

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

**MONDAY, JANUARY 23, 2017 – 6:00 P.M.**

**City Hall Conference Room A (2<sup>nd</sup> Floor)  
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](http://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  
JANUARY 23, 2017**

- **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. CONSENT CALENDER**

- A.** Design Review Commission meetings on October 6, 2016 and October 24, 2016

**3. NEW BUSINESS**

**A. 807, 811 E. WELLS STREET  
PLANNING CASE NO. PL-15-155**

**Applicant/Property Owner: Design Inspiration Group**

**Project Summary:** This is an application for Precise Plan of Design for a new 5,400-square foot three-story commercial building (exclusive of the open lobby, decks, open terrace, and covered terrace) with retail uses on the ground floor, and office spaces on the second and third floors.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-155, subject to the recommended conditions of approval.

**B. 860 E. VALLEY BOULEVARD  
PLANNING CASE NO. PL-14-141**

**Applicant/Architect: Tony Chang / LCRA Architecture & Planning**

**Project Summary:** This is an application for a Precise Plan of Design for a new 9,370-square foot four-story mixed-used development retail/commercial uses on the ground floor and three floors of residential uses (49 units).

**Staff Recommendation:** Staff recommends that the Design Review Commission APPROVE Planning Case No. PL-14-141, subject to the recommended conditions of approval.

**C. 300 E. VALLEY BOULEVARD**

**Applicant/Architect:** Direct Point Advisors / Simon Lee Architects

**Project Summary:** This is a preview for a proposed mixed-use development.

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

**4. STAFF ITEMS**

**5. 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.

**6. ADJOURN DESIGN REVIEW COMMISSION MEETING**

TO A REGULAR MEETING ON MONDAY, FEBRUARY 27, 2017 AT 7:00 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE REGULAR DESIGN REVIEW COMMISSION MEETING  
THURSDAY, OCTOBER 06, 2016

- CALL TO ORDER

**Chair Nadolney called the regular meeting of the Design Review Commission to order at 7:00 p.m. on October 6, 2016, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.**

- PLEDGE OF ALLEGIANCE

**None**

- ATTENDANCE: Chair Nadolney and Commissioner Cheng

**Present:** Chair Nadolney, Commissioner Cheng, Interim Planning Manager Gallatin, Senior Planner De La Cruz, and Consultant City Architect Brown.

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 San Gabriel Design Review Commission or items appearing on the consent calendar. The Design Review Commission values your comments; however, 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. The Design Review Commission will refer matters as appropriate to the responsible department for research, response or to provide further information.

***There were no public comments.***

2. APPROVAL OF MINUTES

A. MINUTES OF THE AUGUST 22, 2016 MEETING OF THE DESIGN REVIEW COMMISSION

The minutes are a record of the official actions taken at the last Design Review Commission meeting.

Recommended Action: Approval

***Approved***

3. NEW BUSINESS

A. **700 & 702 Sunset Avenue**  
**Planning Case No. PL-14-071**  
**Applicant/Property Owner: Frank Yuan**  
**Designer: OS Design Build**

**Project Summary:** This is an application for a Large Site Plan Review for two new single-family homes. 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 sing-family homes and on second-story additions.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-14-071, subject to the recommended conditions of approval.

Interim Planning Manager Gallatin presented planning case number PL-14-071.

Recommended Actions/Conditions:

1. Continue to work on the details of the design and fenestration elements.
2. Find a molding that is more proportional and will work well on the south elevation, referring to drawing A210.
3. Send landscape and irrigation plans to the City Landscape Architect to review and approve.
4. Staff will review the fence and wall materials on the front yard for compatibility.

**Commissioner Cheng moved to approve planning case number PL-14-071 subject to the recommendations and new conditions, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.**

B. **306 San Marcos Street**  
**Planning Case No. PL-15-045**  
**Applicant/Architect: Gantcho Batchkarov**

**Project Summary:** This is an application for a Precise Plan of Design for an 8-unit condominium development.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-045, subject to the recommended conditions of approval.

Senior Planner De La Cruz presented planning case number PL-15-045.

Recommended Actions/Conditions:

1. Continue to work on the conditions related to the detailing of the building.
2. Work on the dimension of the eave on the final detail plans in reference to the drawing on #8.
3. As part of the plan check process, City Architect will review the gutter design for the appropriate size and location so that to avoid any leaking problems. This will be added as a condition of approval.
4. City Landscape Architect will review the landscape plans prior to submitting to plan check.
5. City Architect will also review the front fence and wall design to make sure they match the color of the building.

**Commissioner Cheng moved to approve planning case number PL-15-045 as presented with comments and new condition added, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.**

**C. 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, Architect, with Kollin Altomare Architects, presented planning case number PL-15-093 with new updates to the Commission.

Chair Nadolney, Commissioner Cheng, and Consultant City Architect Brown liked design Option #3, and agreed this is the best solution out of the three options presented.

Recommended Actions/Conditions:

1. Work on the colors in the corner area, referring to the white and tan colors on the metal panels on Option #3.
2. Look into having some lights behind the metal green wall.

4. STAFF ITEMS

A. HOLIDAY CALENDAR OUTLOOK

Staff discussed the Design Review Commission's availability for the months of November and December.

1. Design Review Commission meeting moved from November 28, 2016 to November 21, 2016.
2. Design Review Commission meeting moved from December 26, 2016 to December 19, 2016.

5. COMMISSION 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.**

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

**Chair Nadolney adjourned the Design Review Commission meeting at 8:03 p.m. to a regular meeting on Monday, October 24, 2016 at 7:00 p.m. at City Hall, 425 South Mission Drive, San Gabriel, California.**

CITY OF SAN GABRIEL

---

JOLIE SU, DESIGN REVIEW COMMISSION SECRETARY

---

MARLA NADOLNEY, CHAIR

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE REGULAR DESIGN REVIEW COMMISSION MEETING  
MONDAY, OCTOBER 24, 2016

- CALL TO ORDER

**Chair Nadolney called the regular meeting of the Design Review Commission to order at 7:03 p.m. on October 24, 2016, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.**

- PLEDGE OF ALLEGIANCE

**The Pledge of Allegiance was led by Chair Nadolney.**

- ATTENDANCE: Chair Nadolney and Commissioner Cheng

**Present:** Chair Nadolney, Commissioner Cheng, Senior Planner De La Cruz, and Assistant Planner Bezanson.

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 San Gabriel Design Review Commission or items appearing on the consent calendar. The Design Review Commission values your comments; however, 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. The Design Review Commission will refer matters as appropriate to the responsible department for research, response or to provide further information.

***There were no public comments.***

2. APPROVAL OF MINUTES

***None***

3. 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.

Assistant Planner Bezanson presented planning case number PL-15-077.

Recommended Actions/Conditions:

**1. Windows:**

- Reconcile the window detail in the plans to show a 2" recess for all windows.
- Provide a detail for the proposed foam detail around the windows.
- Revise plans to show Millgard windows.

**2. Site Design:**

- Revise front yard walkway to eliminate the 90-degree angle. Consider a curved or linear alternative.

**3. Interior Design:**

- Relocate the laundry units away from the kitchen/living area in the second unit.
- Revise plans to eliminate a full shower in the 5<sup>th</sup> bathroom and create a powder room instead.
- Revise plans to increase the size of the walk-in closet in the first floor bedroom. Consider reducing the size of the adjoining bathroom.
- Revise the direction the doors are swinging in bedroom #2 of the main house, to avoid conflict with the bathroom door.
- Confirm whether the entertainment room will become a 4<sup>th</sup> bedroom and redesign appropriately.

**4. Lighting:**

- Remove excess/unnecessary lighting fixtures from the 2<sup>nd</sup> unit and show location of lighting for the main house.

**5. Elevations:**

- Maintain the same roof slope along the south elevation at 3:12.
- Revise the west rear elevation for the main house so that the sliding door is centered to the arcade columns.
- Study the windows on the east elevation and improve the spacing between the windows and the roofline for the first-floor. Consider shortening the windows to reduce conflict.

**Commissioner Cheng moved to approve planning case number PL-15-077 subject to the recommendations and new conditions, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.**

**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.

Senior Planner De La Cruz presented planning case number PL-15-074.

Mr. Brian Husting, Architect, with Kollin Altomare Architects presented. He wanted the Commission to see the preview. Mr. Husting wants to make sure they are going the right direction, and will be presenting the same drawings to the Planning Commission. Mr. Husting would like to submit the architectural drawings by December.

The Commission Provided The Following Feedback:

1. Continue to further develop the design.
2. Work out the details on the residential side east elevations.
3. Work out some elevation changes in the playground area.

4. STAFF ITEMS

A. END OF YEAR REVIEW

Staff provided an update on the upcoming meetings.

1. There will only be one item in the November 21, 2016 meeting.
2. There will not be a Design Review Commission meeting on December 19, 2016. Instead, there will be a Special Joint meeting with Planning Commission on December 12, 2016 at 6:30 P.M.
3. Recruitment for the Planning Manager position was just completed. It is going well. We have a few candidates that made the round. We should know who the new Planning Manager will be in the next 30 days.

5. COMMISSION 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.**

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

**Chair Nadolney adjourned the Design Review Commission meeting at 8:36 p.m. to a regular meeting on Monday, November 21, 2016 at 7:00 p.m. at City Hall, 425 South Mission Drive, San Gabriel, California.**

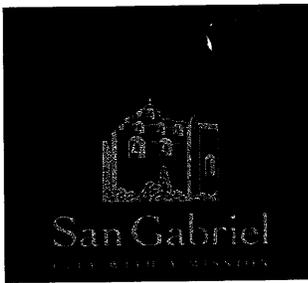
CITY OF SAN GABRIEL

---

JOLIE SU, DESIGN REVIEW COMMISSION SECRETARY

---

MARLA NADOLNEY, CHAIR



# City of San Gabriel **STAFF REPORT**

DATE: Monday, January 23, 2017

TO: Chairperson Nadolney and Design Review Commissioner

FROM: Jo-Anne Burns, Associate Planner *JB*

SUBJECT: **807, 811 E. Wells Street**  
**Planning Case PL-15-155 (Precise Plan of Design)**  
**Applicant: Design Inspiration Group**

## **SUMMARY**

This is a request for a Precise Plan of Design. The project involves the construction of a new 5,400-square foot three-story commercial building (exclusive of the open lobby, decks, open terrace, and covered terrace) with retail spaces on the ground floor, and office spaces on the second and third floors.

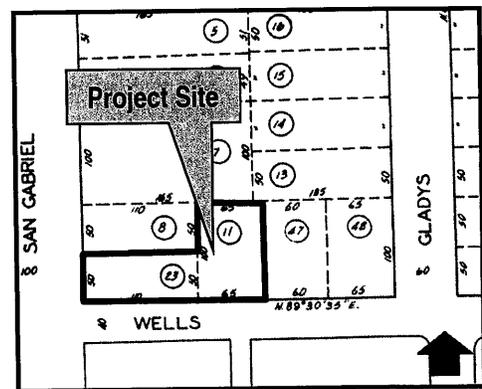
The property is zoned C-3 (Commercial + Limited Light Manufacturing) and is designated as General Commercial in the General Plan.

Based on the facts and findings of the project, staff recommends that the Design Review Commission APPROVE Planning Case No. PL-15-155.

## **INTRODUCTION**

### **A. BACKGROUND**

The subject property is located on the northeast corner of San Gabriel Boulevard and E. Wells Street. The project site is comprised of two parcels totaling 12,000 square feet in the C-3 (Commercial and Limited Light Manufacturing) zone. Currently 807 E. Wells Street is developed with a two-story multi-family residential building and parking lot, while 811 E. Wells Street is developed with a one-story single-family residential home. The existing development onsite (multi-family residential building and single-family residential home) is considered a legal non-conforming use.



**Vicinity Map**

Per San Gabriel Municipal Code Section (SGMC) 153.421, legal non-conforming uses would have to be terminated in approximately six (6) years from today's date (30 years from the adoption of the May 1993 Ordinance 393- C.S.).

### Minor Modification

The proposed project was initially submitted as a 9,300 square foot three-story building with subterranean parking. The proposal required a Precise Plan of Design for the project's design, a Conditional Use Permit (reviewed and approved by the Planning Commission on January 9, 2017) for a 20 percent reduction in the number of required parking spaces, and a Minor Modification for a 20 percent reduction in parking stall size and a 20 percent increase in the allowable floor area ratio (FAR).

Staff conducted the first Minor Modification Hearing on February 17, 2015. The Minor Modification Hearing was attended by several neighboring property owners and residents with concerns related to massing, construction noise, and increased traffic. Staff continued the Minor Modification Hearing to a date uncertain and directed the applicant to prepare a Traffic/Parking Study and a Shade and Shadow Study.

In response to the concerns from the neighboring property owners and residents, the applicant reduced the size of the project to 5,400 square feet and eliminated the proposed subterranean parking garage. The Minor Modification request for the 20 percent increase in the allowable FAR was also withdrawn.

Staff conducted a second Minor Modification Hearing on September 7, 2016 to review the requested 20 percent reduction in parking stall size from the required 9 feet (width) x 20 feet (depth) to 9 feet (width) x 16 feet (depth). The reduction would allow for the installation of the required 10 feet wide landscape buffer between the subject property and the abutting single-family residential property to the east. The Minor Modification Hearing was attended by several neighboring property owners and residents with concerns related to increased traffic and safety. Staff was able to support the required findings (see below) and approved the Minor Modification subject to the Planning Commission's review of the CUP and Design Review Commission's consideration of the Precise Plan of Design.

- (A) That because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance would deprive such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;

*The subject site is irregular and "L" shaped. The narrower frontage is along San Gabriel Boulevard which will be the ideal location for the parking lot access, however, the site is located at the corner, which will make it infeasible due to its proximity to the intersection, thus, creating a hazardous maneuver in and out of the site. Also, this modification is necessary to accommodate the required*

*number of surface parking stalls and the required 10-foot wide landscape buffer between the parking lot and the adjacent single-family residential use. Without these modifications, these special circumstances will deprive the project site of privileges enjoyed by other commercial properties in the vicinity and under an identical zoning classification.*

- (B) That any modification granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;

*The Municipal Code allows for modifications parking stall size of up to 20 percent from existing regulations to secure an appropriate improvement of a lot to prevent unreasonable hardship or to promote uniformity of appearance. These modifications will allow the property to be developed in a manner similar to what is possible on other properties in the vicinity and in the same zone, and therefore will not constitute a grant of special privileges. The project is otherwise subject to all standard conditions of approval that will apply to any development of this type and scope.*

- (C) That the granting of a modification will not result in material damage or prejudice to other property nor be detrimental to the public welfare or injurious to persons in the vicinity thereof;

*The granting of the modification to reduce the parking stall sizes will accommodate the required 10-foot wide landscape buffer between the adjacent single-family residential use and subject parking lot, and will also allow for required parking to be provided on-site. A Traffic Impact Study was conducted and concluded that the project's environmental impacts will all be mitigated to a less than significant level with the implementation of required mitigation measures. Therefore, the modifications will not result in material damage or prejudice to other property, nor be detrimental to the public welfare or injurious to persons in the vicinity thereof.*

- (D) That the granting of such modification is consistent with the General Plan of the City;

*The granting of the modification allows for the development of the subject site in a manner that is consistent the City's General Plan. The subject site has a General Plan land use designation of General Commercial, which is intended for a variety of uses, including retail, restaurants, medical offices, and professional offices.*

- (E) That the modification will not authorize a use or activity which is not otherwise expressly authorized by the zoning for the property for which the modification is sought;

*The zoning of the property is C-3 (Commercial + Light Manufacturing). Retail, medical offices, and professional offices are permitted in this zone.*

### Conditional Use Permit

Section 153.220(H)(3) of the SGMC allows for the Planning Commission to grant a Conditional Use Permit for up to a 20 percent reduction in the number of required parking spaces if a project is located within one-quarter mile of a transit stop with regular, scheduled service during the weekday hours of 7:00 – 9:00 a.m. and 5:00 – 7:00 p.m. This project qualifies for the 20 percent reduction because 807, 811 E. Wells Street is located approximately 650 feet (0.12 miles) to the south of a bus stop for the Montebello Bus Line 20 route. This bus line has regularly scheduled services during the morning and afternoon/evening peak travel periods.

On January 9, 2017, the Planning Commission approved a Conditional Use Permit to allow a 20 percent reduction in the number of parking spaces for the site. The Planning Commission was able to support the required findings (see below) and approved the Conditional Use Permit subject to the Design Review Commission's consideration of the Precise Plan of Design.

- (A) That special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program – exist that will reduce parking demand at the site:

*The proposed commercial building is only 0.12 miles from the nearest bus stop which serves the Montebello Bus Line 20 route with regular peak-hour service. The proposed development will also provide four short-term and one long-term bicycle parking spaces. These two factors are expected to reduce parking demand at the site by providing patrons and employees with alternative transportation options.*

- (B) That the use will be adequately served by the proposed on-site parking:

*A total of 22 parking spaces will be provided on site (which has been deemed as adequate by the Shared Parking Analysis). The combination of onsite parking, the provision of bicycle parking, and the nearby bus stop will adequately serve this use.*

- (C) That parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area:

*The amount of parking spaces onsite (22 parking spaces) has been deemed as adequate by the Shared Parking Analysis even at the parking demand peak time. Due to the amount of parking spaces provided onsite and the availability of public transportation, this project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.*

- (D) That in order to evaluate a proposed project’s compliance with the above criteria, the Director may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces:

*A Parking Demand Study was prepared as part of the project’s Traffic Impact Study. According to the Weekday Shared Parking Demand Analysis the anticipated parking demand peak time for the project will be at 3:00 p.m., where there will be a maximum demand for 20 parking spaces. This will yield a surplus of two (2) parking spaces at its anticipated busiest time.*

**B. GENERAL INFORMATION**

Table 1 summarizes the general information concerning this project.

<b>ITEM</b>	<b>DESCRIPTION</b>
<b>APN</b>	5372-004-023, 5372-004-011
<b>LOCATION</b>	Northeast corner of San Gabriel Boulevard and E. Wells Street
<b>ZONING AND LAND USE</b>	The property is zoned C-3 (Commercial + Limited Light Manufacturing) with a General Plan land use designation of General Commercial.
<b>SURROUNDING LAND USES AND ZONING</b>	<b>North:</b> Medical office and multi-family residential apartment complex (C-3 Commercial and Limited Light Manufacturing zone) <b>South:</b> Multi-family residential homes (C-1 Retail Commercial) <b>West:</b> Commercial buildings (C-1 Retail Commercial) <b>East:</b> Single-family residential homes (R-1 Single Family Residence).
<b>CURRENT DEVELOPMENT</b>	807 E. Wells Street - Multi-family residential building and parking lot 811 E. Wells Street - Single-family residential home
<b>ENVIRONMENTAL REVIEW</b>	The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15303 (c)(New Construction or Conversion of Small Structures).

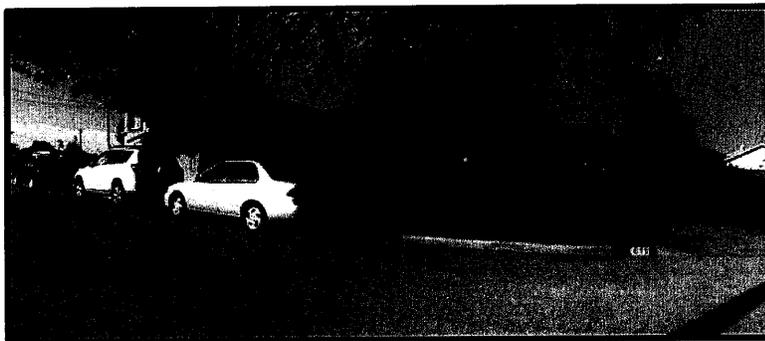
**ANALYSIS**

The proposed project is code compliant with respect to height, floor area ratio, setbacks, and landscaping. The proposed three-story commercial building is consistent with the character of other existing developments along San Gabriel Boulevard and would be compatible with the neighboring businesses. The proposed building would directly front the sidewalk along the east side of San Gabriel Boulevard, which would enhance the pedestrian experience.

This development will enhance pedestrian mobility and improve the streetscape, while preserving the existing residential neighborhoods to the east.

**CONTEXT AND COMPATIBILITY**

The project site is located on San Gabriel Boulevard, which is a principal arterial street. This portion of San Gabriel Boulevard contains a mixture of small-scale commercial uses. The project site is bordered by commercial and multi-family residential uses to the north, commercial uses to the west, multi-family residential uses to the south, and single-family residential uses to the east. The multi-family residential uses located north and south of the project site are legal non-conforming uses and are expected to be replaced with commercial developments as these parcels are redeveloped over time.



**Subject property from Wells Street**



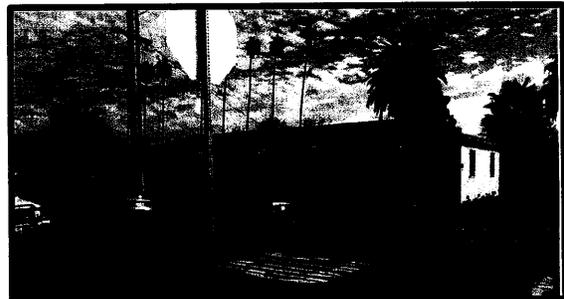
**Subject property from San Gabriel Boulevard**



**Project site and surrounding uses to the north and south**

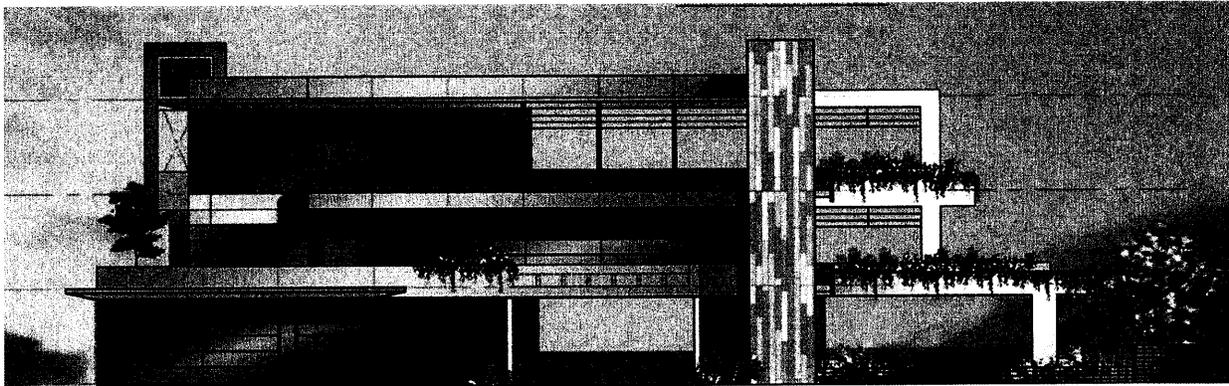


**Neighboring single-family residential to the east**



**Neighboring multi-family residential to south**

In addition, the building design terraces on the east so that the building height gradually increases from east to west, which minimizes building mass and bulk impacts to the neighboring single-family residential home. Consequently, the proposed building height ranges from approximately 18'-6" (measured from lowest grade to the highest point – top of the railing) to 54'-8" (measured from the lowest grade to the highest point on the building).



**Rendering of the South Elevation**

Overall, the project would bring a high-quality, well-designed building that would help revitalize this stretch of San Gabriel Boulevard.

## **LANDSCAPING**

The project provides sufficient landscaping in and around the site. The SGMC requires commercially zoned properties to have a minimum of 6% (720 square feet) of the gross lot area (12,000 square feet) and 8% (712 square feet) of the parking lot area (8,899 square feet) to be landscaped. The project far exceeds the minimum site landscaping requirement and would provide a total of 1,344 square feet of landscaped area.

The easterly side of the property that adjoins the single-family residential home would have a 10-foot wide landscape buffer which includes a combination of trees, ground cover and shrubs, along with a six-foot tall block wall. The northeasterly portion of the parking lot would have a five-foot wide landscape buffer from the adjacent multi-family residential property.

### Tree Removal and Replacement

The project involves the removal of the following City protected trees: two (2) jacaranda trees (19" and 17" in diameter) located along the Wells Street frontage, one (1) jacaranda tree (24" in diameter) located at the northeast portion of the lot, and one (1) camphor tree (14" in diameter) which is also located on the northeast side of the property. The project would replace the four (4) trees being removed with 23 trees: six (6) 48" box-sized Silver Dollar Eucalyptus trees, ten (10) 36" boxed-sized Chitalpa trees, and seven (7) 36" box-sized Sweet Bay trees. The proposed amount of replacement trees exceeds the 20 36" boxed-size trees recommended by the City Arborist.

## **IMPROVEMENTS FROM THIS PROJECT**

The project would provide a well-designed commercial building that is consistent with the General Commercial designation of the General Plan, would replace unmaintained nonconforming residential buildings, and increase the City's tax revenue base. The following is a brief summary of the improvements from this project:

- Provide street improvements that would increase pedestrian mobility.
- Articulate open space throughout the project;
- Improve the streetscape by providing a functional and attractive building design with considerable attention to details and finishes;
- Attractive streetscape improvements with ornamental lighting.

## **SIGNAGE**

The project requires a Master Sign Program that would be reviewed by the Design Review Commission at a later time. Condition of Approval #18 clarifies that a Master Sign Program would have to be approved by the Design Review Commission prior to building permit final.

## **PRECISE PLAN OF DESIGN FINDINGS**

**Precise Plan of Design Findings:** Section 153.355 of the San Gabriel Municipal Code requires the City of San Gabriel to find that a project's site plan, architecture and landscape design comply with the following findings in order to approve a Precise Plan of Design application:

- a) That the proposed Precise Plan of Design is consistent with the policies of the general plan, zoning ordinance, design guidelines, and other city ordinances and policies governing the quality and character of development:

*The building complies with the zoning code and its design meets the requirements of the City's Commercial Design Guidelines, resulting in a well-designed project that will revitalize its San Gabriel Boulevard location. In addition, the project is consistent with the General Plan general commercial designation.*

- b) That the proposed Precise Plan of Design is architecturally harmonious, consistent with the scale and impact of similarly sited properties in the same neighborhood and zoning classification, and carry out the intent of the city's design guidelines. Each building shall include full architectural character on all building elevations demonstrating a quality of craftsmanship and design quality consistent with the city's guidelines:

*The project has been reviewed by staff and the City Architect to ensure conformance with the Commercial Design Guidelines. The applicant has addressed the City Architect's concerns and is*

*proposing a quality development with strong design intent.*

- c) That the proposed Precise Plan of Design provide a degree of amenity characterized by generous landscaping of the open spaces and parking lots consistent with city design guidelines; provision of pedestrian connections; provision of landscape transition zones between parcels; and preservation of native, historic, and specimen trees and vegetation on the site:

*The on-site landscaping has been reviewed by the City Landscape Architect and, as conditioned, found to be consistent with the commercial design guidelines and exceed zoning code requirements. The landscape design provides a series of landscape transition zones that physically and visually connect the public spaces on the street and private open spaces in the courtyard.*

- d) That the proposed Precise Plan of Design provide proper transition between the subject parcels and adjoining properties, including proper streetscape, architectural scale, massing, proportion and harmony; landscape palette, sound and vibration control, buffering, privacy protections; public improvements, and sign controls necessary to improve the quality of the streetscape:

*The project has been determined to offer massing and landscape areas supporting proper street views, and transition to adjoining properties is provided by the landscaping as conditioned within the side and rear yards. The project exceeds the landscaping ratio required by the zoning code and complies with the commercial design guidelines. The building's terracing design minimizes building mass and bulk impacts to the neighboring single-family residential home.*

- e) That the proposed Precise Plan of Design includes, to the extent possible, passive solar design opportunities, new and sustainable technologies, water-efficient landscape techniques, elimination of nonconforming signs, and other building practices consistent with the provisions of state law and city design guidelines:

*Conformance with State energy conservation law will be required through plan check, and the City's Design Guidelines have been met. The project will also include drought tolerant landscaping palette and water-efficient techniques.*

- f) That the proposed Precise Plan of Design protects the character-defining features of historic streetscapes, building exteriors, and cultural landscapes consistent with Secretary of the Interior Standards for the Treatment of Historic Properties:

*The project is located within in the C-3 zone of San Gabriel Boulevard, where other commercial buildings exist. The project was designed to be sensitive to the surrounding properties and will not compromise the streetscape or cultural landscape of the existing neighborhood.*

## **RECOMMENDATION**

The Community Development Department recommends that the Planning Commission:

**A. Approve Planning Case No. PL-15-155, subject to the recommended conditions of approval.**

- Attachments:
1. Recommended Conditions of Approval
  2. Project Plans

**Attachment 1**

RECOMMENDED CONDITIONS OF APPROVAL

PROJECT ADDRESS: **807, 811 E. Wells Street**  
 PROJECT NO.: **PLANNING CASE NO. PL-15-155**  
 PROJECT DESCRIPTION: **PRECISE PLAN OF DESIGN**

***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
<b>General Notices Required by Law</b>		
1.	<b>Right to Appeal:</b> You have the right to appeal this decision within ten (10) days by filing a letter of appeal with the City Clerk and paying the appeal fee of \$565 + \$400 (advertising) + \$150 (sign posting). This appeal period expires on February 6, 2017 after which an appeal may not be filed.	
2.	<b>Conditions are Binding:</b> 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.	<b>Follow the Law:</b> The City's approval of your application does not relieve you from compliance with other Federal, State, or City requirements. Failure to comply with any of the above conditions shall result in the review and possible revocation of the CUP by the Planning Commission.	
4.	<b>All Improvements Must Be Finished to Occupy:</b> No occupancy permit can be granted, nor any building permit "finalized," until all improvements required by this approval have been properly constructed, inspected, and approved.	
<b>Planning Division Conditions (please call 626-308-2806)</b>		
5.	<b>Conditions of Approval:</b> All conditions of approval for the Conditional Use Permit, Precise Plan of Design and Master Sign Program shall be included on the construction plans.	

6.	<b>You Must Use Your Permit Within 1 Year:</b> Approval of a precise plan shall be used within one year from the effective date of approval. The effective date of the approval occurs 10 business days after your application has been acted on, assuming no appeals are filed.	
7.	<b>Changes Must Be Approved:</b> Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval.	
8.	<b>Construction Must Follow the Plans:</b> All construction and development shall conform to the approved plans on file in the Community Development Department.	
9.	<b>Check Transformer Locations:</b> Prior to the issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls to the satisfaction of the Community Development Department.	
10.	<b>Screen Mechanical Equipment:</b> All ground level utility/mechanical equipment shall be screened by screen walls and/or landscaping to the satisfaction of the Community Development Department.	
11.	<b>Conceal Rooftop Equipment:</b> All roof top appurtenances shall be fully screened from view to the satisfaction of the Community Development Director or designee.	
12.	<b>Obtain a Permit for Walls, Fences:</b> A fence/wall plan indicating placement, height, and materials for proposed fencing and walls shall be subject to the approval of the Community Development Department. Design and placement of the block walls shall be reviewed and approved by the Design Review Commission during the Precise Plan of Design review. No fences or walls may be built without first securing a permit from the Community Development Department.	
13.	<b>Supply Trash Enclosure Plan:</b> Prior to issuance of permits, applicant shall submit a design for trash enclosures approved by the City waste hauler and the Community Development Department. For information concerning minimum standards, call Athens Disposal at (626) 336-6100.	
14.	<b>Light Fixtures:</b> Design and placement of exterior light fixtures shall be reviewed and approved by the Design Review Commission.	
15.	<b>Architectural Details:</b> Architectural details of doors and window muntins and mullions shall be approved by the Design Review Commission.	

16.	<b>Finishes &amp; Roofing:</b> Exterior architectural finishes, colors, and roofing materials shall be approved by the Design Review Commission.	
17.	<b>Trash and Debris:</b> All properties shall be kept in a neat, clean and orderly condition, free of weeds and debris. No merchandise, equipment, used furniture or other items may be stored in a setback or yard area except to the extent expressly permitted by the San Gabriel Municipal Code.	
18.	<b>Master Sign Program:</b> A Master Sign Program shall be reviewed and approved by the Design Review Commission prior to building permit final.	
19.	<b>Tree Removal:</b> No mature or landmark tree shall be removed without obtaining a Tree Removal Permit from the Neighborhood Improvement Services Division. The Tree Removal Permit shall be obtained prior to Building and Safety plan check submittal. The removal of mature or landmark trees shall be adequately mitigated. The replacement trees shall be installed prior to building permit final and occupancy.	
20.	<b>Additional Conditions:</b> The Planning Division reserves the right to add additional conditions of approval based on subsequent submittals.	
<b>Building Division Conditions (please call 626-308-2806)</b>		
21.	<b>Applicable Codes:</b> Applicable codes shall be listed as the 2016 California Building Code series on plans.	
22.	<b>Construction Waste:</b> Construction waste shall be completed by the city franchise hauler.	
23.	<b>Demolition:</b> Demolition work shall be subject to AQMD notification and removed via the City's franchise hauler or otherwise approval and deposit will be taken.	
24.	<b>Fire Sprinklers:</b> Fire sprinklers are required. Separate review by Fire Department is required.	
25.	<b>Drainage Plan:</b> Drainage plans shall provide drainage around building structures and away from the property line. Drainage plans shall be approved prior to permit issuance.	
26.	<b>Title 24:</b> Title 24 energy notes shall be provided on plans.	
27.	<b>CalGreen:</b> CalGreen measures shall be implemented onto plans rather than just providing notes including showing erosion control, ultra-low flow fixtures, whole house fan, and moisture sensors for landscaping.	
28.	<b>Landings:</b> All landings shall be a maximum 2 percent cross-slope.	

29.	<p><b>Preliminary Review:</b> This is a preliminary review for any concerns from the Building Division and is not a detailed plan review. The plan checker will review after all of these conditions of approval been added to the plans and 3 completed sets are submitted to the Building Division. More comments may follow pending information on revised plan submittal.</p>	
30.	<p><b>Building Pre-app Comments:</b> These building pre app comments shall be attached with the plan check submittal for the plan checkers review.</p>	
31.	<p><b>Plan Review:</b> A complete plan review will be made at plan submittal for plan check and comments will follow.</p>	
32.	<p><b>Plan-Check Submittal Requirements (Not all apply; dependent on project's scope of work:</b></p> <ol style="list-style-type: none"> <li>1) All construction projects, regardless of the scope of work, must be routed through the Planning Division <u>first</u>, prior to submitting plans to the Building Division for the Plan Check or Permit process.</li> <li>2) Upon the Planning Division approval, <u>three</u> complete dimensioned and scaled drawings <u>no smaller than 18" x 24" &amp; no larger than 2' x 3'</u> shall be submitted to the Building Division for either Plan Check or Permit issuance (as applicable – a few minor projects may be handled over the counter, such as block walls, channel letter signs, minor structure additions, etc.) An "electronic" version will be required at permit issuance time.</li> <li>3) New construction may be subject to Impact Fee's, please refer to Conditions of Approval, given during Site Plan Review stage of the project, or contact Engineering or Planning Division (626) 308-2806</li> </ol>	

<p>33.</p>	<p><b>The following shall be included on plans submitted for Plan Check:</b></p> <ul style="list-style-type: none"> <li><b>a. Foundation Plan</b> – include shear schedule (<b>Note:</b> 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 2016, CBC for such use).</li> <li><b>b. General Structural Plan</b> – include reinforcing, structural notes, masonry size, dimensions of pool wall, etc.</li> <li><b>c. Structural Calculations</b> (2 sets of wet stamped and signed) or statement of compliance with Conventional Light Frame Construction (Ch. 23 CBC)</li> <li><b>d. Energy Calculations</b> – Energy Calculations including required insulation, window energy efficiency, mechanical system efficiency, and HERS rater requirements.</li> <li><b>e. Soils report</b> with recommendations for foundation design.</li> </ul>	
<p>34.</p>	<p><b>Additional Structures:</b> 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.</p>	
<p><b>Public Works Department Conditions (please call 626-308-2825)</b></p>		
<p>35.</p>	<p><b>Permits Required:</b> Applicant shall obtain Public Works Encroachment Permits for all work in or adjacent to a public right of way, prior to construction. Permits required by the Community Development Department or other public agencies must be obtained prior to starting construction.</p>	

36.	<p><b>Final Parcel Map:</b> Either prepare and submit detailed documents for street dedication and lot line adjustment (consolidate existing parcels to one parcel) or prepare a final parcel map for the project to be submitted to the Engineering Division and its consultants for review. The map must be submitted to the City Engineering Division for final review and approval by the City Council before the project is completed/final occupancy. If the map is to be filed before substantial completion of engineering improvements, the pertinent subdivision agreements, bond or cash deposit, and security must be provided to the City. Provide current title report and a subdivision guarantee to the City when submitting for approval.</p>	
37.	<p><b>Performance and Materials Bond for the Setting of Survey Monuments:</b> Provide a surety or cash deposit to the City of San Gabriel in the amount of \$5,000 per monument shall be submitted to the City Public Works Department. The number of monuments shall be determined by the City Engineer using the pertinent tentative map/final map as a reference. No permits shall be issued without the bond or surety.</p>	
38.	<p><b>Existing Condition/Demolition Plan:</b> Submit for plan check a plan showing existing locations of all on site hardscape and underground utilities; indicate whether facilities are to be reused, removed, or abandoned in place. Provide for re-use or recycling of the existing on-site buildings and improvements. Comply with the City Construction and Demolition Ordinance. <b>The Existing Condition/Demolition Plan must be submitted prior to or concurrent with the Grading Plan.</b></p>	
39.	<p><b>Construction Operational and Staging Plan</b> shall be submitted for review and approval by the Building Division and Public Works Engineering prior to approval of the Demolition and Grading Plans. The plan can be developed for each phase as appropriate.</p>	

40.	<p><b>Water Quality/Storm Water:</b> Comply with the MS4 Permit issued by the Los Angeles Regional Water Quality Control Board. State Water Resource Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) general Permit for storm water discharges associated with construction activity. A Notice of Intent (NOI) must be filed with the SWRCB for construction activities with one (1) acre or more. The developer is to submit a completed NOI form with the appropriate fee and storm water pollution prevention plan directly to the SWRCB. Copies of the NOI, pollution prevention plan and method of payment shall be provided to the City prior to issuance of building permits. <b>Prepare and submit for review to the Engineering Division a Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of any grading or building permits.</b></p>	
41.	<p><b>Encroachment Agreements</b> will be required for any long-term above ground, at grade, or below grade encroachments including such items as tiebacks, awnings, storm water treatment facilities, and decorative features. Coordinate with the Engineering Division for specific requirements regarding encroachment agreements.</p>	
42.	<p><b>Bench Mark:</b> Los Angeles County Bench Mark is to be used for vertical control.</p>	
43.	<p><b>Center Line Ties:</b> The street centerline intersections shall be tied out prior to permit issuance and corner records shall be filed with the Los Angeles County Surveyor (public streets and property lines).</p> <ul style="list-style-type: none"> <li>• The City Engineer or Public Works Inspector must observe the tying out of all centerline monuments.</li> <li>• The City Engineer shall determine if additional ties or resetting of monuments is necessary on a case-by-case basis.</li> <li>• The Engineering Division will not accept the project until the County has filed all corner records.</li> </ul>	

<p>44.</p>	<p><b>Utilities:</b></p> <ul style="list-style-type: none"> <li>• Provide a preliminary composite utility plan showing all proposed on-site and off-site utilities during the entitlement phase.</li> <li>• Provide a final composite utility plan for review and approval during the plan check phase.</li> <li>• All utilities shall be placed underground including both facilities and wires for the supply and distribution of electrical energy, telephone, data, and cable; and</li> <li>• The existing and proposed underground utilities must be shown on the Composite Utility Plans and the Building Plans and/or Engineering Plans.</li> </ul>	
<p>45.</p>	<p><b>Easements:</b> Proper dedication by deed is required by this section. Dedications must either be shown on the Final Map or separate documents. Review fees must be paid and the documents must be submitted to the City Engineer prior to issuance of Building Permits. Final documents need to be recorded prior to Occupancy.</p> <ul style="list-style-type: none"> <li>• Easements for the underground utilities shall be provided prior to issuance of permits;</li> <li>• Dedication of right of way for street and highway purposes along the public streets adjoining the project is required (Wells Street); and</li> <li>• Easements may be required for sidewalks, utilities, on-site public sewer, storm drain, or ingress/egress.</li> </ul>	
<p>46.</p>	<p><b>Backflow Prevention:</b></p> <ul style="list-style-type: none"> <li>• <b>Devices:</b> Screened backflow prevention devices shall be installed to the satisfaction of the Planning and Engineering Divisions. Check valves and appurtenances must be placed in an underground vault;</li> <li>• <b>Valves:</b> Backwater valves on sewer connections shall be installed to the satisfaction of the Engineering Division; and</li> <li>• <b>Testing:</b> The applicant shall supply the City with a Backflow Device Test Form, completed by a licensed tester, before any final permits are released.</li> </ul>	

47.	<p><b>Sewers:</b> Prepare and submit for review and approval a sewer study for the project to address existing sewer conditions, hydraulic capacities, and the proposed project. The sewer study shall be prepared by a registered civil engineer is required for the project which shall include the following information (see previously-provided sewer study scope map): The results of a video camera inspection should be discussed and presented in the study; the data collected from the flow monitoring; capacity of existing line based from the peak flow from the monitoring; effect of the additional flow from the project on the existing sewer; evaluation of the existing sewer with pictures from the video camera inspection, discussion of the condition of the existing sewer; all of the manholes listed need to be located by the survey for horizontal location, rim elevation, and invert in and out elevations. This information should be shown on a map included in the study. Sanitary sewer facilities shall be installed to the satisfaction of the Public Works Department, Engineering Division, prior to occupancy and must be installed per the alignment shown on the approved plans with sewer cleanouts at the property line.</p>	
48.	<p><b>All required plans and studies</b> shall be prepared by a Registered Professional Engineer and submitted to the City Engineer for review and approval. All drawings must be submitted on City-standard 24" X 36" sheets.</p>	
49.	<p><b>Drainage:</b> The Final Drainage Study and LID Study shall be submitted based on the Grading Plan and Building Plan to verify sizing and specific equipment/materials that will be constructed for the project. Locations of roof drains must be shown on the Grading and Drainage Plan. No direct discharge to the public right of way is allowed.</p>	
50.	<p><b>Off Site Drainage:</b> The project shall provide adequate facilities to accept and convey any existing off site tributary drainage from adjoining properties.</p>	

51.	<b>Erosion:</b> Prior to grading, applicant shall install all storm water mitigation with erosion control and site stabilization measures as necessary to prevent silt and other debris from being carried offsite, in gutters and swales, and eventually entering the storm drain system. Comply with ordinance 511 City of San Gabriel Municipal Code. "Best Management Practices" (BMP's) devices will be required. <b>Erosion Control Plans and required Storm Water Pollution Prevention Plan must be submitted prior to or concurrent with the grading plans.</b>	
52.	<b>Low Impact Development (LID)</b> requirements apply to this project. The Final LID report will be required for the project with verified sizing based on construction plans.	
53.	<b>Maintenance Agreements and Covenants</b> required for drainage, storm drain and LID improvements must be prepared and recorded prior to final occupancy of the building.	
54.	<b>Dust Mitigation:</b> 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.	

55.	<p><b>Grading and Drainage:</b> Prepare and submit for plan check a grading and drainage plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slopes, and other pertinent information in accordance with current edition of the California Building Code. Comply with the Green Building Code. Refer to the Shoring Plan Checklist issued by the Building and Engineering Divisions for shoring, tiebacks, and excavation requirements. <b>The Grading and Drainage Plans, including excavation and all related reports, must be reviewed and approved by the City Engineer prior to issuance of grading, shoring, and building permits.</b></p> <p><b>A: General Requirements:</b></p> <ul style="list-style-type: none"><li>i. Show elevations a minimum of 15 feet from property line on adjacent property.</li><li>ii. Show all street dimensions from centerline.</li><li>iii. Show all existing and proposed utilities.</li><li>iv. Property to drain to the street</li><li>v. No walls, fences, or shrubs greater than 42" in height within 9 feet of the driveway at the public right of way line.</li></ul> <p><b>B: Rough Grading Certification:</b> Prior to the issuance of building permits the applicant must provide to the City Engineer or designee a completed City of San Gabriel <b>Rough Grading Certification</b>. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.</p> <p><b>C: Precise Grading Certification:</b> Prior to Engineering final for the project, the applicant must provide to the City Engineer or designee a completed City of San Gabriel <b>Precise Grading Certification</b>. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.</p>	
-----	---	--

56.	<b>Soils and Geology:</b> Submit a soils/geology report in accordance with the current edition of the California Building Code and the Los Angeles County Guidelines for Geotechnical Reports to the City Engineer for review and comment. A licensed Civil Engineer and a licensed Soils/Geotechnical Engineer shall certify that the project grading is in accordance with the grading and or drainage plans. <b>This report along with shoring plans must be submitted and accepted by the City Engineer and the City Building Official prior to any grading or excavation.</b>	
57.	<b>Public Improvement Plans:</b> Applicant shall design, install and complete all necessary public improvements, including but not limited to pavement, 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. Use a City Standard Title Block on 24" x 36" sheet. Provide an engineer's estimate for all proposed public improvements. All plans, specifications, and details for the proposed improvements shall be prepared by a registered civil engineer.	
58.	<b>"As Built" / Record Drawings:</b> No finals approvals or acceptances will be given until as-built improvement plans have been furnished to the Engineering Division. As-built plans shall be submitted electronically in JPG and PDF file formats.	

59.	<p><b>Right-Of- Way Improvements:</b> Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. All plans, specifications, and details for the proposed improvements shall be prepared by a registered civil engineer. Improvements must be installed prior to Building Permit Final. Such public improvements shall include, but not be limited to the following items. All improvements shall be installed prior to final occupancy of the building. (Please coordinate and verify all requirements with the City Engineer.)</p> <p><b>A. Right of Way Dedication / Easements:</b> dedication of a minimum five feet width of right of way is required for this project along Wells Street. Provide right of way dedication to allow for sufficient ADA clearances around utility obstructions and poles. Dedicate corner cutoffs where none exist currently;</p> <p><b>B. Street and Streetscape Improvements:</b> Prepare and submit for plan check street improvement plans along the project frontage. Incorporate parkway landscaping and streetscape improvements into the project landscape and irrigation plans. Construct street improvements (including along all street frontages in accordance with City Standards. Use City- standard Title Block on 24" x 36" sheets.</p> <p><b>C. Curb and Gutter:</b> Construct new concrete curb and gutter along the project street frontage;</p> <p><b>D. Sidewalk and Parkway Improvements:</b> Construct new concrete sidewalk and parkway improvements, landscaping, street trees, and irrigation per City Standards;</p> <p><b>E. Driveways</b> will use curb return type driveways (maximum width for two way driveways is 26 feet; for one way driveways, it is 15 feet.) Parking ramps will follow City standards. Ramps shall be designed for 12% maximum grade (15% maximum allowed in restricted situations). Mirrors shall be installed on private property near the back of sidewalks where drivers' view of pedestrians on sidewalks is restricted;</p> <p><b>F. Asphalt Concrete Overlay:</b> Grind 2 inches of existing asphalt pavement on Wells Street (full width) across project frontage, and construct a new 2-inch thick asphalt overlay across project frontage. Show proposed paving on the street improvement plans. Full width repaving will</p>	
-----	---	--

	<p>be required beyond the centerline of street where utility cuts and trench extend past the centerline.;</p> <p><b>G. Traffic Control Improvements:</b> Prepare signing and striping plans for the public streets adjoining the project for new and replacement traffic control devices, signs, pavement markings, and crosswalks in the area of the project. Use City- standard Title Block on 24" x 36" sheet.</p> <p><b>H. Street Lighting:</b> Prepare a street lighting plan (for plan check phase) for the installation of street lights on all public streets and the alley adjoining the project site. Use City- standard Title Block on 24" x 36" sheets; Street lights shall be installed at maximum 75-foot spacing and shall be installed per the current City Guidelines and Requirements for Street Lighting.</p> <p><b>I. Sewer Facilities:</b></p> <ol style="list-style-type: none"> <li>a) Show locations of existing and proposed sewers, show on architectural and civil engineering plans.</li> <li>b) Show inverts of building pipe connections to on-site sewer laterals.</li> <li>c) Provide new sewer location card(s).</li> <li>d) Install new clean outs at property lines.</li> <li>e) Use a sewer back flow device (case by case basis)</li> <li>f) Use threaded sewer cap for all clean outs in hardscape area.</li> <li>g) Install grease interceptor units for all restaurants/cooking facilities;</li> </ol> <p><b>L. Storm Drain Facilities:</b></p> <ol style="list-style-type: none"> <li>i. Identify all existing drain facilities and connections.</li> <li>ii. Connections to storm drain facilities will require plans and permits.</li> <li>iii. All storm drain catch basins shall be protected during construction</li> <li>iv. Pay the NPDES Construction Inspection Permit fee at time of grading permit issuance.</li> </ol> <p><b>M. Miscellaneous Items</b></p> <ol style="list-style-type: none"> <li>a) Provide Vicinity Maps with North Arrow on all plan set title sheets.</li> <li>b) Show all dimensions from street centerlines.</li> <li>c) Provide quality control and spelling check on all plans. Incomplete or erroneous plans will not be accepted for review.</li> </ol>	
--	---	--

	<ul style="list-style-type: none"> <li>d) All engineering and architectural plans shall be consistent with each other.</li> <li>e) Include all conditions of approval on the staging plan and the building plan title sheet.</li> </ul>	
<b>Police Department Conditions (please call 626-308-2846)</b>		
60.	<b>Security Ordinance:</b> Applicant shall comply with the City of San Gabriel's security ordinance (SGMC Sec. 150.210 – 150.223). For more information, see SGMC Sec. 150.210 – 150.219.	
61.	<p><b>Alarm System:</b> An alarm system is recommended for all retail businesses. The alarm system(s), if installed, shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>a. Alarm systems must be UL approved and must be properly maintained in good working order at all times.</li> <li>b. The Police Department recommends that the system be monitored by a central monitoring facility.</li> <li>c. If the system includes a local "exterior" warning device, the system must have an automatic reset features.</li> <li>d. Applicant should be aware that the City has a "false alarm" ordinance by which repeated false alarms may subject the owner or tenant to a fine.</li> </ul>	
62.	<p><b>Video Surveillance System:</b> Due to a known history of vehicle burglaries and commercial burglaries in the area, a video surveillance system is recommended. If installed, the video surveillance shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>a. All video surveillance systems shall be properly maintained in good working order at all times.</li> <li>b. All systems shall have the ability to record all cameras for later playback in the event of an incident at the location.</li> <li>c. The recording media shall be stored a minimum of 30 days before destruction or reuse and must be made available to law enforcement agencies for law enforcement purposes upon request.</li> <li>d. Recording medial shall be periodically replaced so that image deterioration does not occur due to excessively worn media.</li> <li>e. The system used shall be capable of providing an image sufficient to identify faces under all lighting conditions at the location.</li> </ul>	
<b>Fire Department Conditions (please call 626-308-2883)</b>		

63.	<p><b>Drains and Test Piping</b></p> <ul style="list-style-type: none"> <li>a. All trapped portions of the system shall be equipped with drains of the size specified in NFPA 13. Where possible, design a system that will completely drain to the system riser. Where any trapped water exists, provide an auxiliary drain per NFPA 13 and pipe to a sanitary sewer system.</li> <li>b. Every water flow switch shall have an inspector test connection located downstream of the water flow switch and piped to the sanitary sewer system.</li> </ul>	
64.	<p><b>Exit Signs</b></p> <ul style="list-style-type: none"> <li>a. All exits shall be marked by an approved exit sign readily visible from any direction of egress travel. CFC 1011.1.</li> <li>b. Exit signs shall be internally or externally illuminated at all times and comply with CFC 1011.</li> </ul>	
65.	<p><b>Egress Illumination</b></p> <ul style="list-style-type: none"> <li>a. Each exit shall have emergency illumination capable of providing power for duration of not less than 90 minutes and shall consist of storage batteries CFC 1006.3.</li> </ul>	
66.	<p><b>Standpipes</b></p> <ul style="list-style-type: none"> <li>a. Where a standpipe system is required to be installed, the standpipe shall be a Class I, automatic wet standpipe as required by NFPA 14 and the CBC.</li> <li>b. Each standpipe shall be installed with a UL listed 2-1/2 inch NST fire department hose connection with caps and located in the intermediate stairwell landing, at the main floor landing in exit stairway, at the roof, and on each level below grade. 2-1/2 inch NST fire department hose connections with caps shall be dispersed in below grade parking structures per the requirements of NFPA 101 and NFPA 14, or AHJ.</li> <li>c. Where two or more standpipes are installed in the same building or section of a building, they shall be interconnected.</li> <li>d. Minimum standpipe size is four inches in diameter.</li> <li>e. Each standpipe shall have a drain sized and located in accordance with NFPA 14. Each drain shall be discharged to a sanitary sewer.</li> <li>f. Provide standpipe isolation control valves supervised by the fire alarm system as required per NFPA 14.</li> </ul>	

67.	<b>Hood System</b> <ul style="list-style-type: none"><li>a. Any proposed restaurant shall require a Type I Hood System with a UL300 Fire Suppression System and K rated fire extinguisher. The hood system shall be tied into the fire alarm system per NFPA 72.</li><li>b. The maintenance of the Hood System shall comply with CMC Section 514.3 Inspection for Grease Build Up, CMC Section 514.4 Cleaning of Exhaust Systems, and NFPA 96 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, Chapter 7: Exhaust Duct Systems.</li><li>c. Plans for the Type I System shall be submitted to the Fire Prevention Bureau.</li><li>d. Restaurants will have an approved grease interceptor large enough to deal with FOG created by cooking. Underground vaults for FOG shall be approved by all city departments.</li></ul>	
-----	--	--

68.	<p><b>Sprinklers:</b></p> <ul style="list-style-type: none"><li>a. Provide a complete automatic sprinkler system as defined in the latest edition of NFPA 13. All sprinkler systems are to be wet pipe systems for all buildings. <b><i>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.</i></b></li><li>b. The C-16 licensed contractor shall submit detailed and accurate shop drawings prepared in accordance with NFPA 13, NFPA 14 (if applicable), NFPA 24 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.</li><li>c. 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.</li><li>d. Provide hydraulic calculations for automatic wet standpipes, where required per NFPA 14.</li><li>e. Hydraulic calculations for sprinkler systems shall comply with NFPA 13 and shall include comprehensive hydraulic data sheets.</li><li>f. Sprinklers shall be UL listed or CSFM approved. Any sprinklers that incur damage, are painted, or are 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.</li><li>g. 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.</li><li>h. Quick response sprinkler are required throughout all light hazard occupancies.</li></ul>	
-----	--	--

	<ul style="list-style-type: none"> <li>i. A pre-action or dry sprinkler system can be used in main electrical or mechanical equipment rooms if so desired by the property owner and approved by the AHJ.</li> <li>j. Unless specific aesthetic appearance is required for the project, white or chrome recessed pendent sprinklers with matching escutcheons shall be provided in areas with suspended ceiling.</li> <li>k. Sprinklers shall be required over each enclosed trash bin location.</li> </ul>	
<p>69.</p>	<p><b>Fire Department Connection/Standpipe Connection/Fire Hydrants:</b></p> <ul style="list-style-type: none"> <li>a. Each FDC/standpipe connection shall be flush wall-mounted type using 2-1/2 inch inlets. Knox caps shall be provided by the developer/owner.</li> <li>b. FDC/standpipe connection shall be visible and recognizable from the street, or nearest point of fire department apparatus accessibility, or on the street side of the building approved by the Fire Department.</li> <li>c. FDC/standpipe connections shall be located and arranged so that hose lines can be attached to the inlets without interference. This area shall have stripped red curbing.</li> <li>d. FDC/standpipe connections shall be labeled with raised letters at least 1 inch in size to indicate the type of system and building being served. Connections shall not be less than (2) feet nor more than (3) feet (6) inches in elevation, measured from the ground level to the centerline of the inlets.</li> </ul>	
<p>70.</p>	<p><b>Fire Extinguishers:</b> Fire extinguishers shall be required throughout the building every seventy-five feet and within seventy-five feet of each exit. Fire extinguishers shall meet the San Gabriel Municipal Code rating of 3A40BC and shall be in ADA compliant recessed or semi-recessed cabinets. Extinguishers shall not be higher than 48 inches off the floor. Fire Extinguishers shall be required in parking garages.</p>	

71.	<p><b>Alarm System</b></p> <ul style="list-style-type: none"><li>a. Provide a complete set of Fire Alarm Plans as defined in the latest version of NFPA 72 for a fully monitored alarm system.</li><li>b. Manufacturer's data sheets shall be provided for all materials and equipment for approval prior to purchase or installation. Data sheets shall describe the type of horn and strobes, candela, decibels, battery capacities, smoke/heat/CO detectors, panels, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval.</li><li>c. The C-10 licensed contractor shall submit detailed and accurate shop drawings prepared in accordance with NFPA 72, NFPA 13, and NFPA 14 (if applicable), for approval of all fire alarm safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Plans shall be coordinated with other trades prior to submittal.</li><li>d. HVAC and trash chutes shall have automatic damper controls and shall be tied into the alarm system.</li><li>e. Per NFPA 72, the AHJ may approve the use of a GSM wireless system instead of using a dedicated dual phone line system. (GSM Universal Wireless Commercial Fire Alarm Communicator GS3055-ICF from DSC is approved).</li><li>f. Fire Alarm Control Panel (FACP), Annunciator Panel and there location shall be approved by the AHJ.</li></ul>	
-----	--	--

72.	<b>Fire Apparatus Access</b> <ul style="list-style-type: none"><li>a. Fire Lane: The Fire Lane will have a minimum 13'-6" of vertical clearance, 20 feet of width, and the road surface must meet the requirements for the weight of the fire apparatus.</li><li>b. Address identification shall be illuminated and meet the requirements of the building and San Gabriel Municipal Code, including identifying portions of the building, or interior layouts. Provide directional or diagrammatic signs for groups of buildings sharing common entrances; include locations of fire hydrants, fire department connections, standpipes, and fire alarm annunciator panels.</li><li>c. A recessed Knox Key vault 4100 series shall be required and location shall be approved by the AHJ. A master key shall be provided to the Fire Department that opens all building exits, gates, motor and electrical rooms, access to risers, stairwells, roof, utilities, Fire Pump (if applicable), FACP, et cetera. Additional keys if required shall be identified.</li></ul>	
73.	<b>Elevators</b> <ul style="list-style-type: none"><li>a. All elevators shall meet the requirements set forth by ASME/ANSI A17.1-A17.3, Safety Code for Elevators and Escalators. One elevator shall be designed as an EMS elevator with a 42 inch door and 2,500 pound weight limit capable of accommodating a 24" x 84" EMS gurney.</li><li>b. Phase 2 emergency operations shall override all automatic controls, including Phase 1 recall.</li><li>c. Smoke detectors shall be provided in either the elevator hoistway or the elevator machine room and they shall emit a separate and distinct visible annunciation at both the fire alarm control unit and the fire alarm annunciator to notify firefighters that the elevators are no longer safe to use. Per ANSI 17.1, a warning light shall be placed in elevator cabs to flash when a problem is imminent.</li></ul>	

74.	<p><b>Equipment and Utility Identification:</b> Identifiers shall be provided for the following:</p> <ul style="list-style-type: none"> <li>a. Stairwells</li> <li>b. Elevator</li> <li>c. Fire Alarm Control Panel</li> <li>d. Fire Alarm Annunciator Panel</li> <li>e. Fire Pump</li> <li>f. Risers</li> <li>g. Utilities</li> <li>h. Motor Room</li> <li>i. Electrical room</li> <li>j. Damper Control</li> </ul>	
75.	<p><b>Reference Standards (Utilize latest editions available)</b></p> <ul style="list-style-type: none"> <li>a. NFPA 13 – Installation of Sprinkler Systems.</li> <li>b. NFPA 14 – Installation of Standpipe and Hose Systems</li> <li>c. NFPA 24 – Installation of Private Service Mains and their Appurtenances</li> <li>d. NFPA 25 – Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.</li> <li>e. NFPA 72 – National Fire Alarm Code</li> <li>f. NFPA 1141 – Fire Apparatus Access</li> <li>g. ANSI A17.1-3 – Safety Code for Elevators and Escalators</li> <li>h. California Fire Code</li> <li>i. California Building Code</li> <li>j. California Electrical Code</li> <li>k. California Mechanical Code</li> </ul>	
<b>City Landscape Architect Conditions</b>		
76.	<p><b>Plan approval required:</b> Final landscape and irrigation plans shall be reviewed by the City’s contract landscape architect prior to issuance of grading permits.</p>	
77.	<p><b>Install erosion control:</b> Applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and entering the storm drain system prior to grading.</p>	
78.	<p><b>Newly planted trees:</b> Newly planted trees shall be supported with stakes or guy wires.</p>	

79.	<b>Installation and completion:</b> Installation and completion shall occur in compliance with Section 153.538 of the San Gabriel Municipal Code.	
80.	<b>Maintenance:</b> A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times. Landscaping and planting shall be maintained in accordance with 153.539.	
81.	<b>Inspection:</b> The City Landscape Architect, prior to final release of utilities, shall inspect landscape materials and irrigation systems. The applicant shall install the landscape as indicated on the approved landscape plans. The applicant may not receive permission to occupy the facility until the landscape and irrigation have been installed per the approved plans.	
82.	<b>Pruning:</b> The applicant shall prune all trees, including street trees with proper thinning; the City prohibits topping of street trees. Trees shall be pruned under the direct supervision of a Certified Arborist.	
83.	<b>Automatic irrigation system:</b> The applicant shall install automatic irrigation system with irrigation spray nozzle per the approved landscape plans. Irrigation specifications shall comply with Section 153.537 of the San Gabriel Municipal Code.	
84.	<b>Maintenance guarantee:</b> Prior to permit issuance, the applicant shall provide a 5-year maintenance guarantee in the amount of \$750 cash deposit per street tree. If any amount of the maintenance guarantee has not been utilized after five (5) years from the date the project is approved for occupancy, any remaining fund shall be returned to the applicant.	
85.	<b>Street trees:</b> The applicant shall provide street trees on the public right-of-way as required by the Public Works Department. The applicant shall plant all street trees in a minimum twenty-four inch (24") box size. The street trees shall be supported by two-inch (2") lodge poles on sides of the tree trunk, secured by wire ties with green rubber collars, with stakes and green color rubber ties. All street trees shall be planted in tree wells twice the diameter and as deep as the rootball.	

86.	<b>Drip irrigation:</b> At a minimum, provide drip irrigation in planter areas within the parking lot areas, if not for all the planter areas. Overspray and/or runoff onto hardscape surfaces is not permissible per AB 1881.	
87.	<b>Grouping by Water Use:</b> Plants that have similar water uses shall be grouped together per Section 153.536 of the San Gabriel Municipal Code.	
88.	<b>Plant Materials:</b> Select plant materials that are compatible with the potential SUSMP/bioswale/vegetated treatment for the parking lot area. Plant materials in the perimeter planters shall be conducive to the capture and treatment of storm water, and shall also be drought tolerant.	
<b>Finance Department (please call 626-308-2800, ext. 4612)</b>		
89.	<b>Licenses:</b> The applicant shall comply with the City's business license ordinance, and shall cooperate with the City to obtain compliance from contractors and subcontractors.	

*Property Owner and Applicant Affidavit*

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-15-155 (Conditional Use Permit).

PROPERTY OWNER NAME (PLEASE PRINT) \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ PHONE NO. \_\_\_\_\_

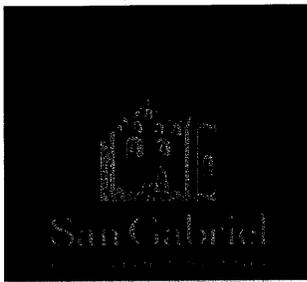
E-MAIL ADDRESS \_\_\_\_\_

APPLICANT NAME (PLEASE PRINT) \_\_\_\_\_

APPLICANT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ PHONE NO. \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_



# City of San Gabriel **STAFF REPORT**

---

Date: January 23, 2017

To: Chairperson Nadolney and Design Review Commissioner

From: Larissa De La Cruz, Senior Planner 

Subject: **860 E. Valley Blvd.**  
**Planning Case PL-14-141 (Precise Plan of Design)**  
**Applicant: Tony Chang**  
**Architect: LCRA Architecture & Planning**

---

## **SUMMARY**

This is a request for a Precise Plan of Design. The project proposes to remove the on-site uses and construct a mixed-use development with approximately 9,370 square feet of commercial space and 49 residential units on a 38,400 square foot lot. The project proposes a four-story mixed-use development, with three floors of residential uses above one floor of street level retail/commercial uses.

The property is designated as Commercial Specific Plan in the General Plan and is zoned Mixed-Use Corridor (MU-C).

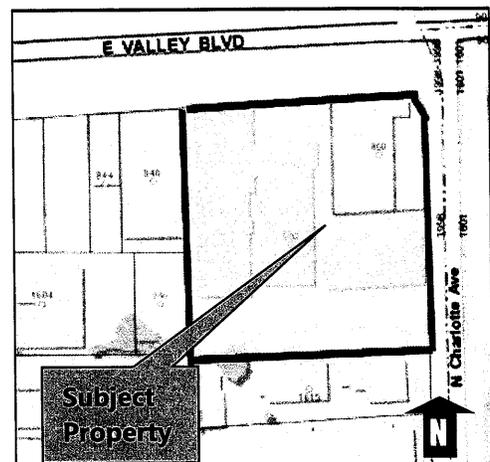
Based on the facts and findings of the project, staff recommends that the Design Review Commission APPROVE Planning Case No. PL-14-141.

---

## **INTRODUCTION**

### **BACKGROUND**

The property is located on the southwest corner of Valley Blvd. and Charlotte Ave., within the Valley Boulevard Specific Plan area. The parcel is zoned Mixed-Use Corridor (MU-C.) The subject site is presently developed with four commercial structures.



At present, this site is underutilized and represents not only an opportunity to implement the vision of the Valley Blvd. Specific Plan for sustainable development, but also to provide much needed housing to help satisfy San Gabriel’s share of the region’s housing needs.

**GENERAL INFORMATION**

Table 1 summarizes the general information concerning this project.

Table 1

ITEM	DESCRIPTION
<b>APN</b>	5371-004-041 and 042.
<b>LOCATION</b>	Southwest corner of Valley Blvd. and Charlotte Ave.
<b>ZONING AND LAND USE</b>	The parcel is zoned Mixed-Use Corridor (MU-C) and has a General Plan designation of Commercial Specific Plan.
<b>SURROUNDING LAND USES AND ZONING</b>	North: Two story office building (MU-C zone) South: Multi-family development ( R-NC zone) East: One-story restaurant Boulevard (City of Rosemead) West: One story retail/commercial building (C-CT zone)
<b>CURRENT DEVELOPMENT</b>	Four commercial buildings.
<b>ENVIRONMENTAL REVIEW</b>	The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on December 19, 2016, posted with the Los Angeles County Clerk and is part of this report.

**ANALYSIS**

The proposed project complies with applicable zoning requirements with respect to height, floor area ratio and complies with the standards of the Valley Boulevard Specific Plan. The project aims to satisfy major objectives and policies of the plan, including:

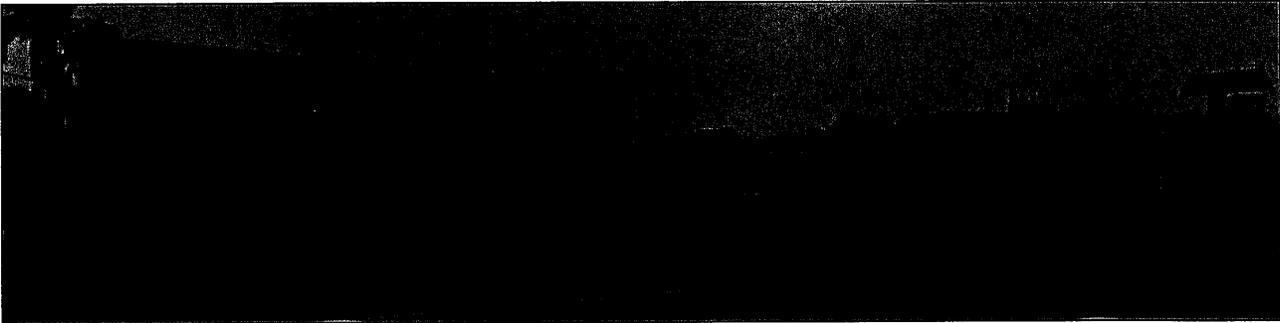
- Reuse and redevelop the area for higher intensity retail and mixed-use buildings that capitalize on its adjacency to a transit node and recent intensified development and create an active pedestrian environment.
- Improve the public streetscapes.

- Locate and design development to relate to public streetscapes and open spaces, promote pedestrian activity, and achieve a high level of architectural quality that distinguishes the Valley Boulevard Neighborhoods as a unique place.
- Develop the site in a unified and cohesive manner, with integrated massing of individual buildings located on common plazas and open spaces, and uniform architecture and site landscape.

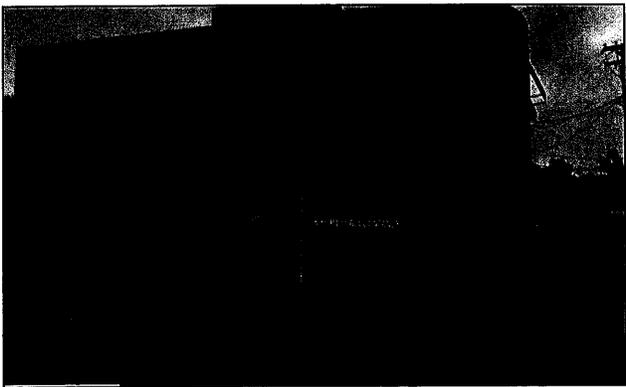
This development will bring pedestrian amenities, streetscape improvements, and increased choices in housing and shopping for local residents, while preserving the existing residential neighborhoods to the south.

**CONTEXT AND COMPATIBILITY**

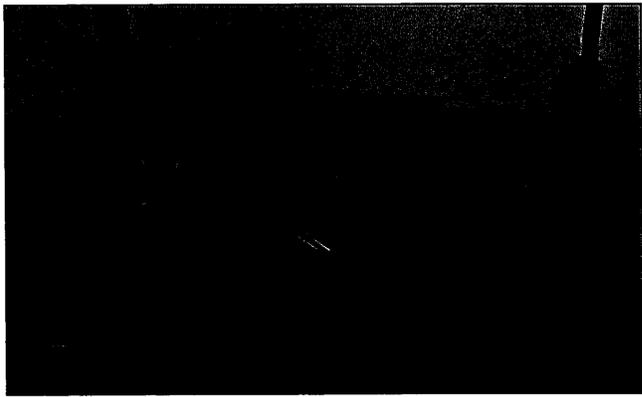
The context within which this project is being proposed is that of a major commercial corridor characterized mostly by older undistinguished one-story commercial buildings two-story office buildings.



View of existing buildings on Valley Blvd. (North elevation)



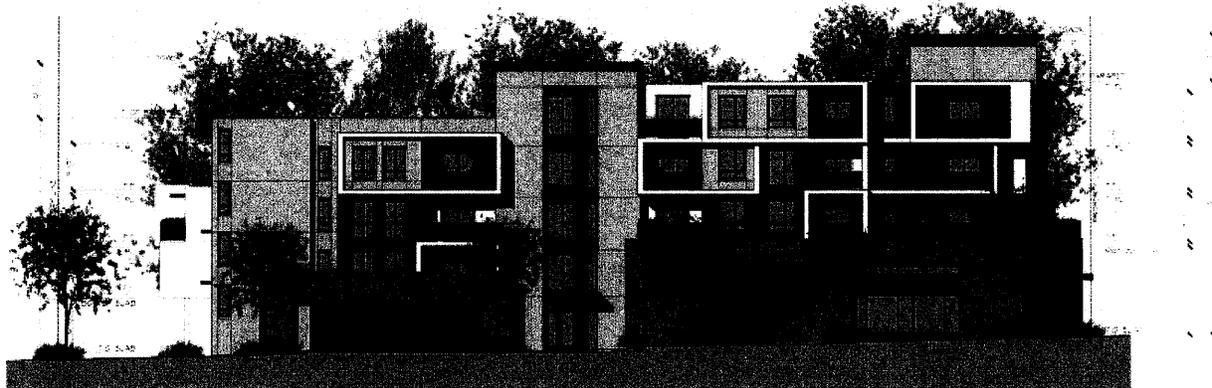
View of two story office building at 853 E. Valley Blvd. (North of subject site)



View of one story restaurant to the east of subject site (City of Rosemead)

Other mixed-use developments, similar in size are proposed within the vicinity of this project. While this structure will be denser than others presently in the neighborhood,

there is a variation of heights throughout the project, ranging from 32'6" to 49'. The highest portions of the building are on Valley Blvd and the building steps down to three stories as it nears the single family residence to the south on Charlotte Ave.



EAST ELEVATION

The project provides a full integration of the mixed-use concept and is designed sensitively to neighboring uses. The site contains adequate parking, on-site circulation, ample open space, and good site design to compliment the proposed development and the neighboring properties.

### **LANDSCAPING/ OPEN SPACE**

The project provides sufficient landscaping in and around the site. Under the Valley Blvd. Specific Plan, this project is required to have common open space equal to 10% of the total site area, or approximately 3,800 sq. ft. The project will provide approximately 7,054 sq. ft. of common open space is provided. The project is also providing approximately 3,396 sq.ft. of landscaping. Landscaped courtyards are located on the first and second floors, featuring seating areas and outdoor recreation areas.

### **IMPROVEMENTS FROM THIS PROJECT**

The project will provide a mixed-use development and replace blighted commercial uses, increase the City's tax revenue base, and provide additional housing stock. The following is a brief summary of the improvements from this project:

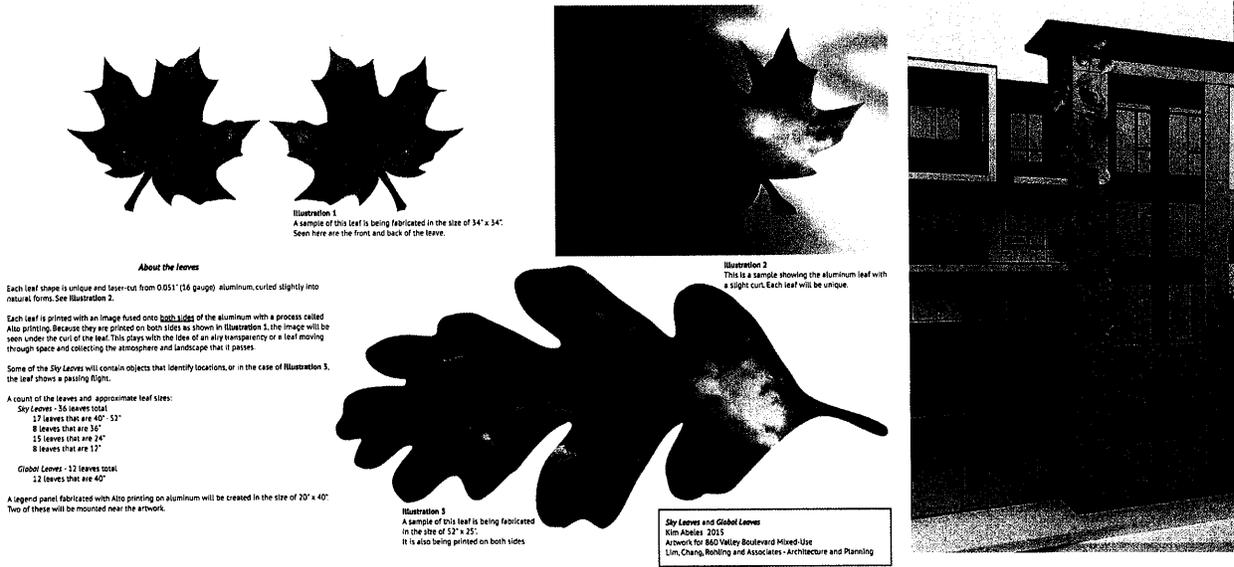
- Provide pedestrian friendly streetscape and inviting walkable shopping experience along Valley Blvd.;
- Articulate open space throughout the project;
- Provide 360-degree articulation with a high level of attention to building details and finishes;

- Incorporate a sophisticated master sign program to be compatible with the design motif of the building;
- Contribution to a public art program that reflect local history and culture; and
- Attractive streetscape improvements with street furniture, ornamental lighting, landscaping and street trees.

**SIGNAGE AND PUBLIC ART**

**Signage:** The project is proposing a comprehensive master sign program that will provide uniformity and a cohesive design for all commercial tenants. The comprehensive exterior sign program proposed for 860 Valley Boulevard will complement the architectural character of the building. All exterior signage will be of architectural quality and will comply with the Valley Blvd. Specific Plan standards. Building related address and entrance identity signs have been included as part of the sign program. The proposed program includes halo illuminated, reverse pan channel letters mounted to panels that ware part of the storefront window structural system.

**Public Art:** The project will also include a public art component that will feature large-scale leaf shapes cut from thin gauge aluminum, curled into natural forms and affixed on the building.



The proposed leaves will include imagery and designs that are reflective of the City of San Gabriel, along with other historical photos that will help tell the artists' story.

**COMMUNITY OUTREACH**

Due to the size of the project, the City requires that the developer hold a neighborhood meeting as part of the overall community outreach effort, which includes mailings, postings, published notices, and other means of soliciting input from the community.

In this case, one neighborhood meeting was held, approximately five people attended, and had general questions about the project, along with concerns related to parking and traffic.

### **PRECISE PLAN OF DESIGN FINDINGS**

**Precise Plan of Design Findings:** Section 153.355 of the San Gabriel Municipal Code requires the City of San Gabriel to find that a project's site plan, architecture and landscape design comply with the following findings in order to approve a Precise Plan of Design application:

- a) That the proposed Precise Plan of Design is consistent with the policies of the general plan, zoning ordinance, design guidelines, and other city ordinances and policies governing the quality and character of development:

*The design meets the requirements of the City's Commercial Design Guidelines and the Valley Blvd. Specific Plan, resulting in a project of a quality and character befitting its prominent and important location.*

- b) That the proposed Precise Plan of Design is architecturally harmonious, consistent with the scale and impact of similarly sited properties in the same neighborhood and zoning classification, and carry out the intent of the city's design guidelines. Each building shall include full architectural character on all building elevations demonstrating a quality of craftsmanship and design quality consistent with the city's guidelines:

*The project has been reviewed by staff and the City Architect to ensure conformance with the requirements of the Valley Blvd. Specific Plan. The applicant has addressed the City Architect's concerns and is proposing a quality development with strong design intent.*

- c) That the proposed Precise Plan of Design provide a degree of amenity characterized by generous landscaping of the open spaces and parking lots consistent with city design guidelines; provision of pedestrian connections; provision of landscape transition zones between parcels; and preservation of native, historic, and specimen trees and vegetation on the site:

*The on-site landscaping has been reviewed by the City Landscape Architect and, as conditioned, found to be consistent with the landscape standards of the City's Design Valley Blvd. Specific Plan. The landscape design provides a series of landscape transition zones that physically and visually connect the public spaces on the street and private open spaces in the courtyard.*

- d) That the proposed Precise Plan of Design provide proper transition between the subject parcels and adjoining properties, including proper streetscape, architectural scale, massing, proportion and harmony; landscape palette, sound and vibration control, buffering, privacy protections; public improvements, and sign controls necessary to improve the quality of the streetscape:

*The project has been determined to offer massing and landscape areas supporting proper street views, and transition to adjoining properties is provided by the landscaping as conditioned within the front, side, and rear yards.*

- e) That the proposed Precise Plan of Design includes, to the extent possible, passive solar design opportunities, new and sustainable technologies, water-efficient landscape techniques, elimination of nonconforming signs, and other building practices consistent with the provisions of state law and city design guidelines:

*Conformance with State energy conservation law will be required through plan check, and the City's Design Guidelines have been met. The project will also include drought tolerant landscaping palette and water-efficient techniques.*

- f) That the proposed Precise Plan of Design protects the character-defining features of historic streetscapes, building exteriors, and cultural landscapes consistent with Secretary of the Interior Standards for the Treatment of Historic Properties:

*The project is located within the boundaries of the Valley Blvd. Specific Plan area, where other mixed use developments currently exist. The project was designed to be sensitive to the surrounding properties and will not compromise the streetscape or cultural landscape of the existing neighborhood.*

## **RECOMMENDATION**

The Community Development Department recommends that the Planning Commission:

### **A. Approve Planning Case No. PL-14-141, subject to the recommended conditions of approval.**

- Attachments:
1. Recommended Conditions of Approval
  2. Project Plans

**Attachment 1**

**RECOMMENDED CONDITIONS OF APPROVAL**

PROJECT ADDRESS: **860 E. VALLEY BLVD.**  
 PROJECT NO.: **PLANNING CASE NO. PL-14-141**  
 PROJECT DESCRIPTION: **PRECISE PLAN OF DESIGN FOR 49 RESIDENTIAL  
 CONDOMINIUMS AND 9,370 SQ. FT. OF COMMERCIAL SPACE  
 IN A MIXED-USE BUILDING**

***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
<b>General Notices Required by Law</b>		
1.	<b>Right to Appeal:</b> 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 February 6, 2017, after which an appeal may not be filed.	
2.	<b>Conditions are Binding:</b> 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.	<b>Follow the Law:</b> The City's approval of your application does not relieve you from compliance with other Federal, State or City requirements.	
4.	<b>All Improvements Must Be Finished to Occupy:</b> No occupancy permit can be granted, nor any building permit "finalized," until all improvements required by this approval have been properly constructed, inspected, and approved.	
5.	<b>Changes Must Be Approved:</b> Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval. Design Review under the Precise Plan of Design process may allow the change of the plans proposed under this Planning Commission action as long as they are in substantial conformance with plans dated August 30, 2016 and reviewed by the Planning Commission.	
<b>Planning Division Conditions (please call 626-308-2806)</b>		
6.	<b>Demolition of Existing Structure:</b> The applicant is responsible for the demolition of all existing structures on the property. The demolition shall be completed to the satisfaction of the Building Inspector prior to the issuance of building permits.	
7.	<b>Construction Must Follow the Plans:</b> All construction and development shall conform to the approved plans on file in the Community Development Department.	
8.	<b>Conditions of Approval:</b> All conditions of approval for the tentative tract map shall be included on the construction plans.	

9.	<b>Check Transformer Locations:</b> Prior to the issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls to the satisfaction of the Community Development Department.	
10.	<b>Screen Mechanical Equipment:</b> All ground level utility/mechanical equipment shall be screened by screen walls and/or landscaping to the satisfaction of the Community Development Department.	
11.	<b>Conceal Rooftop Equipment:</b> All roof top appurtenances shall be fully screened from view to the satisfaction of the Community Development Director or designee.	
12.	<b>Obtain a Permit for Walls, Fences:</b> A fence/wall plan indicating placement, height, and materials for proposed fencing and walls shall be subject to the approval of the Community Development Department. No fences or walls may be built without first securing a permit from the Community Development Department.	
13.	<b>Obtain Permit for Group Mailboxes:</b> When grouped mailboxes are approved in conjunction with an apartment building, condominium, planned unit development or subdivision, the mailboxes shall be fully treated with architecture and landscape screening to the satisfaction of the Community Development Department. The U.S. Postal Service shall also approve the placement and structure of the mailboxes themselves.	
14.	<b>Supply Trash Enclosure Plan:</b> Prior to issuance of permits, applicant shall submit a design for trash enclosures approved by the City waste hauler and the Community Development Department. For information concerning minimum standards, call Athens Disposal at (626) 336-6100.	
15.	<b>Light Fixtures:</b> Design and placement of exterior light fixtures shall be reviewed and approved by the Design Review Commission.	
16.	<b>Architectural Details:</b> Architectural details of doors and window muntins and mullions shall be approved by the Design Review Commission.	
17.	<b>Finishes &amp; Roofing:</b> Exterior architectural finishes, colors, and roofing materials shall be approved by the Design Review Commission.	
18.	<b>Public Art:</b> The applicant shall install public art on the site or on the adjacent public right of way or, alternatively, shall contribute an amount equal to one percent (1%) of the project cost to the City for purposes of developing public art.	
19.	<b>Loading:</b> Loading shall only be allowed during day hours (7:00 a.m.–7:00 p.m.)	
<b>Sustainability Conditions (please call 626-308-2806)</b>		
20.	<b>Shared-use Parking at Peak Hours:</b> The applicant shall provide signage that indicates that the commercial parking is also available for guest parking for the residences starting no later than 5:00pm.	
21.	<b>Daylighting Strategies:</b> All rooms that qualify as living rooms, dining rooms, and kitchens shall not be located more than 25 feet away as measured from the nearest daylighting source to the center point of the living room, dining room, or kitchen. Daylight sources shall incorporate tall windows where the head of the window is no more than 1 foot below the ceiling height.	
22.	<b>Solar Hot Water Production:</b> All residential hot water production shall be achieved through solar water heaters mounted on the roof and appropriately screened or located on areas of the roof that are not visible from the street level. Accepted solar water heating systems include the following: (1) ProgressivTube technology or (2) Helio-Pak technology.	

23.	<p><b>Building Enclosure—Wall Insulation and/or Thermal Mass:</b> All facades that receive direct sun exposure are required to be insulated. Acceptable insulating materials include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Generic R-13 blown cellulose</li> <li>• Generic R-11 fiberglass batt</li> <li>• Generic R-15 fiberglass batt</li> <li>• Generic R-12 blown mineral wool</li> <li>• Generic R-13 fiberglass batt</li> </ul>	
24.	<p><b>Building Enclosure—Roof Insulation:</b> All roof surface areas that receive direct sun exposure are required to be insulated. Acceptable roof insulating techniques include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Asphalt roll roofing</li> <li>• Asphalt saturated organic felt roofing</li> <li>• SBS modified roll roofing</li> <li>• Generic R-30 blown cellulose insulation for ceilings</li> <li>• Generic R-30 fiberglass batt insulation for ceilings</li> <li>• Generic R-30 blown mineral wool insulation for ceilings <ul style="list-style-type: none"> <li>a) Generic R-30 blown fiberglass insulation for ceilings</li> </ul> </li> </ul>	
25.	<p><b>Building Enclosure—Glazing:</b> The applicant shall specify and install dual pane, high-performance low-emissivity glazing with visible transmissivity greater than 0.6 and solar transmissivity less than 0.4.</p>	
26.	<p><b>Building enclosure—Cool Roof &amp; Reflective Colors:</b> The project shall specify and install an Energy Star labeled roof, except in such portions of the project where photovoltaic array covers and protects roofing material.</p>	
27.	<p><b>Ventilation:</b> The applicant shall meet the minimum ventilation standard ASHRAE 62-1999, ventilation for acceptable indoor air quality, and approved addenda (See ASHRAE 62-2001, Appendix H) using the ventilation rate procedure.</p>	
28.	<p><b>Reduce Sources of Indoor Pollution:</b> Specify and install only adhesives and sealants that meet the current VOC content limits of the SCAQMD Rule #1168. Specify and install only paints and coatings that meet Green Seal's Standard GS-11.</p>	
29.	<p><b>Carpet:</b> Specify and install only materials that meet or exceed the requirements of the Carpet and Rug Institutes Green Label Indoor Air Quality Test Program.</p>	
30.	<p><b>Local Materials:</b> The applicant is required to select materials made and/or harvested within 500 miles of the project site, whenever possible.</p>	
31.	<p><b>Wood Specifications:</b> Do not specify or install any tropical hardwoods such as ebony, rosewood and/or Honduras mahogany.</p>	
32.	<p><b>Water Conservation—Low-Flow Fixtures:</b></p> <p>Residential:</p> <p>Toilets—specify and install 1.3 to 1.55 gallon per flush (gpf ) gravity flush toilets or 1.6 gpf flushometer toilets or better</p> <p>Lavatory Faucets—specify and install 1.5 to 2.0 gallon per minute lavatory faucets or better</p> <p>Kitchen Faucets—specify and install 2.2 gpm kitchen faucets or better</p> <p>Commercial:</p> <p>Toilets—specify and install 1.3 to 1.55 gallon per flush (gpf ) gravity flush toilets or 1.6 gpf flushometer toilets or better</p> <p>Urinals—specify and install 0.5 gpf urinals or waterless urinals</p> <p>Lavatory Faucets—specify and install 1.5 to 2.0 gallon per minute lavatory faucets or better plus install spring-loaded or sensor-operated faucets that only activate when a hand is below the spout</p> <p>Kitchen Faucets—specify and install 2.2 gpm kitchen faucets or better</p>	

33.	<p><b>Electrical—Energy Efficiency Relative to Title 24 Performance Standards:</b> All projects shall be required to submit performance based computer energy simulations signed by a licensed engineer or architect demonstrating that they achieve the following level of energy conservation:</p> <p>Multi-family residential developments and/or residential portions of mixed-use projects shall exceed all Title 24 energy conservation standards that apply to multifamily development by at least 10%.</p> <p>Commercial—retail and/or the retail portions of mixed-use projects shall exceed all Title 24 energy conservation standards that apply to general commercial or retail development by a minimum of 10 percent.</p> <p>Commercial—office and/or the office portions of mixed-use projects shall exceed all Title 24 energy conservation standards that apply to office development by a minimum of 15 percent.</p>	
34.	<p><b>Electrical—Energy Star Appliances:</b> The applicant shall specify and install Energy Star-rated appliances (refrigerators, ranges, ovens, dishwashers, washers and dryers).</p>	
35.	<p><b>High Efficiency Heating &amp; Cooling Equipment:</b> Packaged air conditioners and heat pumps—specify and install equipment complying with the Consortium for Energy Efficiency’s minimum efficiency standards.</p> <p>For projects that justify more sophisticated HVAC systems, incorporation of enhanced control systems addressing variable speed motor controllers, occupancy sensors and daylight harvesting is highly recommended.</p> <p>Boilers—specify and install Energy Star certified equipment.</p> <p>Furnaces—specify and install Energy Star certified equipment.</p>	
36.	<p><b>Eliminate Chlorofluorocarbons (CFCs) and Hydro Chlorofluorocarbons (HCFCs) in Cooling Equipment:</b> Specify and install CFC and HCFC free equipment.</p>	
<b>Landscape Conditions (Please call, 626-308-2806)</b>		
37.	<p><b>Plan Approval Required:</b> Final landscape and irrigation plans shall be reviewed and approved by the City’s contract landscape architect prior to issuance of grading permits.</p>	
38.	<p><b>Install Erosion Control:</b> Applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and entering the storm drain system prior to grading.</p>	
39.	<p><b>Maintenance:</b> A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times.</p>	
40.	<p><b>Inspection:</b> The City Landscape Architect prior to final release of utilities shall inspect landscape materials and irrigation systems. The applicant shall install the landscape as indicated on the approved landscape plans. The applicant may not receive permission to occupy the facility until the landscape and irrigation have been installed per the approved plans.</p>	
41.	<p><b>Pruning:</b> The applicant shall prune all trees, including street trees with proper thinning; the city prohibits topping of street trees. Trees shall be pruned under the direct supervision of a Certified Arborist.</p>	
42.	<p><b>Automatic Irrigation System:</b> The applicant shall install automatic irrigation system per the approved landscape plans.</p>	
43.	<p><b>Maintenance Guarantee:</b> Prior to permit issuance, the applicant shall provide a 5-year maintenance guarantee in the amount of \$750 cash deposit per street tree. If any amount of the maintenance guarantee has not been utilized after five (5) years from the date the project is approved for occupancy, any remaining funds shall be returned to the applicant.</p>	

44.	<b>Landscape certification:</b> Applicant shall provide certification by the licensed landscape project architect which verifies that the hardscape, landscaping materials and irrigation have been installed per the City approved plans.	
45.	<b>Street Trees:</b> The applicant shall provide street trees on the public right-of-way as indicated on the landscape plan. The applicant shall plant all street trees in a minimum twenty-four inch (24") box size. The street trees shall be supported by two two-inch (2") lodge poles on sides of the tree trunk, secured by wire ties with green rubber collars, with stakes and green color rubber ties. All street trees shall be planted in tree wells twice the diameter and as deep as the rootball.	

***Property Owner'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-14-141 (Precise Plan of Design.)

PROPERTY OWNER NAME \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ PHONE NO. \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_