**
 PROJECT NO.: **PLANNING CASE NO. PL-15-077**
 PROJECT DESCRIPTION: **(CONDITIONAL USE PERMIT)**

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety and copied on the revised sets of plans for construction plan check:

No.	CONDITION	VERIFIED BY
General Notices Required by Law		
1.	Right to Appeal: You have the right to appeal this decision within ten (10) business days by filing a letter of appeal with the City Clerk's Office and paying the appeal fee of \$565 plus the public hearing advertising fee of \$400 and sign posting fee of \$150. This appeal period expires on November 7, 2016 after which an appeal may not be filed.	
2.	Conditions are Binding: Once the appeal period has expired, all conditions of approval are final. No approval shall be valid until the applicant has signed the affidavit at the bottom of this document stating that (he/she) has received, read, understands and accepts the conditions of approval. All conditions are binding, and the City retains continuing jurisdiction to ensure that all requirements of an approved permit are met.	
3.	Follow the Law: The City's approval of your application does not relieve you from compliance with other Federal, State or City requirements.	
4.	All Improvements Must Be Finished to Occupy: No occupancy permit can be granted, nor any building permit "finaled," until all improvements required by this approval have been properly constructed, inspected, and approved.	
5.	Changes Must Be Approved: Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval. It is important for the property owner to understand that once a project is approved by the Design Review Commission, the drawings and Conditions of Approval become legal documents. If any changes are made to the project subsequent to the design review approval without obtaining proper approval of these changes, then the property owner is in fact violating the rules and they will be held responsible for the implementation as presented without coming back to the Design Review Commission for a request of relief or change.	

6.	Construction Must Follow the Plans: All construction and development shall conform to the approved plans on file in the Community Development Department.	
Planning Division Conditions (please call 626-308-2806)		
7.	Conditions of Approval: All conditions of approval for the Large Site Plan Review shall be included on the construction plans.	

Engineering Conditions (Please call 626-308-2825)	
8.	Permits Required: Applicant shall obtain a public works permit for all work in or adjacent to a public right of way, prior to construction.
9.	Curb Numbers: Applicant shall be required to provide painted curb numbers to the specifications of the Public Works Department, prior to occupancy.
10.	Underground Utilities: All utilities shall be placed underground including both facilities and wires for supply and distribution of electrical energy, telephone, and cable. The existing and proposed underground utilities must be shown on the Building Plan Set prior to building permit issuance.
11.	Diversion of Construction and Demolition Waste: The developer shall comply with Sections 54.01-54.15 of the San Gabriel Municipal Code requiring that at least 50% of the construction and demolition wastes generated be diverted from landfilling by using recycling, reuse or other diversion programs. Suggested that developer use the City's franchised trash hauler.
12.	Erosion: Prior to grading, applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and eventually entering the storm drain system.
13.	Demolition Plans: Submit plan showing existing locations of all on site hardscape and underground utilities; including whether facilities are to be reused, removed, or abandoned in place. The Demolition Plans must be submitted prior to or concurrent with grading plans.
14.	Dust Mitigation: During construction all dust and debris shall be removed from sidewalks, parkways and streets on a daily basis. If this condition is not met, the City of San Gabriel will maintain the area and the cost will be charged to the property owner.
15.	<p>Grading: Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and other pertinent information in accordance with the 2010 California Building Code and amendments. The Grading Plans, including shoring plans (if required) and all appurtenant reports must be reviewed and approved by the City Engineering Division prior to issuance of building permits.</p> <p>A. General Requirements</p> <ol style="list-style-type: none"> a. Show elevations a minimum of 15 feet from property line on adjacent property. b. Show all street dimensions from centerline c. Show all existing and proposed utilities d. Property to drain to the street e. No walls, fences, or shrubs greater than 42" in height within 9 feet of the driveway at public right of way line.

	<p>B. Rough Grading Certification: Prior to the issuance of building permits the applicant must provide to the City Engineer or designee a completed City of San Gabriel Rough Grading Certification. The form must bear the signature and stamp of a registered civil engineer and registered geotechnical engineer.</p> <p>C. Precise Grading Certification: Prior to engineering final for the project, the applicant must provide to the City Engineer or designee a completed City of San Gabriel Precise Grading Certification. The form must bear the signature and stamp of a registered civil engineer and registered geotechnical engineer.</p>	
16.	<p>Public Improvement Plans: Applicant shall design, install and complete all necessary public improvements, including but not limited to, streets, curbs, gutters, sidewalks, street lights, driveway approaches, ADA ramps, sewers, storm drains, and Domestic Water and Fire Water construction in the public Right-of-Way along the entire street frontage of the development site. This includes facilities that will remain on private property but maintained by City forces.</p>	
17.	<p>Right-Of- Way Improvements: Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. Such public improvements shall include, but not be limited to the following: (Please coordinate and verify all requirements with the City Engineer.)</p> <ul style="list-style-type: none"> a) <i>Curb and Gutter: Replace / repair damaged curb & gutter as directed</i> b) <i>Sidewalk (Width): Replace / repair damaged sidewalk as directed</i> c) <i>Parkway Landscaping: Plant 1 tree on S. Charlotte Ave. per the City's Master Plan of Tree and as directed by the City's Landscape Architect. To be completed prior to final</i> <p>Sewer Connection:</p> <ul style="list-style-type: none"> a) <i>Show location of existing and proposed sewer on plans at time of building permit.</i> b) <i>Provide new sewer location card if new sewer is proposed.</i> c) <i>Install new clean out at property line and bring it to grade.</i> d) <i>Use a sewer back flow device (case by case basis)</i> e) <i>Use threaded sewer cap for all clean outs in hardscape area.</i> <p>Fees:</p> <ul style="list-style-type: none"> a) <i>Pay all Impact Fees at time of building permit.</i> <i>Police Facility = \$798.00</i> <i>Fire Facility = \$241.00</i> <i>Open Spaces = \$2,304.00</i> <i>Traffic Impact = \$2,440.00</i> <i>Sewer Impact = \$4,208.00</i> 	

	<p><i>Estimated Impact fees = \$ 9,991.00*</i> <i>(*effective until 7/31/16, impact fees will increase annually)</i></p> <p>b) Pay \$310 NPDES Construction Inspection Permit fee at time of grading permit.</p> <p>c) Pay \$50 Street Name Sign fee at time of permitting</p> <p>Improvements must be installed prior to Building Permit Final.</p>	
18.	<p>SUSMP: Comply with ordinance 511 City of San Gabriel Municipal Code. (SUSMP). Site will be gravel bagged to prevent run-off onto public right of way. Use two (2) bags high. Additional "Best Management Practices" (BMP's) devices may be required.</p>	
Fire Department Conditions (Please call 626-308-2883)		
19.	<p>Demolition: Referenced demolition shall comply with the following sections of the CFC:</p> <p>a) 3304-Precautions Against Fire</p> <p>b) 3315-Portable Fire Extinguishers</p>	
20.	<p>Fire Sprinkler System: Provide a complete automatic sprinkler system as defined in the latest edition of NFPA 13D. NOTE: Prior to preparing drawings and hydraulic calculations, the design engineer is required to verify the adequacy of water pressure/volume and other pertinent water supply data.</p> <p><u>AUTOMATIC FIRE SPRINKLER PLAN SUBMITTALS REQUIREMENTS:</u></p> <p>a. PLAN SIZE SHALL BE NO SMALLER THAN 24"X36</p> <p>b. SCALE SHALL BE NO SMALLER THAN 1/8"= 1 FOOT</p> <p>c. A MINIMUM OF THREE (3) SETS OF PLANS IS REQUIRED</p> <p>d. A MINIMUM OF TWO (2) SETS OF HYDRAULIC CALCULATIONS IS REQUIRED</p> <p>e. PROOF CALCULATIONS SHALL BE REQUIRED.</p> <p>f. FULL HEIGHT SECTION OF THE STRUCTURE IS REQUIRED SHOWING SLOPES, BEAMS AND OTHER ARCHITECTURAL FEATURES THAT MAY AFFECT DISCHARGE PATTERNS.</p> <p>g. CURRENT WATER AVAILABILITY DOCUMENTATION SHALL ACCOMPANY ALL SUBMITTALS OF NEW SYSTEMS AND T.I. ADDITIONS.</p> <p>h. INSTALLATION MUST BE BY CURRENTLY LICENSED C16 CONTRACTORS.</p> <p>i. A FULL SET OF SPRINKLER PLANS MUST BE MAINTAINED ON THE JOB SITE FOR ROUGH AND FINAL INSPECTIONS.</p> <p>j. UNDERGROUND PIPING INSTALATIONS BY OTHER THAN SPRINKLER CONTRACTOR MUST BE APPROVED PRIOR TO THE APPROVAL OF FIRE SPRINKLER PLANS.</p>	

	<p>k. SMOKE DETECTORS ARE REQUIRED AND MUST BE HARDWIRED AND INTER-CONNECTED.</p> <p>l. CARBON MONOXIDE DETECTORS ARE REQUIRED BY JANUARY, 2013 IN ALL BUILDINGS. CARBON MONOXIDE DETECTORS MUST BE HARDWIRED.</p> <p><u>ONE (1) INCH WATER METER IS REQUIRED IF THE EXISTING METER DOES NOT MEET THE REQUIRED PRESSURE/WATER FLOW FOR THE DESIGNED SPRINKLER SYSTEM.</u></p>	
21.	<p>Shop Drawings: The C-16 licensed contractors shall submit detailed and accurate shop drawings prepared in accordance with NFPA 13D for approval of all fire safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Shop drawings shall include ceiling grid or reflected ceiling layout and shall be coordinated with other trades prior to submittal.</p>	
22.	<p>Manufacturer's Data Sheets: Manufacturer's data sheets shall be provided for all materials and equipment for approval before purchase or installation. Data sheets shall describe the type of material, capacities, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval.</p>	
23.	<p>Hydraulic Calculations: Hydraulic calculations for sprinkler systems shall comply with NFPA 13D and shall include comprehensive hydraulic data sheets.</p>	
24.	<p>UL Listing: Sprinklers shall be UL listed or CSFM approved. Any sprinklers that incur damage, is painted, or is sprayed with any obstructive material during construction shall be replaced. Installation of sprinklers shall be coordinated with other work, including duct, and electric fixture installation, to prevent sprinkler obstructions.</p>	
25.	<p>Sprinkler Location: Sprinklers located less than eight feet above the finished floor or that may be subject to mechanical damage shall be provided with guards listed for use with the model of sprinkler used.</p>	
26.	<p>Quick Response Sprinklers: Quick response sprinklers are required throughout all light hazard occupancies.</p>	
27.	<p>Inspection Fee: Contractors shall be charged an additional \$125.00 for each additional inspection if required.</p>	
28.	<p>Smoke/Carbon Monoxide Detectors: Smoke and carbon monoxide detectors are required and must be hardwired and interconnected throughout the entire structure.</p>	
29.	<p>Reference Standards (Utilize latest editions available):</p> <ol style="list-style-type: none"> 1. NFPA 13D Installation of Sprinkler Systems. 2. 2013 California Fire Code 3. 2013 California Building Code 4. 2013 California Electrical Code 	
<p>Building Division Conditions (Please call 626-308-2806)</p>		

30.	Applicable Codes: All work shall adhere to the current 2013 California Building Code series.	
31.	Fire Sprinklers: Fire sprinklers are required. Contact Fire Department for additional requirements.	
32.	Garage: The garage reroof shall be by separate permit.	
33.	Occupancy Separation: An occupancy separation shall be provided between the garage and dwelling unit.	
34.	Construction Waste: Construction waste shall be completed by the city franchise hauler. Alternatively a deposit shall be provided for self-hauling.	
35.	Safety Glazing: Safety glazing shall be provided adjacent and at doors or other hazardous locations.	
36.	Attic and Underfloor Access: Attic and underfloor access shall be provided/maintained with tabulated calculations for ventilation.	
37.	Soil Report: A soils report shall be required and all soils report recommendations shall be implemented into plans.	
38.	Structural Observation: Structural observation is required at least at foundation, frame, and shear inspections.	
39.	Structural Plan Review: A complete structural plan review will be made at plan submittal and comments will follow.	
40.	Drainage Plan: A drainage plan shall be provided showing drainage away from building structures and property lines.	
41.	Utilities: All Utilities shall be conveyed underground, and the location of all utilities shall be shown on plan.	
42.	Title 24: Title 24 energy notes shall be provided on plans.	
43.	<p>Plan Check Submittal: The following shall be included on plans submitted for Plan Check:</p> <ul style="list-style-type: none"> a. Floor plan – show all door and window sizes and locations; label the use of and show dimensions of all rooms. b. Foundation Plan – include shear schedule (Note: Any construction that utilizes existing foundations shall indicate such use of existing conditions on the foundation plan and shall be accompanied by 2 sets of wet stamped and signed structural calculations showing compliance with 2013, CBC for such use) c. General Structural Plan – include reinforcing, structural notes, masonry size, dimensions of pool wall, etc. d. Structural Calculations (2 sets of wet stamped and signed) or statement of compliance with Conventional Light Frame Construction (Ch. 23 CBC) e. Energy Calculations including required insulation, window energy efficiency, mechanical system efficiency, and HERS 	

	rater requirements. Based on the 2013 California Energy Code.	
44.	Additional Structures: All additional structures (Block Walls, Patios Covers, Decks, etc.), shall be identified as part of the submittal on the title sheet. Lineal footage and height of block walls and dimensions of additional structures shall be shown on the plans. Construction details for such additional structures, such as footings and materials used shall also be shown.	
Police Department Conditions (Please call 626-308-2846)		
45.	Security Regulations: The applicant shall comply with Sections 150.210 through 150.223 of the San Gabriel Building Code Security Regulations. A copy of the security regulations may be obtained from San Gabriel City Hall.	
46.	Trees: There shall be no trees within eight (8) feet of any balcony or window which can be used to gain access to the building's roof, windows or other openings.	

Property Owner's and Applicant's Affidavit

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-15-077 (Large Site Plan Review).

PROPERTY OWNER NAME (PLEASE PRINT) _____

PROPERTY OWNER SIGNATURE _____

DATE _____ PHONE NO. _____

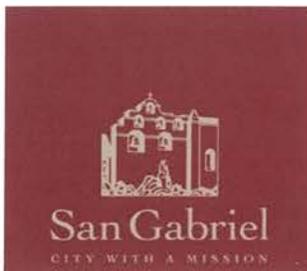
E-MAIL ADDRESS _____

APPLICANT NAME (PLEASE PRINT) _____

APPLICANT SIGNATURE _____

DATE _____ PHONE NO. _____

E-MAIL ADDRESS _____



ATTACHMENT 2

City of San Gabriel STAFF REPORT

DATE: May 23, 2016

TO: Chairperson Nadolney and Design Review Commissioners

FROM: Nicholas Bezanson, Assistant Planner *NB*

SUBJECT: **1427 S. CHARLOTTE AVE., PLANNING CASE PL-15-077
(LARGE SITE PLAN REVIEW)
APPLICANT/PROPERTY OWNER: HON FAI CHO**

SUMMARY

This application is for approval of a Large Site Plan Review for a new two story single family home. The project will further require a Conditional Use Permit to allow the proposed two-story 2nd unit. This project is among those affected by the urgency ordinance adopted by the City Council last October, which placed a moratorium in the R-1 zone on demolition of existing single family homes and on 2nd story additions. The Council directed that projects, such as this one, that did not have site plan review approval and were not submitted for plan check by the effective date of the urgency ordinance, would be subject to review and approval by the Design Review Commission at no additional cost to the applicant. Pending approval by the Design Review Commission, this project is further subject to approval by Planning Commission with regard to the two-story 2nd unit.

Based on the facts of the project, staff recommends that the Design Review Commission APPROVE Planning Case No. PL-15-077, subject to the recommended conditions of approval.

INTRODUCTION

The property is located on the west side of S. Charlotte Ave. between E. Valley Blvd. and Scott St. The property is zoned Single Family Residence (R-1) and is surrounded by other R-1 properties. Most of the homes in the neighborhood are one story in height, although there are several two-story homes as well.

Table 1 summarizes the general information concerning this project.



Vicinity Map

Table 1

ITEM	DESCRIPTION
APN	5372-007-051
LOCATION	West side of S. Charlotte Ave. between Scott St. and E. Valley Blvd.
ZONING AND LAND USE	The property is zoned Single Family Residence (R-1) and has a General Plan designation of Low Density Residential.
SURROUNDING LAND USES AND ZONING	North: One-story single family home (R-1) South: One-story single family home (R-1) East: Two-story single family home (R-1) West: One-story single family home (R-1) on Gladys Ave.
CURRENT DEVELOPMENT	A 1160 sq. ft., one story single family home with two bedrooms and one bathroom built in 1940.
ENVIRONMENTAL REVIEW	This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (I)(1) (Existing Facilities).

ANALYSIS

The property at 1427 S. Charlotte Ave. is located in a single-family residential zone and requires design review and approval per San Gabriel's 'Anti-Mansionization' Moratorium which limits demolition or additions to single-family residential properties. The project will include the complete demolition of an existing 1,160 square foot single family residence with detached garage and the construction of 3730 square feet of new living area split between a two-story single family residence as well as a two-story 2nd unit. The development will include a two car garage attached to the 2nd unit.

The project site is located just north of Valley Boulevard, and is positioned within a neighborhood of varying architectural styles. The utilization of Spanish style architectural features on the new development will create a conformity of styles between 1427 S. Charlotte and the property to the direct south.



The subject property (center) is developed with a one-story, Southern California Ranch Style home. The home to the direct north (right) utilizes Southern California Ranch Style, while the home directly to the south (left) provides Spanish-style architectural features.

This project was reviewed in accordance to the City's Single Family Design Guidelines and complies with the design principles set forth therein. To achieve this goal, the applicant has worked with Planning staff and the City Architect to refine the design for compliance with these guidelines. This time spent has allowed staff to ensure a higher standard of design and a consciousness of the neighborhood context. The proposed development will allow for a larger living space for the home owner with minimal impact to the surrounding neighborhood.

A. BUILDING DESIGN

Architectural Style

The applicant is proposing a Spanish-style architecture, similar to that of the adjacent property to the south. All building massing, articulation and facade composition as currently proposed have been improved from the previous submittal and are acceptable at this time. Architectural elements include a simple stucco arched entrance, clay tile roofing, and triple clay pipe venting.

Building Mass

The overall mass of the structure appears to maintain balance between the lower and upper floors. By recessing the second floor setback on the primary unit an additional 10 feet, as well as making the second floor windows slightly smaller, the second story minimizes any appearance of bulk. The massing of the two-story second unit correlates to the massing of the two story primary housing unit. The roof plans have been simplified to help alleviate both massing and architectural styling concerns.

Entrances / Circulation

The entry is experienced by a simple archway with a recessed entry, promoting the simplistic nature of Spanish-style architecture. The addition of a low stucco wall around the front patio further creates a distinctive entry area.

Open space

While landscaped beds are sparse in the proposal, adequate open space is provided in both the front yard and rear yard zones. Furthermore, the rear yard provides a private open space area accessible by both units on the lot. All permeable and open space requirements have been proficiently met.

Facade composition

The façade design is thought to compliment the style and scale of architecture, and allow adequate fenestration for both aesthetic qualities and natural lighting.

Roof forms

The roof forms are simple, and a recession of the second floor allows for the first floor roof form to articulate the first level massing.

Colors

Color and material information has been provided and is keyed to notes on the elevations. The chosen colors include earthy, muted tones, including a "Sierra Tan" stucco, and a red clay tile shingling. The trim is a lighter milkier tone of "White Truffle", and is consistent with the palette of colors chosen, while blending into the proposed white vinyl windows. The mahogany wood entry door should stand out against the muted stucco colors, but ties together with the red clay roofing tiles. The composition of these colors and materials should fit together in an aesthetically and architecturally pleasing manner.

RECOMMENDATION

The Community Development Department recommends that the Design Review Commission: **Approve Planning Case No. PL-15-077, subject to the recommended conditions of approval contingent upon the approval of a Conditional Use Permit by the Planning Commission.**

ATTACHMENTS

1. Recommended Conditions of Approval
2. Architectural Plans

Attachment 1

RECOMMENDED CONDITIONS OF APPROVAL

PROJECT ADDRESS: **1427 S. CHARLOTTE AVE.**
 PROJECT NO.: **PLANNING CASE NO. PL-15-077**
 PROJECT DESCRIPTION: **(CONDITIONAL USE PERMIT)**

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety and copied on the revised sets of plans for construction plan check:

No.	CONDITION	VERIFIED BY
General Notices Required by Law		
1.	Right to Appeal: You have the right to appeal this decision within ten (10) business days by filing a letter of appeal with the City Clerk's Office and paying the appeal fee of \$565 plus the public hearing advertising fee of \$400 and sign posting fee of \$150. This appeal period expires on June 6, 2016 after which an appeal may not be filed.	
2.	Conditions are Binding: Once the appeal period has expired, all conditions of approval are final. No approval shall be valid until the applicant has signed the affidavit at the bottom of this document stating that (he/she) has received, read, understands and accepts the conditions of approval. All conditions are binding, and the City retains continuing jurisdiction to ensure that all requirements of an approved permit are met.	
3.	Follow the Law: The City's approval of your application does not relieve you from compliance with other Federal, State or City requirements.	
4.	All Improvements Must Be Finished to Occupy: No occupancy permit can be granted, nor any building permit "finaled," until all improvements required by this approval have been properly constructed, inspected, and approved.	
5.	Changes Must Be Approved: Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval. It is important for the property owner to understand that once a project is approved by the Design Review Commission, the drawings and Conditions of Approval become legal documents. If any changes are made to the project subsequent to the design review approval without obtaining proper approval of these changes, then the property owner is in fact violating the rules and they will be held responsible for the implementation as presented without coming back to the Design Review Commission for a request of relief or change.	

6.	Construction Must Follow the Plans: All construction and development shall conform to the approved plans on file in the Community Development Department.	
Planning Division Conditions (please call 626-308-2806)		
7.	Conditions of Approval: All conditions of approval for the Large Site Plan Review shall be included on the construction plans.	

Engineering Conditions (Please call 626-308-2825)	
8.	Permits Required: Applicant shall obtain a public works permit for all work in or adjacent to a public right of way, prior to construction.
9.	Curb Numbers: Applicant shall be required to provide painted curb numbers to the specifications of the Public Works Department, prior to occupancy.
10.	Underground Utilities: All utilities shall be placed underground including both facilities and wires for supply and distribution of electrical energy, telephone, and cable. The existing and proposed underground utilities must be shown on the Building Plan Set prior to building permit issuance.
11.	Diversion of Construction and Demolition Waste: The developer shall comply with Sections 54.01-54.15 of the San Gabriel Municipal Code requiring that at least 50% of the construction and demolition wastes generated be diverted from landfilling by using recycling, reuse or other diversion programs. Suggested that developer use the City's franchised trash hauler.
12.	Erosion: Prior to grading, applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and eventually entering the storm drain system.
13.	Demolition Plans: Submit plan showing existing locations of all on site hardscape and underground utilities; including whether facilities are to be reused, removed, or abandoned in place. The Demolition Plans must be submitted prior to or concurrent with grading plans.
14.	Dust Mitigation: During construction all dust and debris shall be removed from sidewalks, parkways and streets on a daily basis. If this condition is not met, the City of San Gabriel will maintain the area and the cost will be charged to the property owner.
15.	<p>Grading: Prepare and submit a final grading plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and other pertinent information in accordance with the 2010 California Building Code and amendments. The Grading Plans, including shoring plans (if required) and all appurtenant reports must be reviewed and approved by the City Engineering Division prior to issuance of building permits.</p> <p>A. General Requirements</p> <ol style="list-style-type: none"> a. Show elevations a minimum of 15 feet from property line on adjacent property. b. Show all street dimensions from centerline c. Show all existing and proposed utilities d. Property to drain to the street

	<p>e. No walls, fences, or shrubs greater than 42" in height within 9 feet of the driveway at public right of way line.</p> <p>B. Rough Grading Certification: Prior to the issuance of building permits the applicant must provide to the City Engineer or designee a completed City of San Gabriel Rough Grading Certification. The form must bear the signature and stamp of a registered civil engineer and registered geotechnical engineer.</p> <p>C. Precise Grading Certification: Prior to engineering final for the project, the applicant must provide to the City Engineer or designee a completed City of San Gabriel Precise Grading Certification. The form must bear the signature and stamp of a registered civil engineer and registered geotechnical engineer.</p>	
16.	<p>Public Improvement Plans: Applicant shall design, install and complete all necessary public improvements, including but not limited to, streets, curbs, gutters, sidewalks, street lights, driveway approaches, ADA ramps, sewers, storm drains, and Domestic Water and Fire Water construction in the public Right-of-Way along the entire street frontage of the development site. This includes facilities that will remain on private property but maintained by City forces.</p>	
17.	<p>Right-Of- Way Improvements: Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. Such public improvements shall include, but not be limited to the following: (Please coordinate and verify all requirements with the City Engineer.)</p> <ul style="list-style-type: none"> a) <i>Curb and Gutter: Replace / repair damaged curb & gutter as directed</i> b) <i>Sidewalk (Width): Replace / repair damaged sidewalk as directed</i> c) <i>Parkway Landscaping: Plant 1 tree on S. Gladys Ave. per the City's Master Plan of Tree and as directed by the City's Landscape Architect. To be completed prior to final</i> <p>Sewer Connection:</p> <ul style="list-style-type: none"> a) <i>Show location of existing and proposed sewer on plans at time of building permit.</i> b) <i>Provide new sewer location card if new sewer is proposed.</i> c) <i>Install new clean out at property line and bring it to grade.</i> d) <i>Use a sewer back flow device (case by case basis)</i> e) <i>Use threaded sewer cap for all clean outs in hardscape area.</i> <p>Fees:</p> <ul style="list-style-type: none"> a) <i>Pay all Impact Fees at time of building permit.</i> <i>Police Facility = \$798.00</i> <i>Fire Facility = \$241.00</i> <i>Open Spaces = \$2,304.00</i> 	

	<p>Traffic Impact = \$2,440.00 Sewer Impact = \$4,208.00 Estimated Impact fees = \$ 9,991.00* (*effective until 7/31/16, impact fees will increase annually)</p> <p>b) Pay \$310 NPDES Construction Inspection Permit fee at time of grading permit.</p> <p>c) Pay \$50 Street Name Sign fee at time of permitting</p> <p>Improvements must be installed prior to Building Permit Final.</p>	
18.	<p>SUSMP: Comply with ordinance 511 City of San Gabriel Municipal Code. (SUSMP). Site will be gravel bagged to prevent run-off onto public right of way. Use two (2) bags high. Additional "Best Management Practices" (BMP's) devices may be required.</p>	
<p>Fire Department Conditions (Please call 626-308-2883)</p>		
19.	<p>Demolition: Referenced demolition shall comply with the following sections of the CFC:</p> <p>a) 3304-Precautions Against Fire b) 3315-Portable Fire Extinguishers</p>	
20.	<p>Fire Sprinkler System: Provide a complete automatic sprinkler system as defined in the latest edition of NFPA 13D. NOTE: Prior to preparing drawings and hydraulic calculations, the design engineer is required to verify the adequacy of water pressure/volume and other pertinent water supply data.</p> <p><u>AUTOMATIC FIRE SPRINKLER PLAN SUBMITTALS REQUIREMENTS:</u></p> <p>a. PLAN SIZE SHALL BE NO SMALLER THAN 24"X36 b. SCALE SHALL BE NO SMALLER THAN 1/8" = 1 FOOT c. A MINIMUM OF THREE (3) SETS OF PLANS IS REQUIRED d. A MINIMUM OF TWO (2) SETS OF HYDRAULIC CALCULATIONS IS REQUIRED e. PROOF CALCULATIONS SHALL BE REQUIRED. f. FULL HEIGHT SECTION OF THE STRUCTURE IS REQUIRED SHOWING SLOPES, BEAMS AND OTHER ARCHITECTURAL FEATURES THAT MAY AFFECT DISCHARGE PATTERNS. g. CURRENT WATER AVAILABILITY DOCUMENTATION SHALL ACCOMPANY ALL SUBMITTALS OF NEW SYSTEMS AND T.I. ADDITIONS. h. INSTALLATION MUST BE BY CURRENTLY LICENSED C16 CONTRACTORS. i. A FULL SET OF SPRINKLER PLANS MUST BE MAINTAINED ON THE JOB SITE FOR ROUGH AND FINAL INSPECTIONS.</p>	

	<p>j. UNDERGROUND PIPING INSTALATIONS BY OTHER THAN SPRINKLER CONTRACTOR MUST BE APPROVED PRIOR TO THE APPROVAL OF FIRE SPRINKLER PLANS.</p> <p>k. SMOKE DETECTORS ARE REQUIRED AND MUST BE HARDWIRED AND INTER-CONNECTED.</p> <p>l. CARBON MONOXIDE DETECTORS ARE REQUIRED BY JANUARY, 2013 IN ALL BUILDINGS. CARBON MONOXIDE DETECTORS MUST BE HARDWIRED.</p> <p><u>ONE (1) INCH WATER METER IS REQUIRED IF THE EXISTING METER DOES NOT MEET THE REQUIRED PRESSURE/WATER FLOW FOR THE DESIGNED SPRINKLER SYSTEM.</u></p>	
21.	<p>Shop Drawings: The C-16 licensed contractors shall submit detailed and accurate shop drawings prepared in accordance with NFPA 13D for approval of all fire safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Shop drawings shall include ceiling grid or reflected ceiling layout and shall be coordinated with other trades prior to submittal.</p>	
22.	<p>Manufacturer's Data Sheets: Manufacturer's data sheets shall be provided for all materials and equipment for approval before purchase or installation. Data sheets shall describe the type of material, capacities, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval.</p>	
23.	<p>Hydraulic Calculations: Hydraulic calculations for sprinkler systems shall comply with NFPA 13D and shall include comprehensive hydraulic data sheets.</p>	
24.	<p>UL Listing: Sprinklers shall be UL listed or CSFM approved. Any sprinklers that incur damage, is painted, or is sprayed with any obstructive material during construction shall be replaced. Installation of sprinklers shall be coordinated with other work, including duct, and electric fixture installation, to prevent sprinkler obstructions.</p>	
25.	<p>Sprinkler Location: Sprinklers located less than eight feet above the finished floor or that may be subject to mechanical damage shall be provided with guards listed for use with the model of sprinkler used.</p>	
26.	<p>Quick Response Sprinklers: Quick response sprinklers are required throughout all light hazard occupancies.</p>	
27.	<p>Inspection Fee: Contractors shall be charged an additional \$125.00 for each additional inspection if required.</p>	
28.	<p>Smoke/Carbon Monoxide Detectors: Smoke and carbon monoxide detectors are required and must be hardwired and interconnected throughout the entire structure.</p>	
29.	<p>Reference Standards (Utilize latest editions available):</p> <ol style="list-style-type: none"> 1. NFPA 13D Installation of Sprinkler Systems. 2. 2013 California Fire Code 	

	<p>3. 2013 California Building Code 4. 2013 California Electrical Code</p>	
Building Division Conditions (Please call 626-308-2806)		
30.	Applicable Codes: All work shall adhere to the current 2013 California Building Code series.	
31.	Fire Sprinklers: Fire sprinklers are required. Contact Fire Department for additional requirements.	
32.	Garage: The garage reroof shall be by separate permit.	
33.	Occupancy Separation: An occupancy separation shall be provided between the garage and dwelling unit.	
34.	Construction Waste: Construction waste shall be completed by the city franchise hauler. Alternatively a deposit shall be provided for self-hauling.	
35.	Safety Glazing: Safety glazing shall be provided adjacent and at doors or other hazardous locations.	
36.	Attic and Underfloor Access: Attic and underfloor access shall be provided/maintained with tabulated calculations for ventilation.	
37.	Soil Report: A soils report shall be required and all soils report recommendations shall be implemented into plans.	
38.	Structural Observation: Structural observation is required at least at foundation, frame, and shear inspections.	
39.	Structural Plan Review: A complete structural plan review will be made at plan submittal and comments will follow.	
40.	Drainage Plan: A drainage plan shall be provided showing drainage away from building structures and property lines.	
41.	Utilities: All Utilities shall be conveyed underground, and the location of all utilities shall be shown on plan.	
42.	Title 24: Title 24 energy notes shall be provided on plans.	
43.	<p>Plan Check Submittal: The following shall be included on plans submitted for Plan Check:</p> <ul style="list-style-type: none"> a. Floor plan – show all door and window sizes and locations; label the use of and show dimensions of all rooms. b. Foundation Plan – include shear schedule (Note: Any construction that utilizes existing foundations shall indicate such use of existing conditions on the foundation plan and shall be accompanied by 2 sets of wet stamped and signed structural calculations showing compliance with 2013, CBC for such use) c. General Structural Plan – include reinforcing, structural notes, masonry size, dimensions of pool wall, etc. d. Structural Calculations (2 sets of wet stamped and signed) or statement of compliance with Conventional Light Frame Construction (Ch. 23 CBC) 	

	e. Energy Calculations including required insulation, window energy efficiency, mechanical system efficiency, and HERS rater requirements. Based on the 2013 California Energy Code.	
44.	Additional Structures: All additional structures (Block Walls, Patios Covers, Decks, etc.), shall be identified as part of the submittal on the title sheet. Lineal footage and height of block walls and dimensions of additional structures shall be shown on the plans. Construction details for such additional structures, such as footings and materials used shall also be shown.	
Police Department Conditions (Please call 626-308-2846)		
45.	Security Regulations: The applicant shall comply with Sections 150.210 through 150.223 of the San Gabriel Building Code Security Regulations. A copy of the security regulations may be obtained from San Gabriel City Hall.	
46.	Trees: There shall be no trees within eight (8) feet of any balcony or window which can be used to gain access to the building's roof, windows or other openings.	

Property Owner's and Applicant's Affidavit

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-15-077 (Large Site Plan Review).

PROPERTY OWNER NAME (PLEASE PRINT) _____

PROPERTY OWNER SIGNATURE _____

DATE _____ PHONE NO. _____

E-MAIL ADDRESS _____

APPLICANT NAME (PLEASE PRINT) _____

APPLICANT SIGNATURE _____

DATE _____ PHONE NO. _____

E-MAIL ADDRESS _____