

SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
MONDAY, MAY 22, 2017

- CALL TO ORDER

**Chair Nadolney called the special meeting of the Design Review Commission to order at 5:02 p.m. on May 22, 2017, 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 DRC Secretary, Jolie Su.

1. PUBLIC COMMENT

*Testimony:*

*Suzanne Paine, 458 N. California St., San Gabriel – made a general comment about development and opposed a future development at 237 E. Las Tunas Dr.*

2. APPROVAL OF MINUTES

- A. Minutes of the February 27, 2017 and April 20, 2017 meetings of the Design Review Commission

Recommended Action: Approval

**Commissioner Cheng moved to approve minutes of the February 27, 2017 and April 20, 2017 meetings of the Design Review Commission, seconded by Chair Nadolney. Chair Nadolney motioned to amend a minor change to item 3A, #5 the minutes on April 20, 2017. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.**

3. NEW BUSINESS

- A. **329 N. SAN GABRIEL BLVD  
PLANNING CASE NO. PL-14-138**

**Applicant / Designer: John Wu**

**Project Summary:** This is a request for a Large Site Plan review to allow the demolition of a one-story, single-family residence and construct a new two-story residence within the R1-CC (Single Family Residence Country Club) zone.

**Staff Recommendation:** Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-14-138, subject to the recommended conditions of approval.

Assistant Planner Nicholas Bezanson presented Planning Case No. PL-14-138. The applicant had nothing to add to Assistant Planner Bezanson presentation. Tober, the project designer, came up to the podium and answered questions asked by the Commissioners regarding the drawings.

Conditions of Approval Added by the Design Commission:

1. Windows: rear elevation is incorrect.
  - a. Need to have the window schedule (type) the next time the applicant comes back. They need to meet the exit requirement, consistency type, and meet with the architect.
2. Simple alignment of left to south side elevation:
  - a. South side elevation (neighbor's side) – windows are too close. Look into this.
  - b. Shear walls should line up from the first floor to the second floor
3. Dining room: the two widows above are off centered.
4. Accurately establish the first floor plate height. Work out the details on the 20 foot height, window plate (headed height), and how it is related to the front door. Make it a true authentic Spanish detail.
5. Look into the rear elevation.
6. Revisit setbacks.
7. Show powder room on the second floor plan.
8. Revisit design of half bath.
9. Closets on the first floor in bedroom #1 and bedroom #2 need to be at least two feet. Closet door could be smaller.
10. Revisit door swing in the kitchen.
11. Show dormer vent on the roof plan on the elevation. It should show in the elevation.
12. Show fence at the front property line on the plans.
13. Revisit gable placement.

Plans were not approved at today's meeting. Plans need to be revised and the project team must meet with city staff regarding comments from tonight's meeting and come back at the next meeting.

Senior Planner De La Cruz stated that there is a 30 to 60 day window for staff to review and complete a staff report. The project team has to work with staff to review the plans so that the applicant can come back on June 26, 2017.

**Commissioner Cheng moved to continue Planning Case No. PL-14-138 to an uncertain date, seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, 0 abstentions.**

4. STAFF ITEMS

Senior Planner De La Cruz provided the Commissioners with an update on the Moratorium. She stated that the Moratorium was extended for another year. Planning is working on the code amendments and updating the Design Guidelines. New applications will not be accepted at this time. Planning cannot accept any demolitions or tear downs until the new ordinance is in place.

Senior Planner De La Cruz asked if the Commissioners can meet earlier in June for a special meeting on a Monday. She will email the Commissioners dates to choose from.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

**Chair Nadolney adjourned the Design Review Commission meeting at 6:05 p.m. to a regular meeting on Monday, June 26, 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