

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE SPECIAL DESIGN REVIEW COMMISSION MEETING
MONDAY, AUGUST 27, 2018

- **CALL TO ORDER**

Chair Nadolney called the special Design Review Commission meeting to order at 6:30 p.m. on August 27, 2018, 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 Commissioner Cheng.

- **ATTENDANCE:** Chair Nadolney and Commissioner Cheng

Present: Chair Nadolney, Commissioner Cheng, Planning Manager Steinkruger, City Architect Brown, Senior Planner Whipple, Assistant Planner Garibay, Assistant Planner Alvarado, and Design Review Commission Secretary Louie

1. **PUBLIC COMMENT**

None

2. **APPROVAL OF MINUTES**

Commissioner Cheng moved to approve minutes of the June 25, 2018 meeting of the Design Review Commission with a few corrections. Seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

3. **NEW BUSINESS**

- A. **132 WEST VALLEY BLVD**

- PLANNING CASE NO. PL-16-165 (PRECISE PLAN OF DESIGN)**

- APPLICANT: STEVEN SUN**

PROJECT SUMMARY: The applicant is requesting a Precise Plan of Design (PPD) for the development of a new 2,148 square-foot restaurant at 132 West Valley Boulevard. The subject site is located in the MU/T (Mixed-Use Transit Oriented Development) zone and has a General Plan land use designation of Commercial Specific Plan. This project is exempt from CEQA per Guidelines 15302, Class 2 (Replacement or Reconstruction) and 15303, Class 3 (New Construction or Conversion of Small Structures).

STAFF RECOMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. PL-16-165 for a Precise Plan of Design at 132 West Valley Boulevard, subject to the recommended conditions of approval.

Assistant Planner Alvarado presented the staff report.

Planning Manager Steinkruger stated square footage will increase only by 100 feet.

Chair Nadolney questioned if possibility to open up the front of the building.

Steven Sun stated the existing driveway is narrow and the building ceiling is low. His plan is to paint the wood piece darker but open to staining it.

Architect Brown researched alternatives for parking but it did not provide any other dimensions where you could get more buffer than what is already existing.

Commissioner Cheng suggested a condition of approval for stained wood.

Commissioner Nadolney suggested signage on the canopy to preserve the backlight and wood paneling.

Architect Brown suggested to integrate signage lighting and plane changes (thin LED or reveals turning the corner). This condition would allow a really clean cut and improve the look of the project.

Planning Manager Steinkruger suggested City Architect reviews in plan check.

Chair Nadolney stated only one front light fixture could be a code issue. There should be more or add LED lighting (See added conditions such as stain panel).

Commissioner Cheng motion to approve Planning Case No. PL-16-165 with conditions presented by staff and Chair Nadolney seconded the motion.

**B. 534 EAST VALLEY BOULEVARD
PLANNING CASE NO. MSP17-001 (MASTER SIGN PLAN)
APPLICANT/SIGN CONTRACTOR: EDDY HSIEH**

PROJECT SUMMARY: This is an application for a Master Sign Plan (MSP) for a 10,935 square-foot, multi-tenant shopping center. The property is zoned CC/T (Commercial Center), within the Valley Boulevard Specific Plan (VBSP) and has a General Plan land use designation of General Commercial. This project is exempt from CEQA per Guidelines 15301, Class 1 (Existing Facilities).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission APPROVE Planning Case No. MSP17-001 for an MSP, subject to the recommended conditions of approval.

Assistant Planner Garibay presented the report.

Applicant Hsieh stated the back/front lighting are lit up at night only. The cabinet sign is all the way around the roof. We are trying to make the sign less than 75% less than the width of the rented leasing space. There is only one sign per business but the one on the corner that has two signs. The stucco finish will match the existing wall and will repaint it to match the existing color.

Planning Manager Steinkruger suggested to add condition that the stucco finish, wall tile, and the cap of the wall will match the existing trim pieces.

Architect Brown stated the backside appears unfinished and recommended the back be the same.

Applicant Hsieh stated they will cover the framing side, have matching stucco, and change the sign background to match.

Planning Manager Steinkruger suggested it be reviewed by City Architect before plan check.

Planning Manager Steinkruger stated the topper of the sign is in mediocre condition and now would be the time to remove.

Commissioner Cheng agreed to remove to improve and match the look of the signs. The look should also go to the city architect for review.

Architect Brown stated no the roof topper would create a cleaner look.

Commissioner Cheng moved to approve PLANNING CASE NO. MSP17-001 (MASTER SIGN PLAN) with added conditions pertaining to the color,

insulation, stucco finish, pole sign, particular to the design and improvement and the architect to take a look at it before condition.

4. STAFF ITEMS

None

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Planning Manager Steinkruger stated project on 220 South San Gabriel Blvd will replace the Mission Lodge site and go to City Council on September 18th.

Plan Development application should in by end of the year for the nursery.

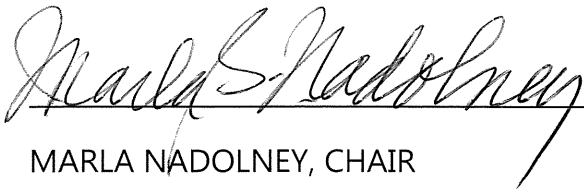
October 2nd: study session on housing and affordable housing policy

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

To a regular meeting on Monday, September 24, 2018 at City Hall, 425 S. Mission Drive, 2nd Floor, Council Chambers.



JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



MARLA NADOLNEY, CHAIR