

SAN GABRIEL DESIGN REVIEW COMMISSION
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING
MONDAY, APRIL 22, 2019

- **CALL TO ORDER**

Chair Nadolney called the regular Design Review Commission meeting to order at 6:30 p.m. on April 22, 2019, 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 Chang, Assistant Planner Alvarado, and Design Review Commission Secretary Louie

1. **PUBLIC COMMENT**

Resident Senya Lubisich (Historic Preservation & Cultural Resource Commission Chair) is concerned with the history and infill of the City and eager to preserve.

2. **APPROVAL OF MINUTES**

Commissioner Cheng moved to approve minutes of the March 25, 2019 meeting of the Design Review Commission with a few minor corrections. Seconded by Chair Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

3. **NEW BUSINESS**

- A. **131 WEST ANGELENO AVENUE**

PLANNING CASE NO. SPR17-048 (LARGE SITE PLAN REVIEW)

APPLICANT: HUGO GARCIA

PROJECT SUMMARY: This is an application for a Large Site Plan Review (SPR). The proposed SPR is for the demolition of an existing 743 square-foot single family residence to construct a 2,060 square-foot two-story residence with an attached three-car garage. The proposed project is zoned R-1 (Single Family Residence) and has a

General Plan Land Use Designation of Low Density Residential. This project is exempt from California Environmental Quality Act (CEQA) per Guideline 15303, Class 3 (New Construction or Conversion of Small Structures).

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. SPR17-048 for a Large Site Plan Review at 131 West Angeleno Avenue, subject to the recommended conditions of approval.

Project presented by Assistant Planner Alvarado.

Architect Brown stated that the newer submittal is more appropriate than the original and has made many improvements. The windows are standard and horizontal vinyl. Currently, exterior lights are not proposed. It is a concrete/low profile tile in the front and on one side of the elevation.

Commissioner Cheng stated the light fixtures must match the architecture.

Architect Brown stated that the matching light fixtures is one of the conditions of approval.

Chair Nadolney stated the staff report indicated it is close to FAR. Concerned with space on the second floor that appears like a wall or second storage.

Architect Brown confirmed FAR is maximized with the intention to add symmetry.

Planning Manager Steinkruger proposed to add a condition of approval confirming the FAR and to ensure that the space in question is non-habitual.

Chair Nadolney questioned the landscape/irrigation plans and requested to reduce concrete, especially around Rosenda Street. The proposed walkway has both permeable and impermeable concrete. Chair Nadolney replacing some of the impervious surfaces with permeable material. Questioned if there are existing street trees around there.

Architect Brown stated there are palm trees and will continue to use existing fence.

Assistant Planner Alvarado stated Public Works would plant one tree (location not specified).

Chair Nadolney suggested adding more live plants in place of the proposed mulch areas.

Planning Manager Steinkruger recommended that the Commission provide a percentage of the mulch area to be replaced with live plant material as an additional condition of approval.

Commissioner Cheng confirmed that a corner location is more visible from the public right-of-way and it presents the need for live plants and softscape. The stucco finish appears smooth.

Architect Brown confirmed a smooth stucco finish.

Assistant Planner Alvarado stated the backup space fits the 20 feet requirement since it is 21-22 feet.

Commissioner Cheng suggested a comfortable backup space is 25 feet not 21-22 feet. Suggested adding a condition of approval to relocate and resize the proposed driveway.

Architect Brown stated that the applicant had planned to have a three-car garage to satisfy the code requirement.

Assistant Planner Alvarado stated if a room is designated as a sleeping quarter, it could count as a bedroom; thus requiring the three-car garage.

Commissioner Cheng motioned to approve SPR17-048 with the conditions recommended by staff in the report and the additional conditions requested by the Commission: verify the square footage of the second floor; verify that the proposed impervious surfaces are included in the lot coverage calculation; fifty (50) percent of the proposed mulch area shall be replaced with live plant material; the applicant shall plant one (1) tree along Rosenda Street; redesign the proposed driveway approach into the garage.

Chair Nadolney seconded the motion.

**B. 806-824 SOUTH GLADYS AVENUE
PLANNING CASE NO. PL-15-149 (PRECISE PLAN OF DESIGN)
APPLICANT: SAN GABRIEL AL REAL ESTATE LLC**

PROJECT SUMMARY: On December 4, 2018, the City Council voted 5-0 to adopt Ordinance No. 646-C.S., adopting a Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP) and to approve Planning Case No. PL-15-149, a Planned Development (PD) and Development Agreement (DA), and Vesting Tentative Parcel Map (VTPM) No. 74993 for the proposed 197-unit senior independent living, assisted living, and memory care center (Symphony at San Gabriel Assisted Living Project) at 806-824 South Gladys Avenue.

This is an application for a Precise Plan of Design. Should the Design Review Commission approve the Precise Plan of Design, the project would proceed to Building Plan Check.

STAFF RECOMMENDATION: Staff recommends that the Design Review Commission **APPROVE** Planning Case No. PL-15-149 for a Precise Plan of Design at 806-824 South Gladys Avenue, subject to the recommended conditions of approval.

Project presented by Planning Manager Steinkruger.

Architect Brown stated the design comments are included in the report. As the project moves forward to Building Plan Check, it is important to focus on the detailing and the finishes.

Commissioner Cheng expressed concern with the renderings illustrating little to no architectural detail in the assisted living courtyard. Commissioner Cheng also inquired if the courtyard windows were wood or vinyl.

The Applicant stated the right side of the courtyard is for memory care patients. The glass door is not so much of a window as it is a safety barrier and gives the illusion they are outdoors. The Applicant noted that porches had been added that open into the courtyard and there would be extensive landscaping.

Commissioner Cheng suggested looking for different ways to dress up the courtyard to be more authentic and welcoming.

Chair Nadolney stated the trees look like they came from the nursery since they are still in boxes (does not give the feeling of "home").

The Applicant stated the plants are in boxes due to raised courtyards.

Planning Manager Steinkruger noted that a condition of approval could be added to require City Architect and/or Landscape Architect to review the landscape plans submitted for Building Plan Check taking this direction to “dress up” the courtyard into consideration.

Chair Nadolney asked what the landscaping around the perimeter of the site and/or trail would look like.

The Applicant stated the intention is to create an asphalt or crushed gravel trail that extends from the Humane Society to the project site. Envision asphalt and concrete around the walkway and a trail through the property.

Chair Nadolney stated the southeast corner appears for active residents and recommended not blocking the patio and it instead focus on the entrance of the walkway.

The Applicant pointed out the landscape plan directly connects the Pacific Square project with beautiful pine trees on the project site. This project has very few pedestrians and pharmaceutical deliveries will go straight to the door. There will only be one or two vehicles coming out of the property.

Chair Nadolney suggested adding a fourth elevator (southeast side) for better access for residents with limited mobility. There are only two staircases in the parking lot. Chair Nadolney questioned the floor plans at other locations to compare.

Planning Manager Steinkruger stated the Fire Department conditioned that all of the elevators are larger than the standard elevator size.

Chair Nadolney questioned if the light assistance tenants would be cooking.

The Applicant stated tenants would not be cooking since the project offers all meals (no stove, but fridge okay). The Applicant indicated that the elevator by the kitchen would be the food service elevator as well.

Architect Brown stated the elevator could be located on the southwest side. An easy change could be to make one more elevator stop.

The Applicant confirmed adding the elevator to go to the garage.

Chair Nadolney agreed move the elevator to provide an even distribution of location.

The Applicant confirmed using a professional decorator who is in tune with seniors, location of the elevators, etc.

Commissioner Cheng questioned if an emergency service vehicle could go through. Commissioner Cheng expressed concerns about traffic and parking issues from visitors.

The Applicant confirmed an emergency service vehicle can easily access the site. The Applicant noted that many residents do away with their personal vehicle 6-12 months after relocating to the facility. The Applicant noted that valet parking will be available to assist with circulation and parking.

Chair Nadolney stated the long corridors are inconsistent and requested to review the tile finishes.

The Applicant stated it was based on door clearances and agreed it is important for the assisted memory care since they will definitely make their area their own.

The Applicant stated in certain areas the ceilings will drop to improve monotony.

Commissioner Cheng questioned how the HVAC will be handled.

The Applicant stated the property will use VTEX (outside air conditioning inside the unit). The remainder will use split system/rooftop system (hidden on side porch).

The Applicant stated in terms of licensing, each one has to use their own control. This is the preferred path but will accept feedback through the design and MEP process.

Architect Brown stated the California Green Building Code (CGBC) requires the option for solar in the future.

The Applicant stated possibly placing solar over the flat portion of the condensers. Currently, the CGBC states 15 percent of the roof area needs to be designated for solar panels.

Commissioner Cheng stated the importance of mechanical ventilation, solar panels, style, placement, etc. and questioned the finishes.

The Applicant stated that he would prefer light sand finish but open to anything considering the project size.

Commissioner Cheng motioned to approve project as presented with additional conditions and considerations of the applicant. Must present to commission again for some items.

Chair Nadolney seconded the motion.

4. STAFF ITEMS

- Currently interview new Commissioners
- May meeting: none
- June meeting: training for new Commission members and 2-3 agenda items

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

None

6. ADJOURN DESIGN REVIEW COMMISSION MEETING

DESIGN REVIEW COMMISSION MEETING ADJOURNED AT 8:15 PM ON JUNE 24, 2019
AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.



A handwritten signature in blue ink, appearing to read 'Jaden Louie', is written over a horizontal line. To the right of the signature, the word 'for' is written in a smaller, cursive hand.

JADEN LOUIE, DESIGN REVIEW COMMISSION SECRETARY



A handwritten signature in blue ink, appearing to read 'Marla Nadolney', is written over a horizontal line.

MARLA NADOLNEY, CHAIR